

## **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****08\_0002**

Area(ha): 1.21

Parish: COLLINGHAM

Proposed Yield : 34

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

To develop wider area comprehensively would involve a number of owners (all sites have been submitted).  
 Information submitted: Several Developers are very interested. Site is available now.  
 However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum - No of dwellings 34.

**Overall Draft Conclusion:**

**Possible contamination issues in the locality would need to investigated and mitigated if necessary. If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. To develop wider area comprehensively would involve a number of owners (all sites have been submitted). The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Possible contamination issues in the locality would need to investigated and mitigated if necessary. If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. To develop wider area comprehensively would involve a number of owners (all sites have been submitted). The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential Open space within village**Area Greenfield:** 1.21**Setting:** Village**Area PDL:****Current Use:** Grazing / vacant land Open Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Main Open Area Policies FS7, C1 and H13 apply to this site**Other:** Conservation Area**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9737m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 97m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement

**Site Ref: Land to rear of High Street and 29 Swinderby Road****08\_0002**

Area(ha): 1.21

Parish: COLLINGHAM

Proposed Yield : 34

Required. Comments: Infill site. Access dependant on acceptable standard of visibility for the speed of traffic on High Street.

**Topography Constraints:** No Flat Land

**Access to Utilities?** Yes  
Possible from High Street, Manor Road

**Contaminated Land?:** Maybe

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

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

**Site Apparatus:** No

**Neighbour Issues:** No, however another SHLAA site adjoins the site

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

**Identified in SFRA:**

**SFRA Comments:** Not identified

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Path runs north - south through part of the site. North Collingham FP14

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** Yes

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

### Availability and Achievability

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

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

**Availability Comments:** To develop wider area comprehensively would involve a number of owners (all sites have been submitted).  
Information submitted: Several Developers are very interested. Site is available now.  
However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum - No of dwellings 34.

**Ownership Constraints:** No ownership constraints 0-5 years To develop wide area comprehensively would involve a number of owners (all sites have been submitted).

**Ownership Comments:** To develop wide area comprehensively would involve a number of owners (all sites have been submitted).

**Legal Issues:** No

**Legal Comments:**

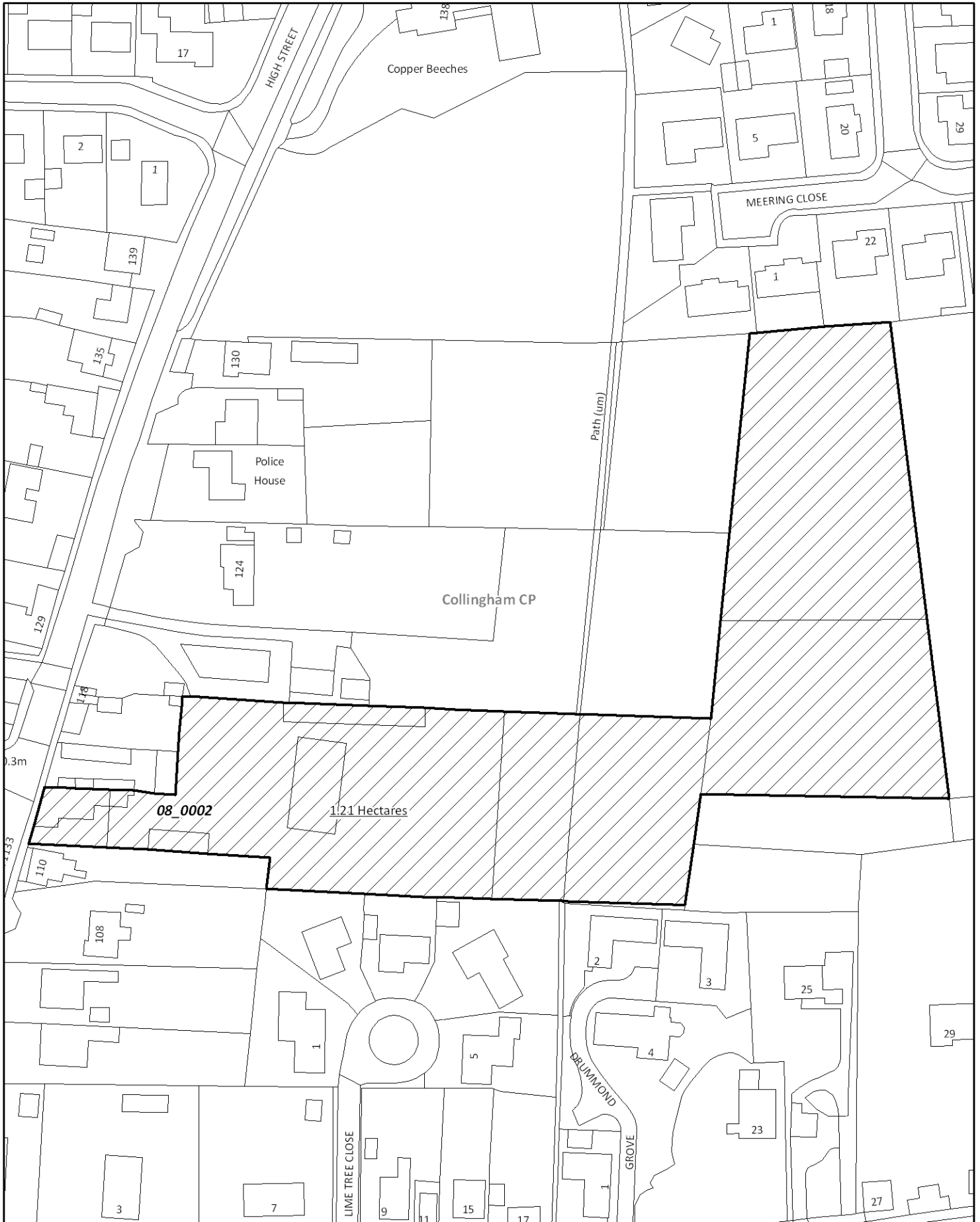
**Timescale:** No other constraints 0-5 years

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

**Viability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum - No of dwellings 34.

**Additional Comments:** Adjacent to SHLAA sites: 08\_0402, 08\_0006, 08\_0149; 08\_397, 08\_0174. Sites could potentially all be developed together.

# Strategic Housing Land Availability Assessment 2010



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

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

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**Site Ref: Land off Manor Road, Collingham****08\_0006**

Area(ha): 1.00

Parish: COLLINGHAM

Proposed Yield : 28

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information supplied: A developer has shown interest in the site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No of dwellings 28.

**Overall Draft Conclusion:****If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. The site is both Available and Achievable.****Overall Final Conclusion:****If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysidePaddock(s) within village**Area Greenfield:** 1**Setting:** Village**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area FS7- Main Open Area, C1- Site has potential for impact on views into and out of the Conservation Area**Other:** Within village envelope, Adjacent to Conservation Area**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9874m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 50m**Physical Constraints The site is suitable****Highway Engineers Comments:** On site Highway Layout to be provided to standard. Traffic Statement required. Comments The site would be a continuation of an existing adopted road. Developmemnt would be limited to the max no. of units permitted to be served by a cul-de-sac.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No As per submission form**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

**Site Ref: Land off Manor Road, Collingham****08\_0006**

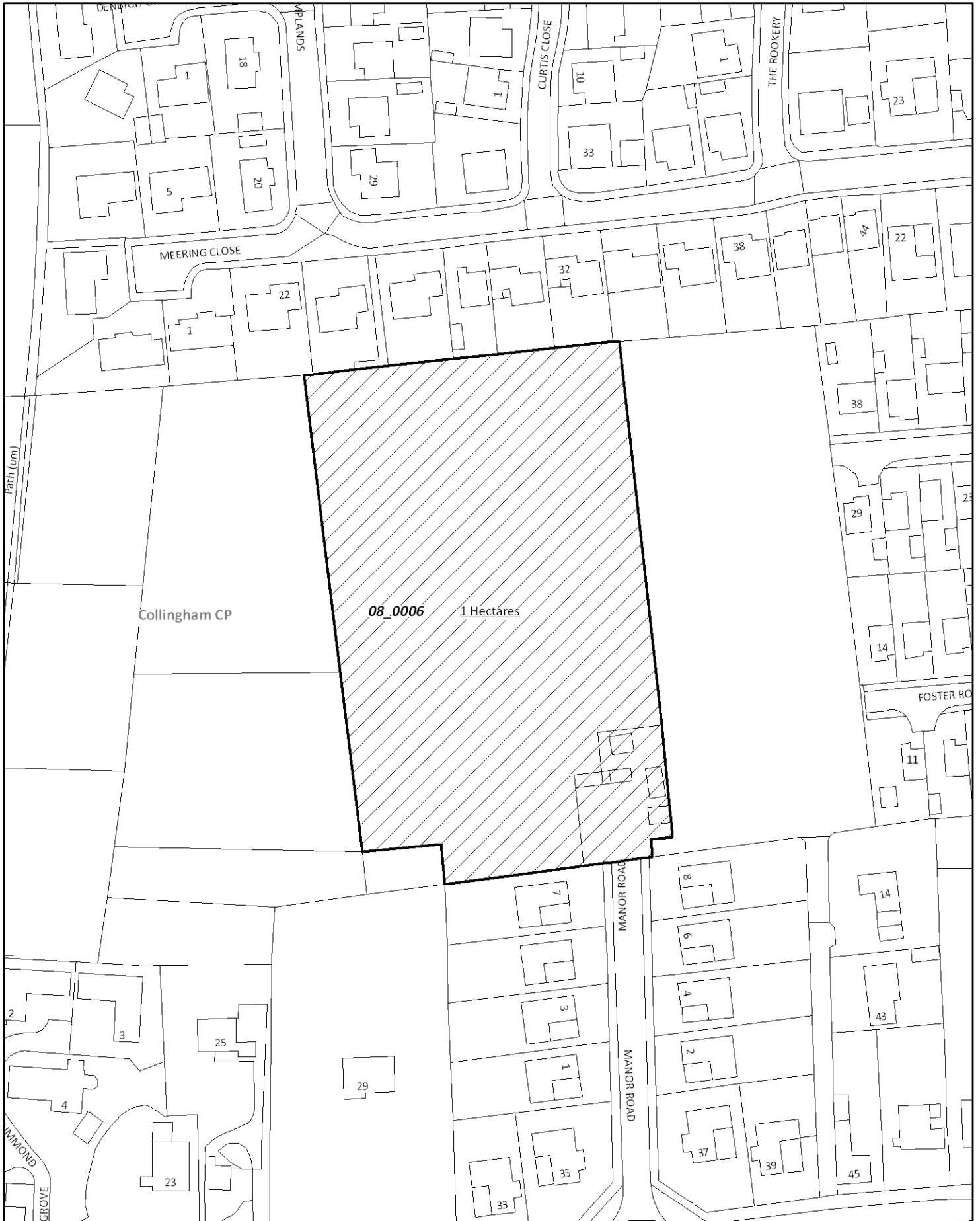
Area(ha): 1.00

Parish: COLLINGHAM

Proposed Yield : 28

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylon in corner of site**Neighbour Issues:****Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** SFRA Ref 33: Identified as suitable for all types of development**Impact on Landscape Biodiversity The site is suitable****Impact on views:** No Sites adjacent to Conservation Area would have impact on views into and out of the CA.**Natural Features:** No Trees and hedgerows outline site**Impact on existing Recreational Use:** Yes Footpath identified cutting across site on the Definitive Map. North Collingham FP6**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information supplied: A developer has shown interest in the site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No of dwellings 28.**Ownership Constraints** No ownership constraints 0-5 years To develop wider area comprehensively would involve a number of owners (all site have been submitted)**Ownership Comments:** To develop wider area comprehensively would involve a number of owners (all site have been submitted)**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years Electricity Pole**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. - No of dwellings 28.**Additional Comments:** Adjacent to SHLAA sites: 08\_0402, 08\_0002, 08\_0149; 08\_397, 08\_0174. Sites could potentially all be developed together.

# Strategic Housing Land Availability Assessment 2010



**08\_0006 - Land Off Manor Road,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250



**Site Ref: Mulberries, Potterhill Road, Collingham****08\_0012****Area(ha): 1.04****Parish: COLLINGHAM****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Developer has shown interest in the site for approximately 25 4/5 bed units, although may be prepared to negotiate on some smaller units.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Countryside**Area PDL:** 1.04**Current Use:** Residential**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9748m**Proximity Transport Node:** Within 1km of a major public transport node**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 777m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Off site highway works and Traffic Statement required. Remote from any pedestrian link to Collingham. Site on a narrow country lane with no pedestrian route and effectively isolated from the village on construction of safeguarded bypass.**Topography Constraints:** No**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:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Identified as suitable for all types of development

**Site Ref: Mulberries, Potterhill Road, Collingham**

**08\_0012**

**Area(ha): 1.04**

**Parish: COLLINGHAM**

**Proposed Yield :**

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information provided: Developer has shown interest in the site for approximately 25 4/5 bed units, although may be prepared to negotiate on some smaller units.

**Achievability Comments:**

**Ownership Constraints** No ownership constraints 0-5 years Could be developed in conjunction with 08\_0048

**Ownership Comments:** Could be developed in conjunction with 08\_0048

**Legal Issues:** No

**Legal Comments:**

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

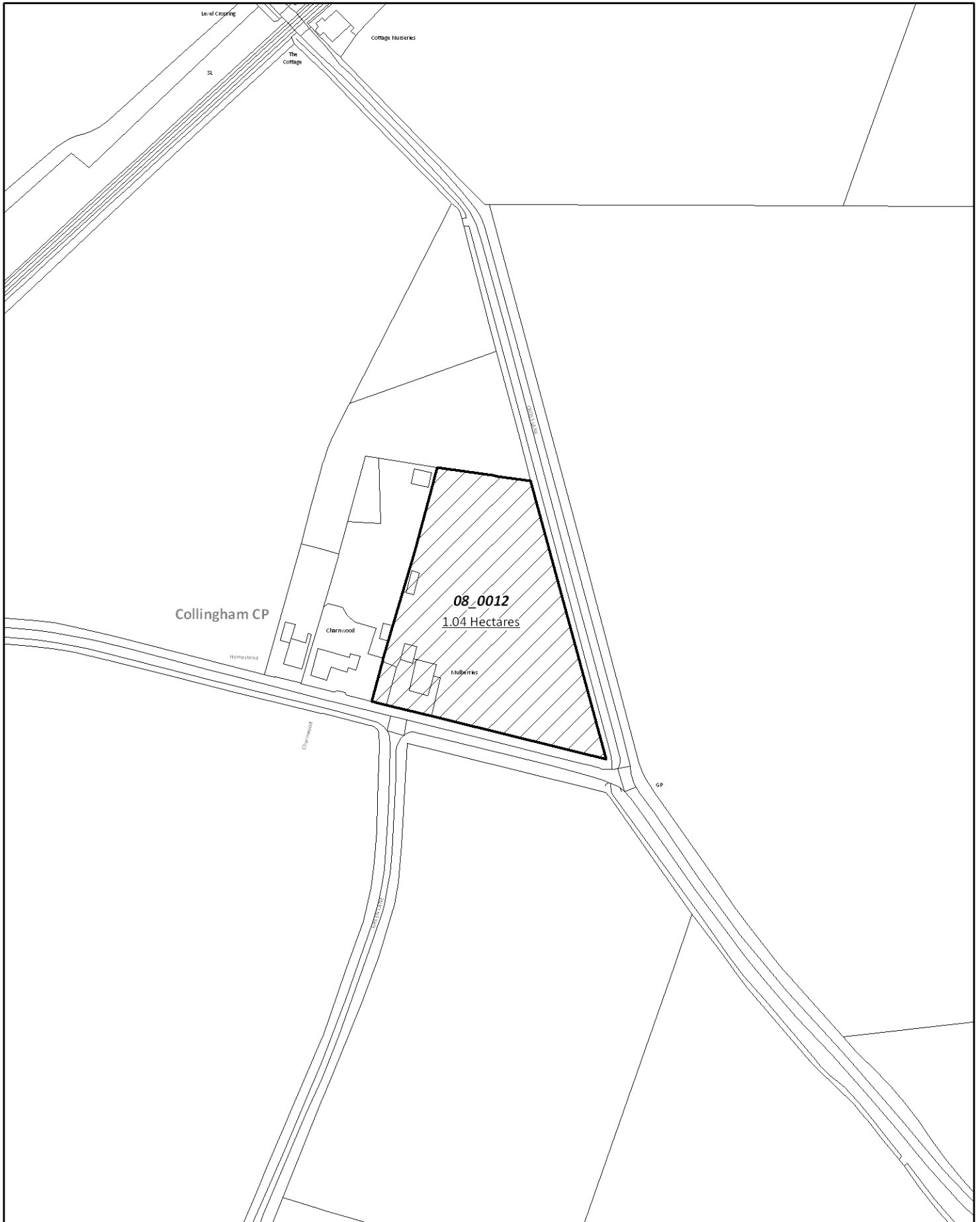
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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

# Strategic Housing Land Availability Assessment 2010



 **08\_0012 - Mulberries, Potterhill Road,  
Collingham**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: Field to the south of South End, Collingham****08\_0019**

Area(ha): 1.47

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: A developer has shown interest in the site.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Approx 20% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Approx 20% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**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****Allocated Site:** 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8751m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 280m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Traffic statement required. Narrow country lane with limited pedestrian facility over its length. Due to the restricted width of the highway it is unlikely that any upgrade of South End could be achieved to accommodate the traffic generated.**Topography Constraints:** No topography**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 site.**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approx 20% in Zones 2 and 3.**Identified in SFRA:** Yes

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

**08\_0019**

**Area(ha):** 1.47

**Parish:** COLLINGHAM

**Proposed Yield :**

**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.

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes Footpath abuts northwestern site boundary. South CollinghamFP1/South CollinghamFP1/South CollinghamFP4

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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### Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information provided: A developer has shown interest in the site.

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

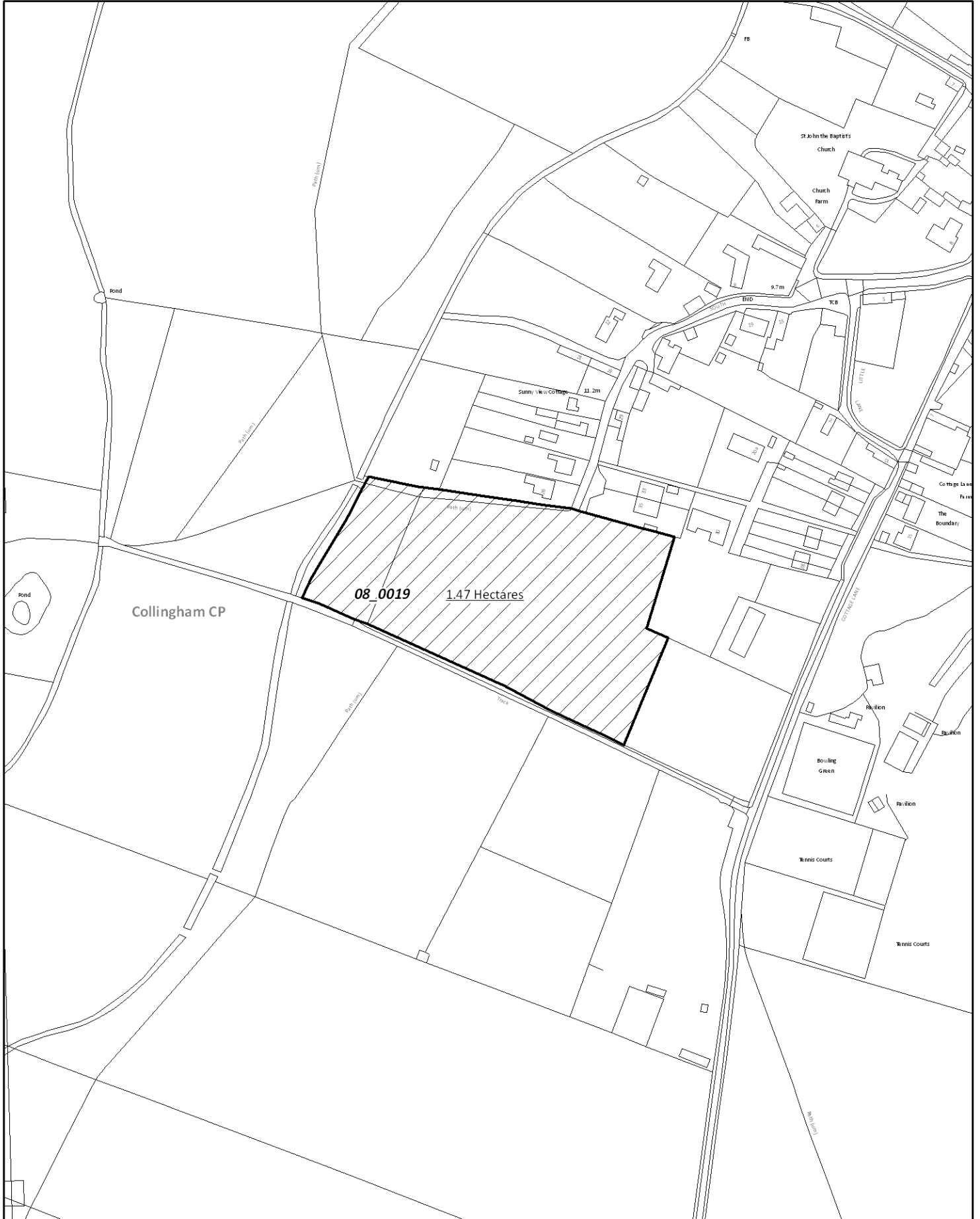
**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:**

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**Additional Comments:** 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.

# 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 Potter Hill Road****08\_0048****Area(ha): 1.23****Parish: COLLINGHAM****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has show interest in the site. Site available within 5 years.**Achievability Conclusion:****Achievability 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 mitigation works may be required. Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Combination**Area Character:** MixedVillage and Countryside**Area Greenfield:** 1.09**Setting:** Countryside**Area PDL:** 0.14**Current Use:** Residential, pasture and orchardOther**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9827m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 690m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off side highway works required along with Traffic Assessment. Remote location from any pedestrian link to Collingham accessed via a narrow country lane.**Topography Constraints:** No Flat land - drainage ditch between the site and Cross Lane**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:** Overhead power line from North crosses the site and follows the boundary between this and site 08\_0012**Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1

**Site Ref: Charnwood Potter Hill Road**

**08\_0048** Area(ha): 1.23 Parish: COLLINGHAM

**Proposed Yield :**

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

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

**Impact on views:** No

**Natural Features:** No Trees on boundary (east and west)

**Impact on existing Recreational Use:** No

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

**Protected Species/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

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### **Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

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

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

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

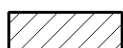
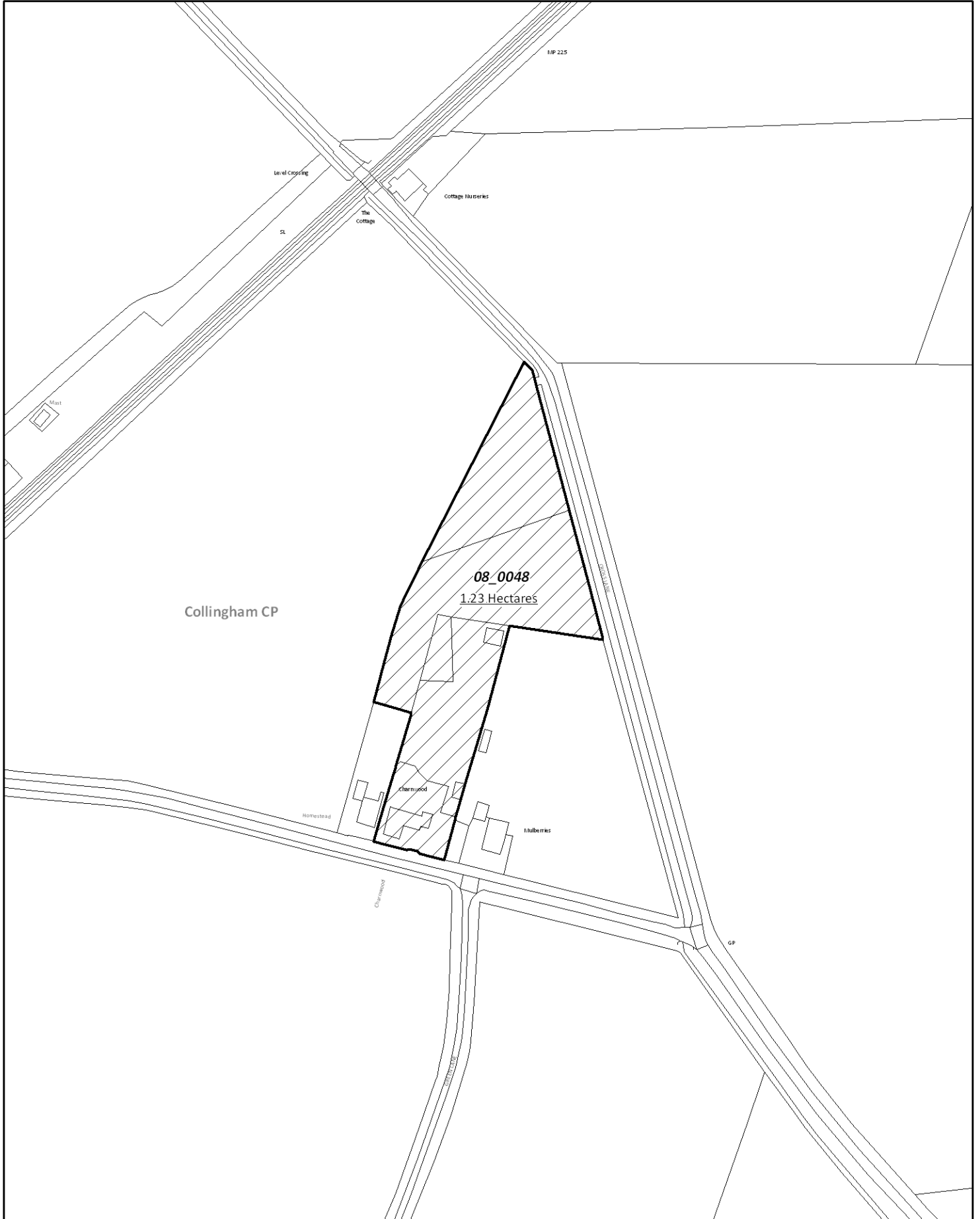
**Viability Comments:**

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**Additional Comments:** Surrounded by SHLAA sites 08\_0012, 08\_0013, 08\_0179. 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 off Foster & Barnfield Roads****08\_0149**

Area(ha): 0.64

Parish: COLLINGHAM

Proposed Yield : 19

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**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.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

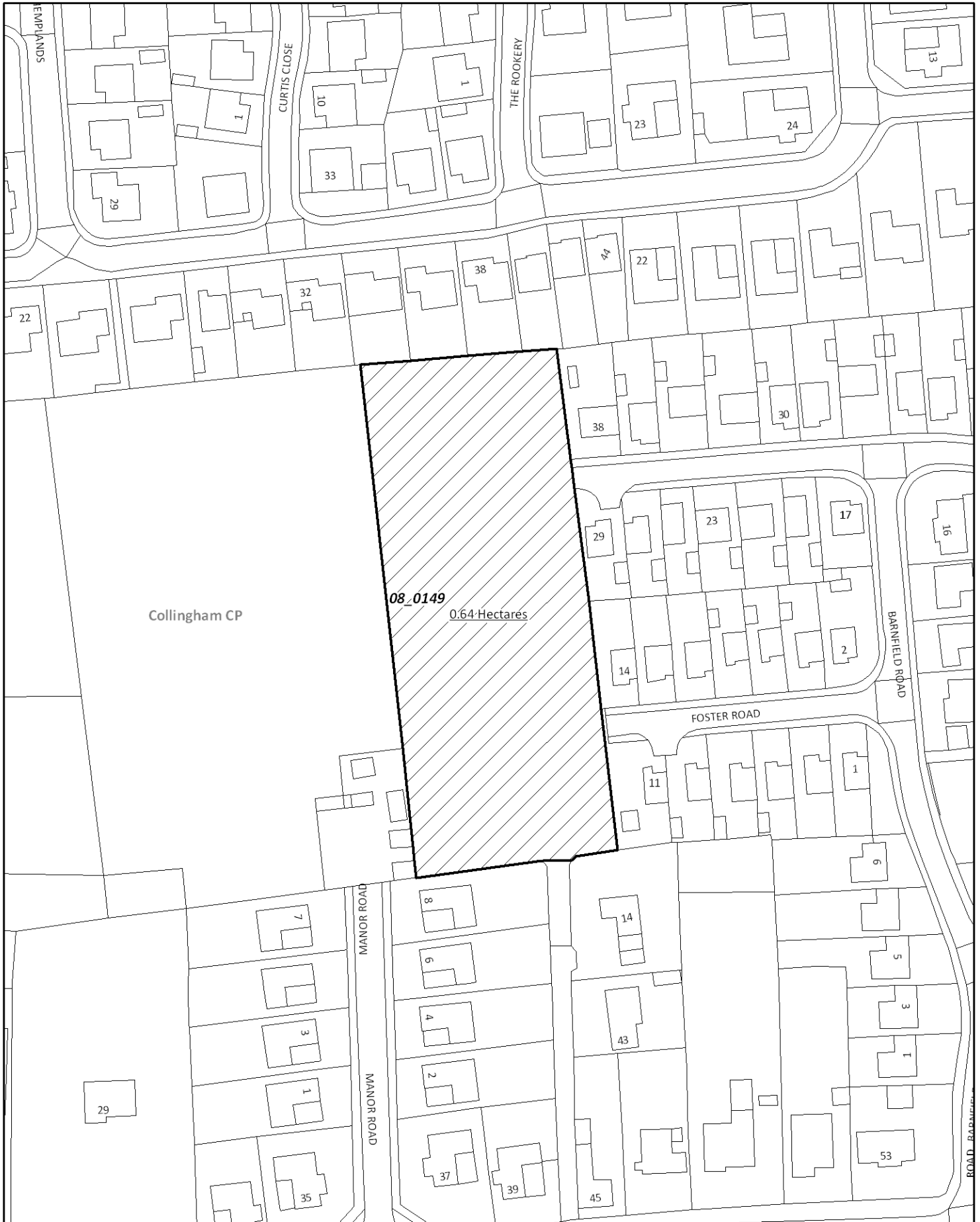
**Achievability Comments:**

Viable - Assessed at 30dph no on-site affordable housing but POS commuted sum. No. of dwellings 19.

**Overall Draft Conclusion:****If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. The site is both Available and Achievable.****Overall Final Conclusion:****If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.64**Setting:** Village**Area PDL:****Current Use:** paddockOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Area**Conflicting Issues** Yes Main Open Area**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 9941m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 127m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to required standard. Traffic Statement required. Natural extension to existing highway into the site . Layout to standard.**Topography Constraints:** No flat land**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:** Single pylon adjacent to site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes

**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 Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes paddock land. North Collingham FP6**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: 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.**Achievability Comments:** Viable - Assessed at 30dph no on-site affordable housing but POS commuted sum. No. of dwellings 19.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph 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



**08\_0149 - Land Off Foster & Barnfield Roads, Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Land to North of Collingham Cricket Club****08\_0158**

Area(ha): 1.47

Parish: COLLINGHAM

Proposed Yield : 13

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability 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.

**Overall Draft Conclusion:****Possible off site highways mitigation works may be required. Although Tree constraints could prevent 70% of the site from being developed, some areas could accommodate development if the Village Envelope designation is changed through the Development Plan process, subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. Although Tree constraints could prevent 70% of the site from being developed, some areas could accommodate development if the Village Envelope designation is changed through the Development Plan process, subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage/Countryside/Leisure**Area Greenfield:** 1.47**Setting:** Other Village/Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside; C1-C5, C12, C15-C18 Conservation Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8685m**Proximity Transport Node:** Over 1km from a major public transport 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 Cricket Club****08\_0158**

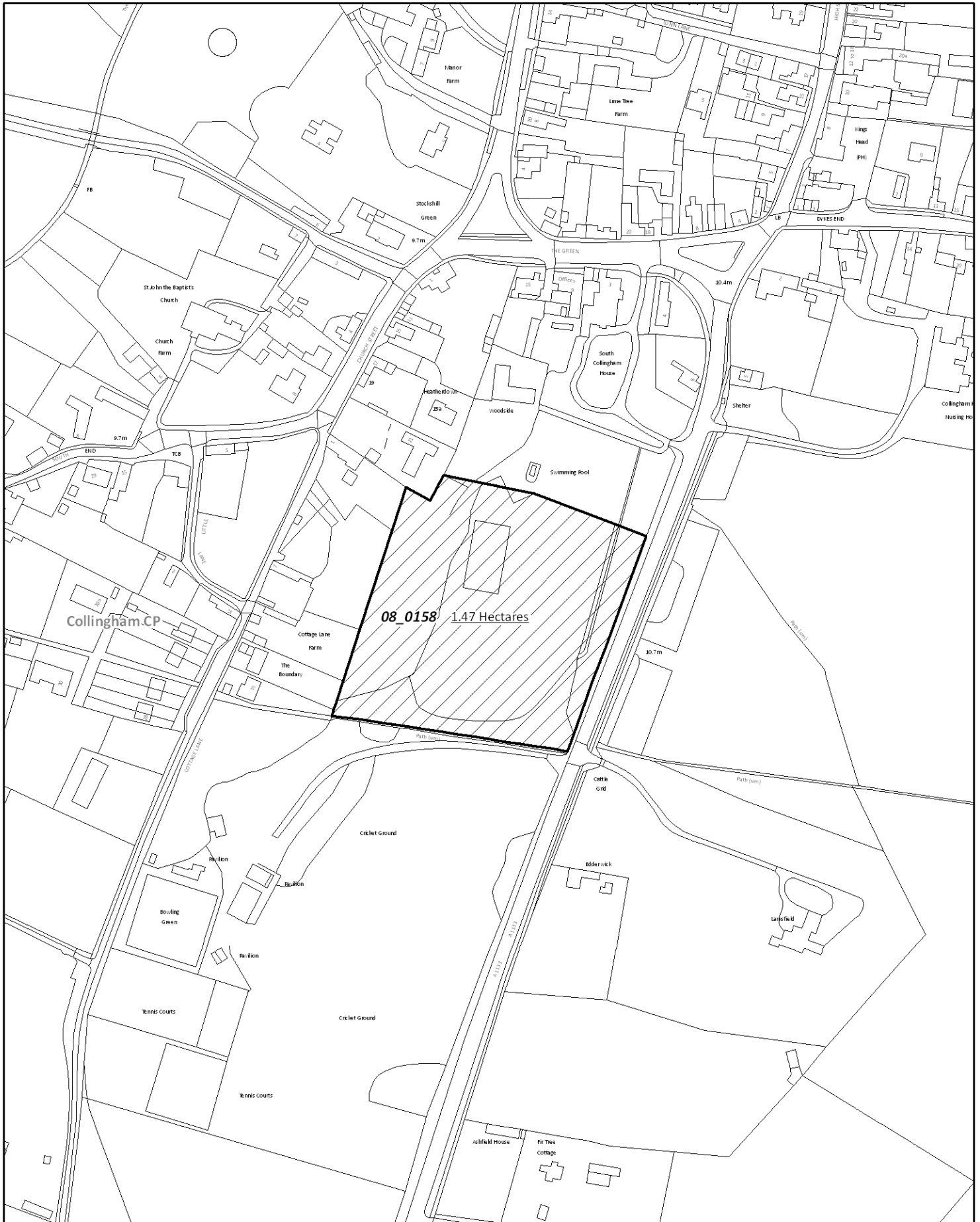
Area(ha): 1.47

Parish: COLLINGHAM

Proposed Yield : 13

**Topography Constraints:** No Flat**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:** No**Neighbour Issues:** No**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity:** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees within and around site**Impact on existing Recreational Use:** Yes South Collingham FP6A**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability 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.**Ownership Constraints:** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - 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

**Site Ref: Land off High Street****08\_0174**

Area(ha): 0.56

Parish: COLLINGHAM

Proposed Yield : 17

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30dph, no on-site POS but POS commuted sum. No. of dwellings 17.

**Overall Draft Conclusion:****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 Final Conclusion:****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 Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** ResidentialVillage**Area Greenfield:** 0.56**Setting:** Village**Area PDL:****Current Use:** GrazingAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7- Main Open Areas, C1-5, C12, C15-18 Conservation Areas**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9764m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 10m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout required to standard. May be an acceptable site but subject to satisfactory details of access.**Topography Constraints:** No Slight slope down to North**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas



**Site Ref: Land off High Street****08\_0174**

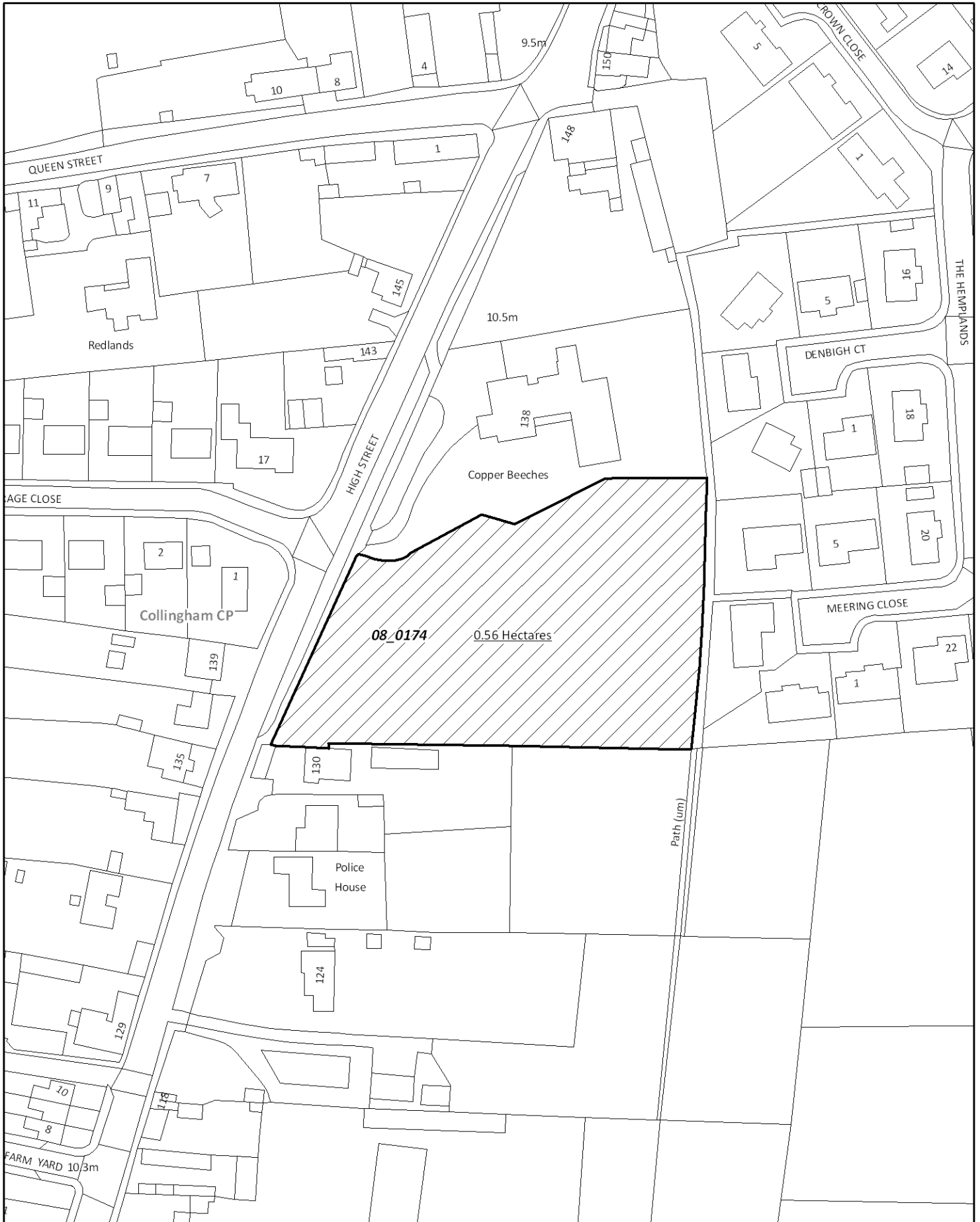
Area(ha): 0.56

Parish: COLLINGHAM

Proposed Yield : 17

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on Northern boundary.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph, no on-site POS but POS commuted sum. No. of dwellings 17.**Ownership Constraints** No ownership constraints 0-5 years currently held under an agricultural tenancy agreement**Ownership Comments:** currently held under an agricultural tenancy agreement**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph, no on-site POS but POS commuted sum. No. of dwellings 17.**Additional Comments:** Immediately adjacent to SHLAA site 08\_0397 which adjoins 08\_0402, 08\_0002, 08\_0006 and 08\_0149.

# 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****08\_0179**

Area(ha): 5.40

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion**

The site is not suitable

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

Information Supplied: A developer has shown interest in this site. Available within 5 years.

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

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Railway line adjacent to the site. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

**Overall Final Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Railway line adjacent to the site. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 5.4**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside; T4 Collingham Bypass**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9913m**Proximity Transport Node:** Within 400m of a major public transport node**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 532m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site is directly affected by alternative routes for the proposed Collingham Bypass .**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

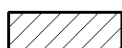
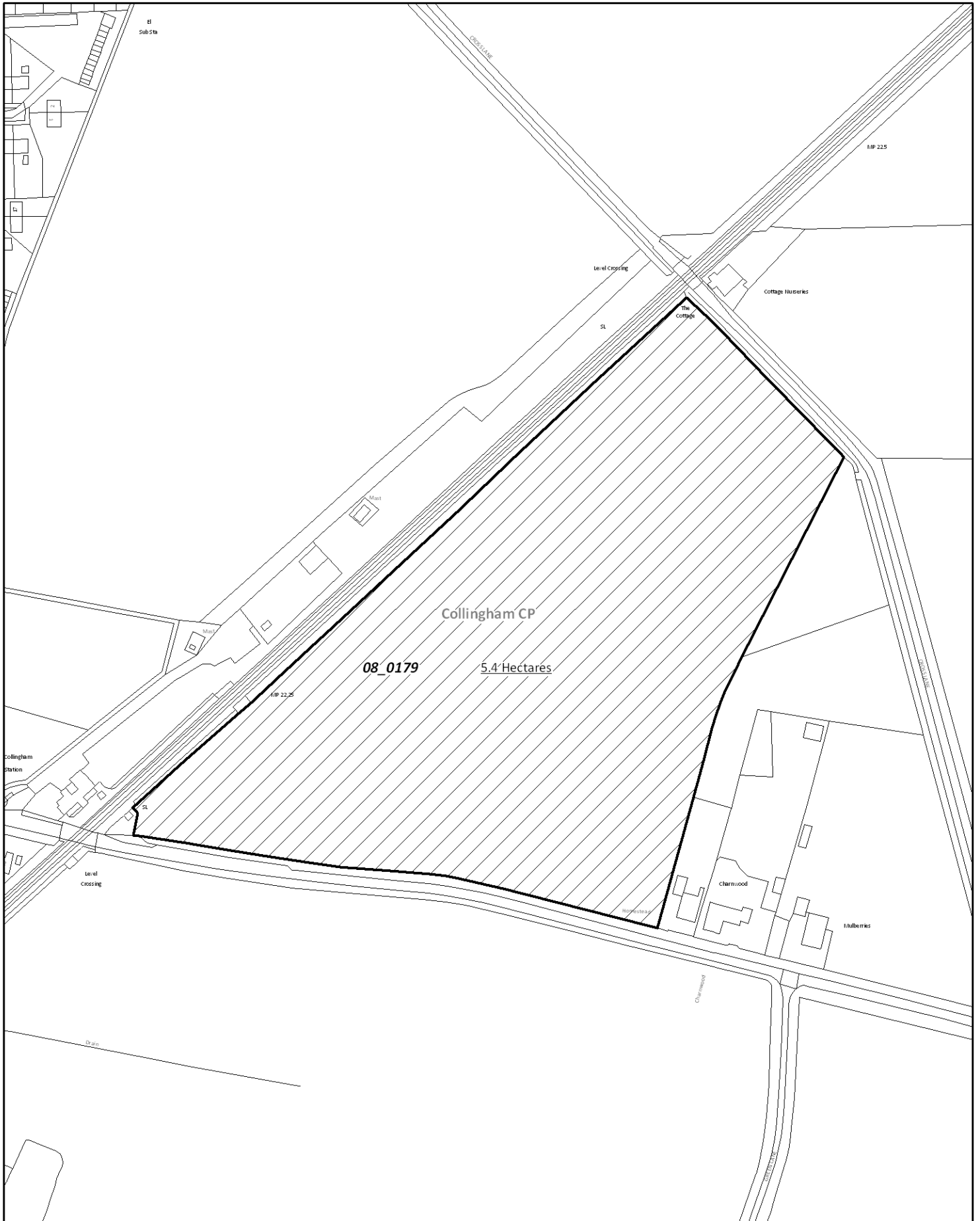
**Site Ref: Station Road****08\_0179**

Area(ha): 5.40

Parish: COLLINGHAM

**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons cross site**Neighbour Issues:** Rail line**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Entire site in Flood zone 1. Suitable for all types of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** No**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:**

# Strategic Housing Land Availability Assessment 2010



**08\_0179 - Station Road,  
Collingham**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: North of Station Road****08\_0184**

Area(ha): 9.72

Parish: COLLINGHAM

Proposed Yield : 204

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability 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 put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 204.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Railway line adjacent to the site. Possible on/off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Railway line adjacent to the site. Possible on/off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside/Village**Area Greenfield:** 8.75**Setting:** Village Countryside**Area PDL:****Current Use:** Paddock and open grassland/Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** 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 school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10085m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 297m**Physical Constraints The site may be suitable**

**Site Ref: North of Station Road****08\_0184**

Area(ha): 9.72

Parish: COLLINGHAM

Proposed Yield : 204

**Highway Engineers Comments:** Visibility and On site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic Assessment required. 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 Street 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 Constraints:** No Flat

**Access to Utilities?** Yes

**Contaminated Land?:** Yes

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

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

**Site Apparatus:**

**Neighbour Issues:** Rail line

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

**Identified in SFRA:** Yes

**SFRA Comments:** Flood zone 1 suitable for all types of development

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

**Impact on views:** No

**Natural Features:** Yes Hedgerow and trees within site

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** Yes

**Protected Species/Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** No

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

**Availability and Achievability**

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

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

**Availability 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 put in the 5-10 tranche.

**Achievability Comments:** Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 204.

**Ownership Constraints** No ownership constraints 0-5 years Main land holding is landowner stated on form. However former station building and land adjoining the railway is in third party ownership. These third parties are supportive of a mixed use scheme incorporating their land

**Ownership Comments:** Main land holding is landowner stated on form. However former station building and land adjoining the railway is in third party ownership. These third parties are supportive of a mixed use scheme incorporating their landholdings.

**Legal Issues:** No

**Legal Comments:**

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

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

**Viability Comments:** Viable - Assessed at 30dph with 30% on-site POS no POS commuted sum. No. of dwellings 204.

**Additional Comments:** 06/01371/OUTM Business development refused on small part of site frontage. Oil Pipeline buffer impinges on the extreme south west corner of the site. North eastern corner affected by the possible alignment of the Collingham Bypass. Identical site to 08\_0278.

**Site Ref: North of Station Road**

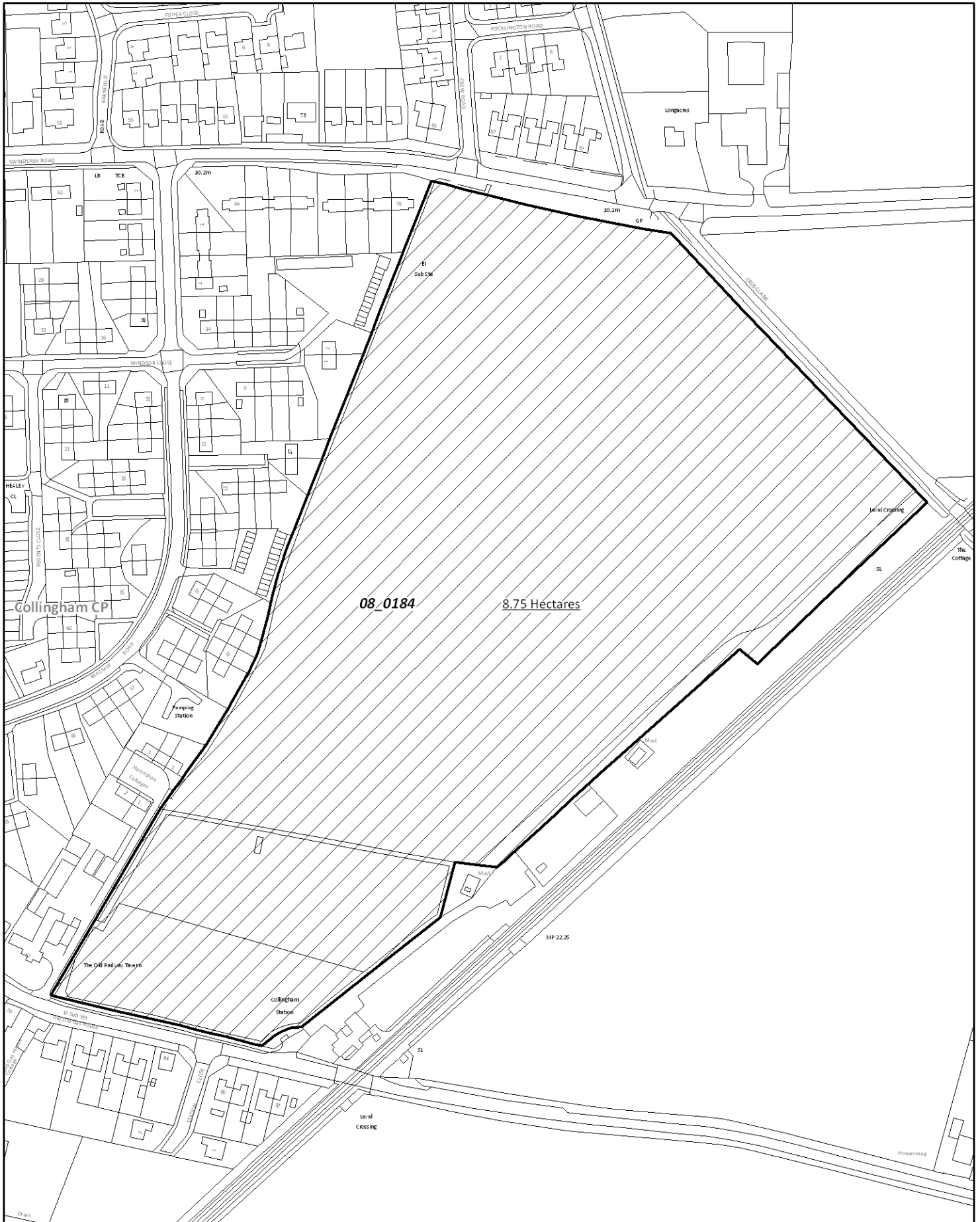
**08\_0184** Area(ha): 9.72 Parish: COLLINGHAM

**Proposed Yield :** 204

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.



# Strategic Housing Land Availability Assessment 2010



**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): 0.76

Parish: COLLINGHAM

Proposed Yield : 6

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:**

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 economically viable/achievable for housing

**Achievability Comments:**

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

**Overall Draft Conclusion:**

**This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.**

**Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.76**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other**Other:** H13 Area Within Village Envelope**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9224m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 114m**Physical Constraints The site is suitable**

**Highway Engineers Comments:** Visibility 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.

**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

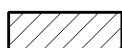
**Site Ref: 18 & 22 Station Road****08\_0283**

Area(ha): 0.76

Parish: COLLINGHAM

**Proposed Yield :** 6**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Buildings on site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** Yes North Collingham FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** 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 Comments:** Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 6.**Ownership Constraints** No ownership constraints 0-5 years 18 & 22 have slightly different ownership profiles but both are available for development, collectively or individually**Ownership Comments:** 18 & 22 have slightly different ownership profiles but both are available for development, collectively or individually**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years Existing buildings and services**Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 6.**Additional Comments:** Adjacent to SHLAA site 08\_0614. Two landowners.

# Strategic Housing Land Availability Assessment 2010



**08\_0283 - 18 & 22 Station Road,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Land at Oaklands Close****08\_0292****Area(ha): 2.16****Parish: COLLINGHAM****Proposed Yield : 25****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years 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.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability 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.

**Overall Draft Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Any possible development would need to mitigate against any detrimental impact on the protected trees on the northern and southern boundaries of the site. If the Village Envelope and Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Any possible development would need to mitigate against any detrimental impact on the protected trees on the northern and southern boundaries of the site. If the Village Envelope and Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.16**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7- Main Open Areas, NE1- Development in the Countryside**Conflicting Issues** Yes Main Open Area, Outside Village Envelope.**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9327m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 10m

**Site Ref: Land at Oaklands Close****08\_0292**

Area(ha): 2.16

Parish: COLLINGHAM

Proposed Yield : 25

**Physical Constraints** The site may be suitable

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. If the only access to this site is from Oaklands then the number of properties would be limited to a level in accordance with the current guidelines. Comments amended in response to consultation reply: Single point of access off Oaklands Close, limited to 25 properties. There is a restriction in the number of dwellings that this could serve without a secondary, means of access.

**Topography Constraints:** No Rises slightly to West

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

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

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None

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

**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees and hedgerows

**Impact on existing Recreational Use:** Yes Footpath crosses site. Southwell Collingham FP8/South Collingham FP9/North Collingham FP12

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing

**Availability Comments:** Information Supplied: 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.

**Achievability 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.

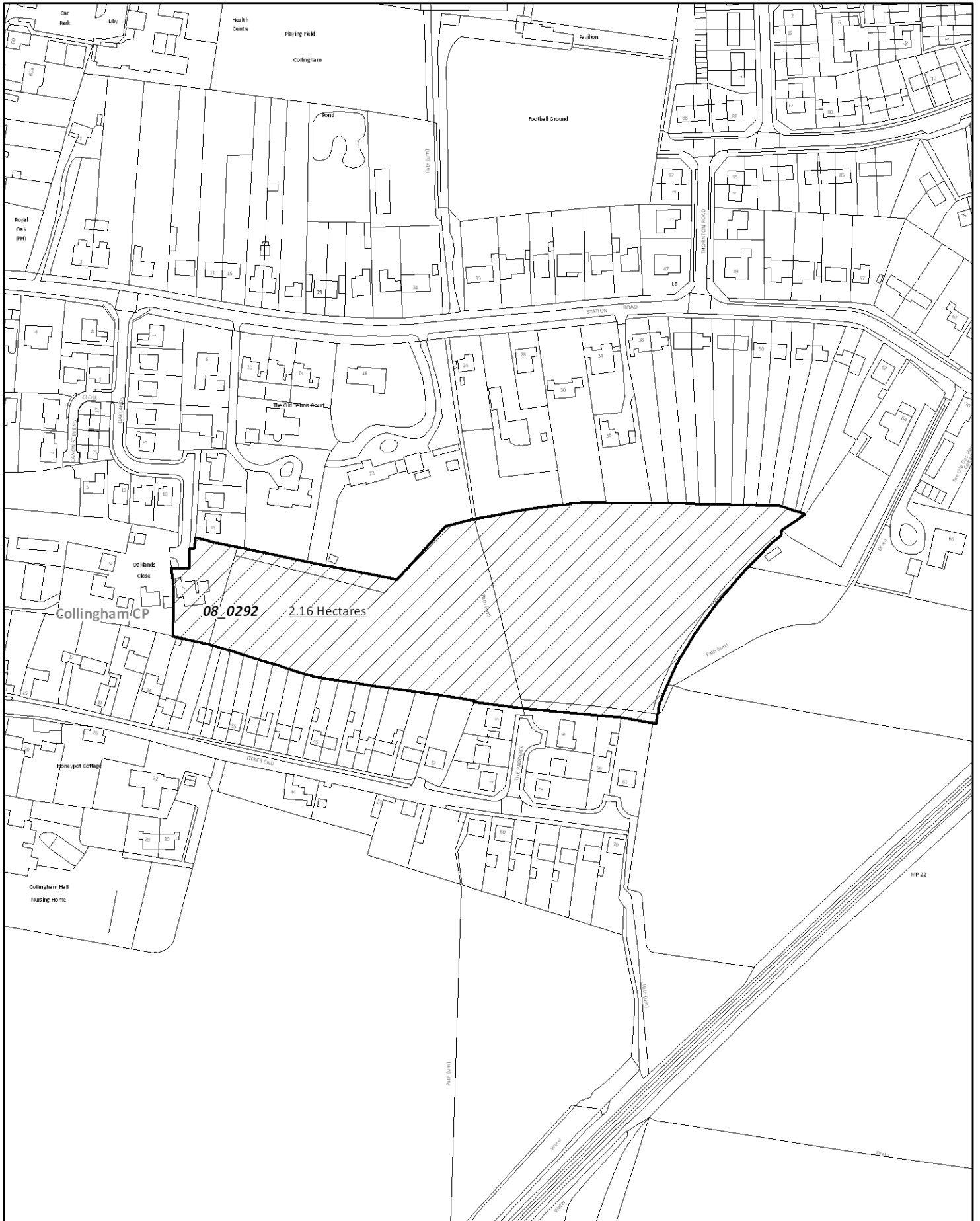
**Ownership Constraints** No ownership constraints 0-5 years

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

**Viability Comments:** Viable - Assessed at 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.

**Additional Comments:** Dwelling house to South of site is within village envelope. Adjacent to SHLAA sites 08\_0283, 08\_0316, 08\_0296 08\_0614.

# 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 Close and Dykes End****08\_0296**

Area(ha): 3.12

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:****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.

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

**Possible highway constraints in this location. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Possible highway constraints in this location. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Flooding issues in this location, in conjunction with other considerations, make this site unsuitable for development**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage/Leisure**Area Greenfield:** 3.12**Setting:** Countryside Village/Leisure**Area PDL:****Current Use:** Part in equestrian use and some agricultural.Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Oil pipeline buffer zone crosses site**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9351m**Proximity Transport Node:** Within 1km of a major public transport node**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible 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-de-sac. 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.



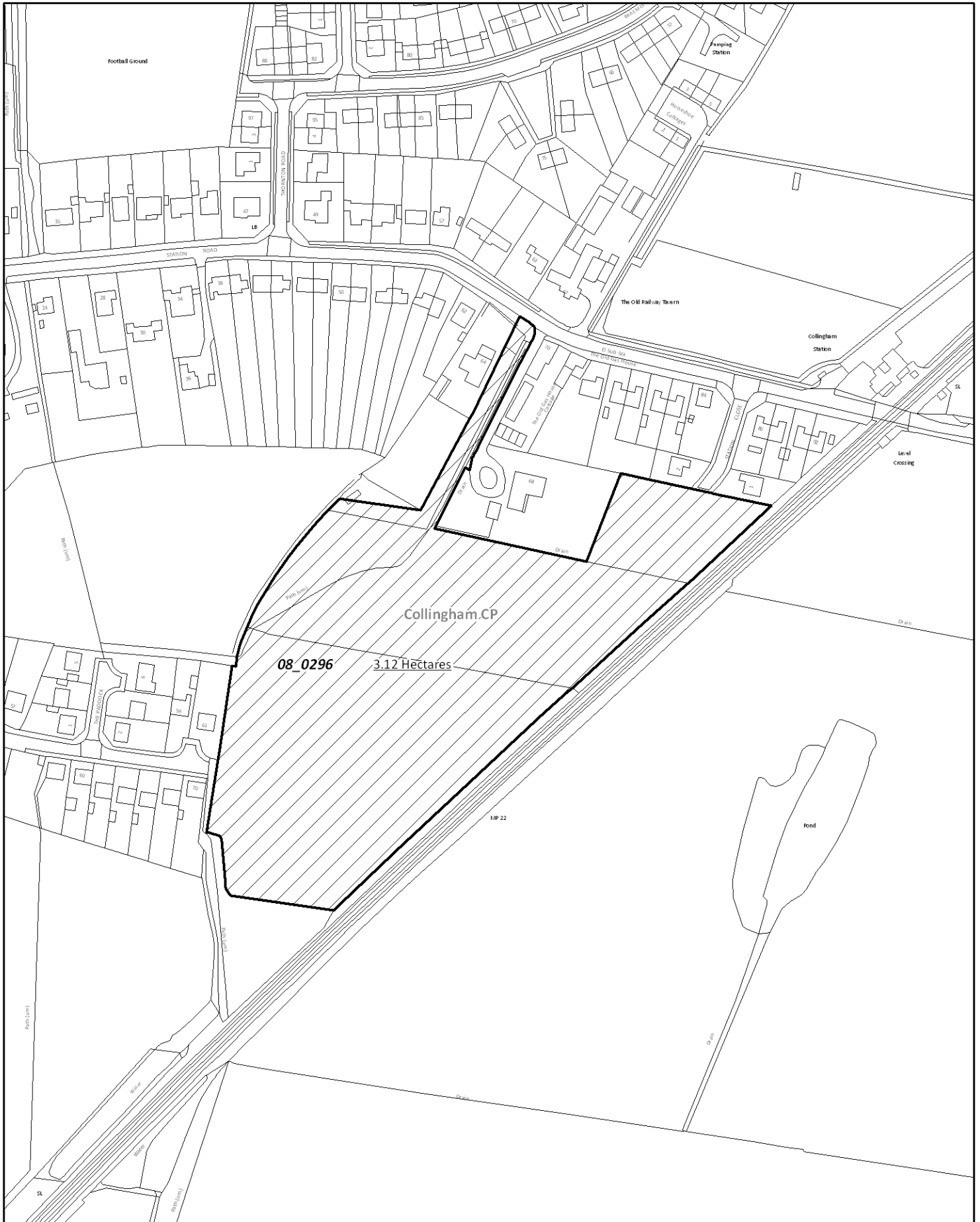
**Site Ref: Land of Station Close and Dykes End****08\_0296**

Area(ha): 3.12

Parish: COLLINGHAM

**Proposed Yield :****Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Railway line close by to East**Site within a flood zone?:** In Floodzone 1 Further evidence provided of flooding of site, impacting on adjacent properties, as part of consultation**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1 suitable for development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Ditches along west of site, hedgerows and trees outline fields**Impact on existing Recreational Use:** Yes Path runs through North West corner of site. North Collingham FP8A/South Collingham FP9/North Collingham FP11**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information supplied: 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 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 Oaklands Close****08\_0316**

Area(ha): 2.07

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Unlike site 08\_0292 this site does not have a viable access of Oaklands and therefore cannot be developed.****Overall Final Conclusion:****At the owner's request, this site has now been removed from the Study. See Site 08\_0292.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.07**Setting:** Countryside Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****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****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9325m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 3m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. If there is only access from Oaklands then the number of dwelling units would be limited in accordance with the current guidelines i.e length of cul-de-sac and number of dwellings that could be served by a single point of access.**Topography Constraints:** No flat however slight rise to west**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

**Site Ref: Land to east of Oaklands Close****08\_0316**

Area(ha): 2.07

Parish: COLLINGHAM

**Proposed Yield :****SFRA Comments:**

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**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees and hedgerows**Impact on existing Recreational Use:** Yes Footpath crosses site.  
South Collingham FP8/South  
Collingham FP9/North  
Collingham FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

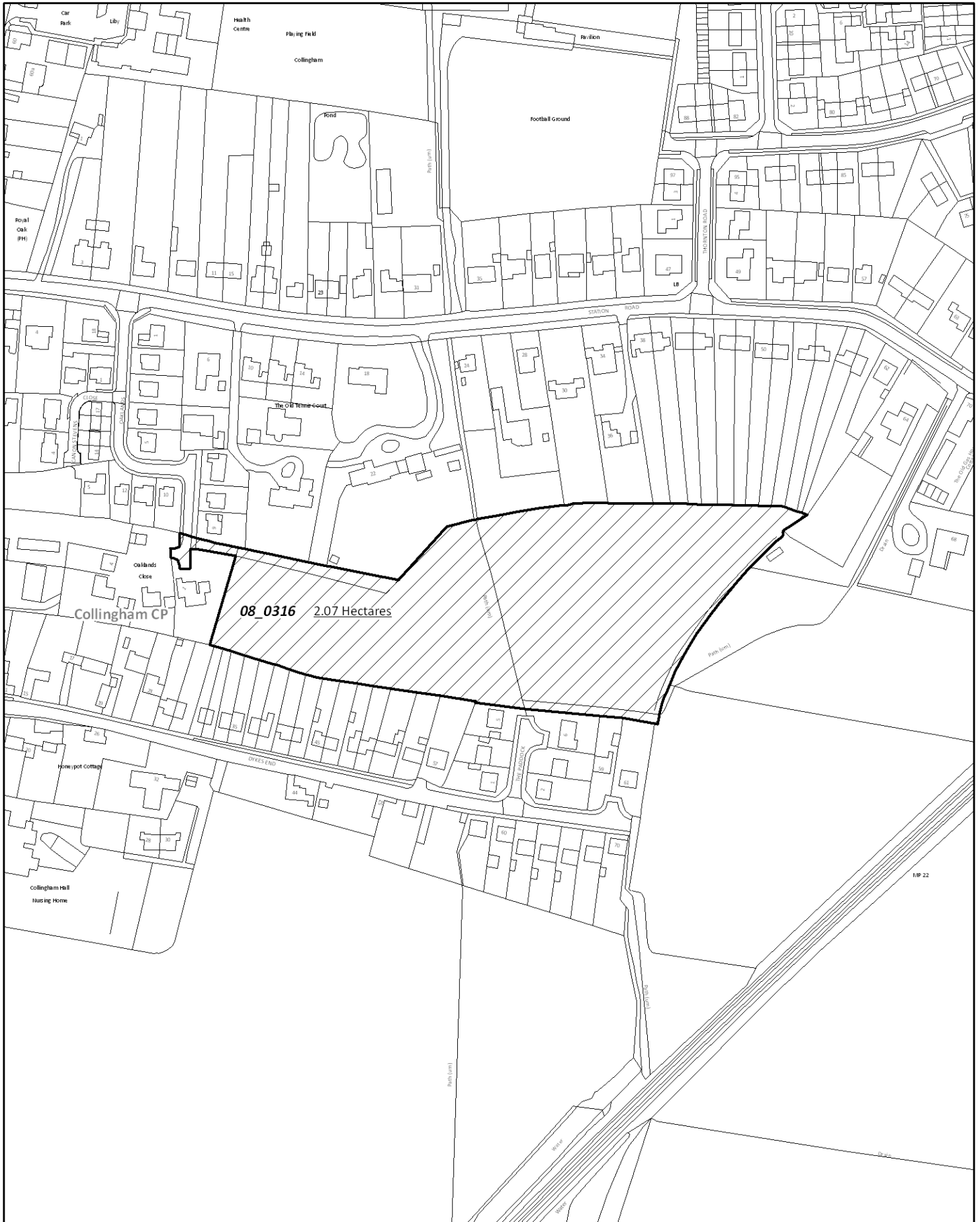
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years Access to the site.**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

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

# Strategic Housing Land Availability Assessment 2010



 **08\_0316 - Land Of Station Close And Dykes End, Collingham**

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

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**Site Ref: Land East of A1133 (south of Collingham Hall)****08\_0390A Area(ha): 7.99****Parish: COLLINGHAM****Proposed Yield : 168****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

A developer has shown interest in this site. In answer to the question concerning number/type of dwellings, the respondent states: '30/hectare.' Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/acheivable for housing

**Achievability 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 and mitigated if necessary. Any possible development would need to preserve and enhance the character and setting of the Conservation Area in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to preserve and enhance the character and setting of the Conservation Area in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixedresidential, countryside**Area Greenfield:** 7.99**Setting:** Other residential, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-5,C12,C15-18 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8903m**Proximity Transport Node:** Within 1km of a major public transport 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 A1133 (south of Collingham Hall)****08\_0390A** Area(ha): 7.99

Parish: COLLINGHAM

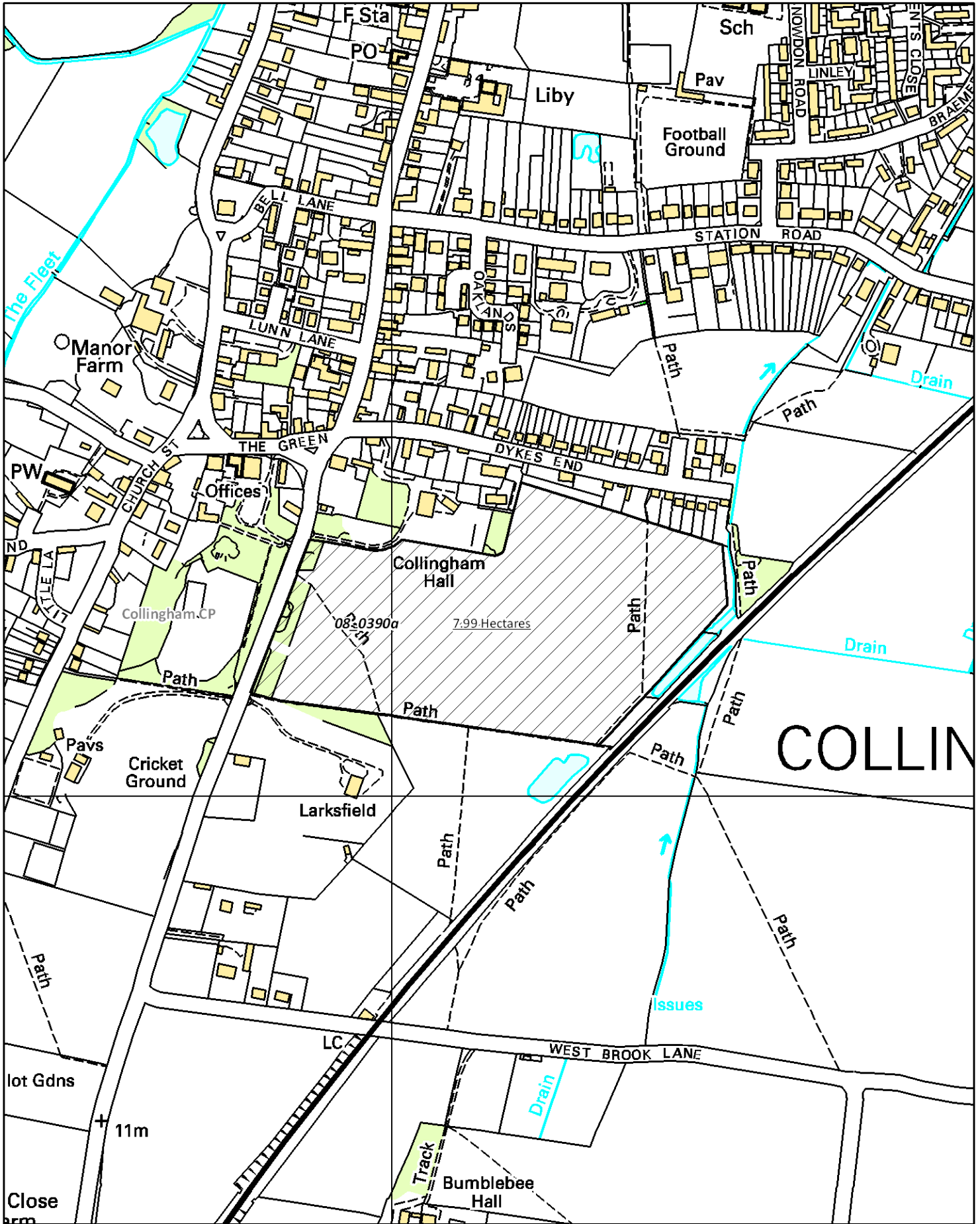
Proposed Yield : 168

works required. Traffic Assessment required. A good standard of access would likely be achievable onto the A1133. A TA would be required

**Topography Constraints:** No flat land**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes**Natural Features:** Yes Trees on Boundary**Impact on existing Recreational Use:** Yes Paths runs through the site. South Collingham FP6B/South Collingham FP8**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** A developer has shown interest in this site. In answer to the question concerning number/type of dwellings, the respondent states: '30/hectare.' Information Supplied: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30 DPH 30% site reduction, Conservation Area. 30% onsite POS accomodated within site reduction area and no POS commuted sum. No. of dwellings 168.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 DPH 30% site reduction, Conservation Area. 30% onsite POS accomodated within site reduction area and no POS commuted sum. No. of dwellings 168.**Additional Comments:** SHLAA site 08\_0613 is to the north of this site (Collingham Hall) NCC report this site may be affected by the route of the Collingham Bypass. Parish Council Comments: This Greenfield site was designated important enough to be included in the Conservation Area to protect views into the village i.e. preserve the village character. 20 acres, it would be a major addition to the village and completely alter the character. A considerable volume of traffic would enter the narrow neck in South Collingham causing considerable congestion. The only road exit is on to the A1133. The eastern end of the site is poorly drained. Water stood on this area for many months. The new housing at end of Dykes End and the Paddock are built on stilts. At best a small area close to the road in keeping with South Collingham might be a possibility.



# 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 collingham)****08\_390B**

Area(ha): 7.08

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** 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 dwellings, the respondent states: '30/hectare.' Information Supplied: Available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Overall Final Conclusion:** Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed residential, countryside,**Area Greenfield:** 7.08**Setting:** Other residential, countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, T4 Collingham Bypass, PU1 Washlands**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 school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10334m125m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:****Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site is affected by a proposed Collingham Bypass and is therefore unsatisfactory**Topography Constraints:** No land falls to south and south west**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Land East of A1133 (north of collingham)****08\_390B**

Area(ha): 7.08

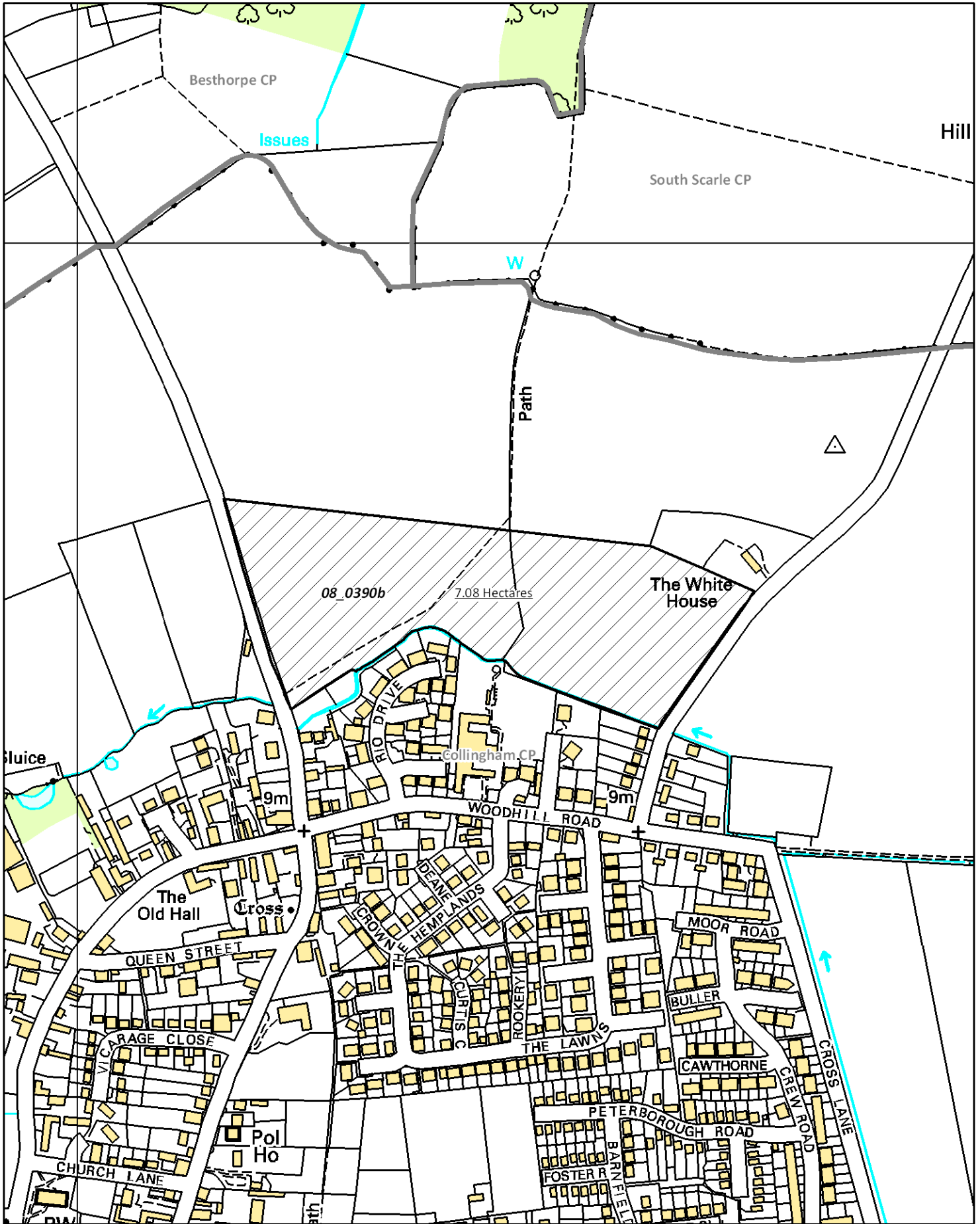
Parish: COLLINGHAM

**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Identified in SFRA:** No**Site Apparatus:** Oil Pipeline passes eastern part of site**Site within a flood zone?:** In zone 3 Approx 15% in 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 Recreational Use:** Yes footpaths runs through the site. North Collingham FP16**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** A developer has shown interest in this site. In answer to the question concerning number/type of dwellings, the respondent states: '30/hectare.' Information Supplied: Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Proposed use: Could be mixed i.e. Residential and bypass

SHLAA site 08\_0475 is to the south

Parish Council Comments: 17 acres means a large estate with associated traffic problems. This Greenfield projection destroys the natural line of North Collingham. It is outside the village envelope. The only road exit is onto the A1133. This land is probably necessary for a planned by-pass. (Both the above sites, if chosen, would make Collingham in a small town without the central road infrastructure and associated parking to cope with it). This site is detrimental to bio-diversity. This site has a Public Right of Way through it.

# Strategic Housing Land Availability Assessment 2010



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

Date: 08/03/2010

Scale: 1:5,000



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**Site Ref: 130 High Street**

**08\_0397**

**Area(ha): 0.44**

**Parish: COLLINGHAM**

**Proposed Yield :**

**Suitability Conclusion**

The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form (immediately available!).

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Sites 08\_0006, 08\_0149, 08\_0174, 08\_0402.

**Overall Final Conclusion:**

If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Sites 08\_0006, 08\_0149, 08\_0174, 08\_0402.

---

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

**Location:** Village (within boundary)

**PDL/Greenfield:** Greenfield

**Area Character:** Residential

**Area Greenfield:** 0.44

**Setting:** Village

**Area PDL:**

**Current Use:** horse grazingOther

**Proposed Use:**

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**Policy The site may be suitable**

**AllocatedSite:** Main Open Area

**Other:** FS7 Main Open Area, C1-C5, C12, C15 -18 Conservation Area

**Conflicting Issues** Yes Main Open Area,

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**Access to Services The site is suitable**

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9750m

**Proximity Transport Node:** Within 1km of a major public transport node

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

**GreenSpaceStrategy Comments:** 81m

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**Physical Constraints The site is not suitable**

**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory. This site may be accessible through site 0174.

**Topography Constraints:** No Flat land

**Access to Utilities?** Yes

**Contaminated Land?:** No

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

**Site Ref: 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 zone?:** In Floodzone 1

**Identified in SFRA:** No

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** Yes Trees on boundary

**Impact on existing Recreational Use:** Yes path crosses site from N - S. North Collingham FP14

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** Yes

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

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## Availability and Achievability

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form (immediately available!).

**Achievability Comments:**

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

**Ownership Comments:**

**Legal Issues:** No

**Legal Comments:**

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

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

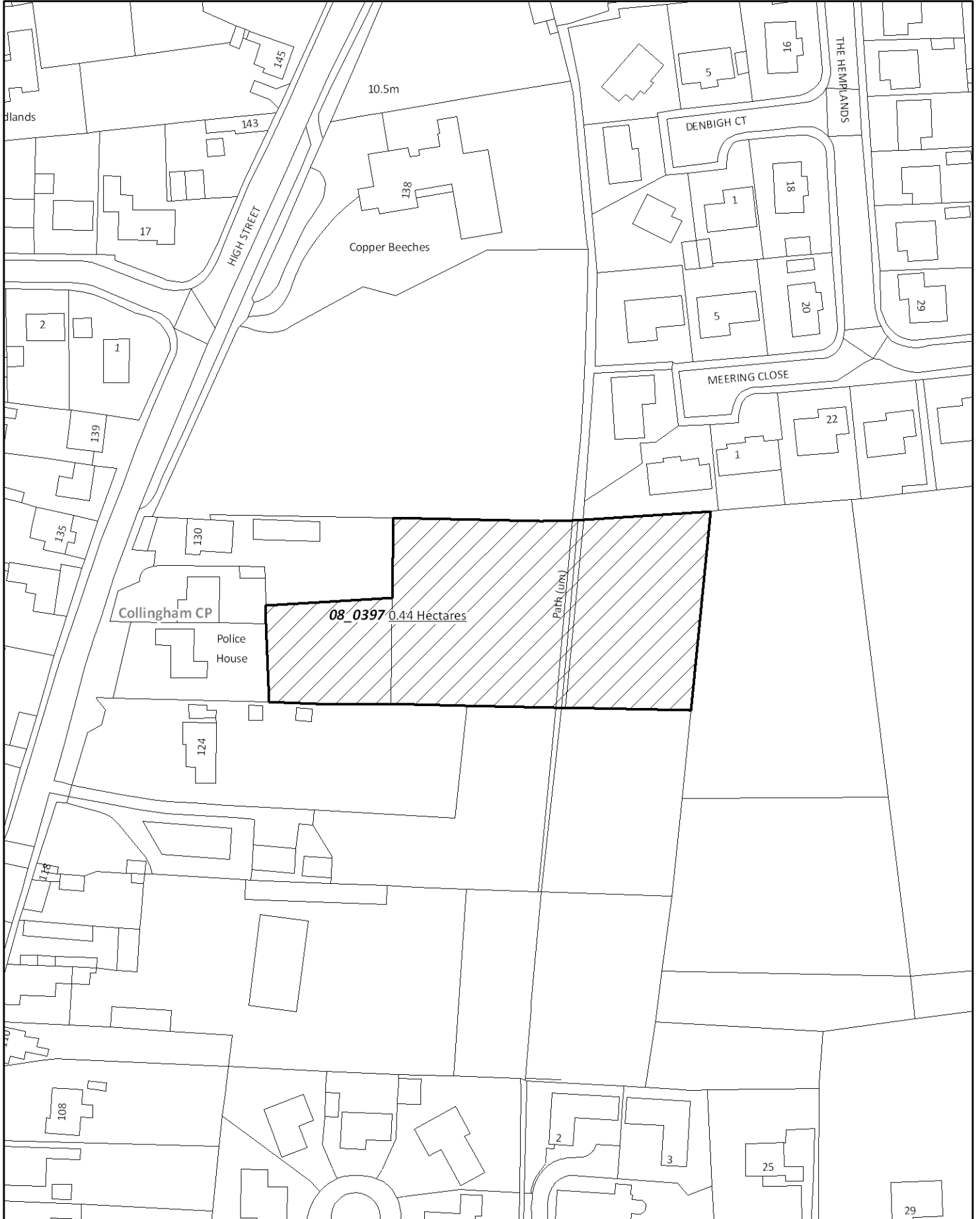
**Viability Comments:**

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**Additional Comments:** Adjacent to SHLAA sites 08\_0006, 08\_0149, 08\_0174, 08\_0402

Parish Council Comments: This land is served by a narrow entrance onto the High Street. No other access is possible. This could only a very low density project. This site also has a Public Right of Way through it.

# Strategic Housing Land Availability Assessment 2010



**08\_0397 - 130 High Street,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Land at Billericay, 124 High Street****08\_0402**

Area(ha): 0.58

Parish: COLLINGHAM

Proposed Yield : 17

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

**Availability Comments:**

Information Supplied: A developer has shown interest in this site. Information Supplied: Available within 5-10 years.  
 Information supplied at Public Consultation Stage: Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH no site area reduction. POS commuted sum. No. Of dwellings 17

**Overall Draft Conclusion:**

**Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08\_0002.**

**Overall Final Conclusion:**

**Possible off site highways mitigation works may be required. If the Main Open Area designation is changed through the Development Plan process subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 0.31**Setting:** Village**Area PDL:** 0.27**Current Use:** Garden, Main Open AreaOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Area, H13 Residential Development in Large Villages, C1-C5, C12, C15-C18**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9732m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 112m**Physical Constraints The site is suitable**

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



**Site Ref: Land at Billericay, 124 High Street****08\_0402**

Area(ha): 0.58

Parish: COLLINGHAM

**Proposed Yield :** 17**Topography Constraints:** No**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:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Shrubs and bushes on site, grassland**Impact on existing Recreational Use:** Yes North Collingham FP14 runs north south through the site**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown iinterest in this site. Information Supplied: Available within 5-10 years. Information supplied at Public Consultation Stage: 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 DPH no site area reduction. POS commuted sum. No. Of dwellings 17**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 DPH no site area reduction. POS commuted sum. No. Of dwellings 17**Additional Comments:** Adjacent SHLAA Sites 08\_0002, 08\_0006, 08\_0149, 08\_0397

Site Specific Parish Council Comment: The only access to this other than this would be through Peterborough and Foster Road. There is a public right of way through it.

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

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: East of Rio Drive****08\_0475**

Area(ha): 0.72

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Overall Final Conclusion:**

Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

**Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.72**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** RecreationalOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Not Allocated**Other:** R2 Existing Open Space, H13 Housing Development in Larger Villages, PU1 - Washlands**Conflicting Issues** Yes Housing development on open space.**Access to Services** The site is 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10260m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 2m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** One telegraph pole on western boundary**Neighbour Issues:** Existing commercial buildings

**Site Ref: East of Rio Drive****08\_0475**

Area(ha): 0.72

Parish: COLLINGHAM

**Proposed Yield :**

Identified in SFRA: No

**Site within a flood zone?:**

In zone 3 Approximately 20% in Flood Zone 3 Also 30% in Flood Zone 2.

**SFRA Comments:**

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**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Rights of Way 152/16/1 North Collingham FP16**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

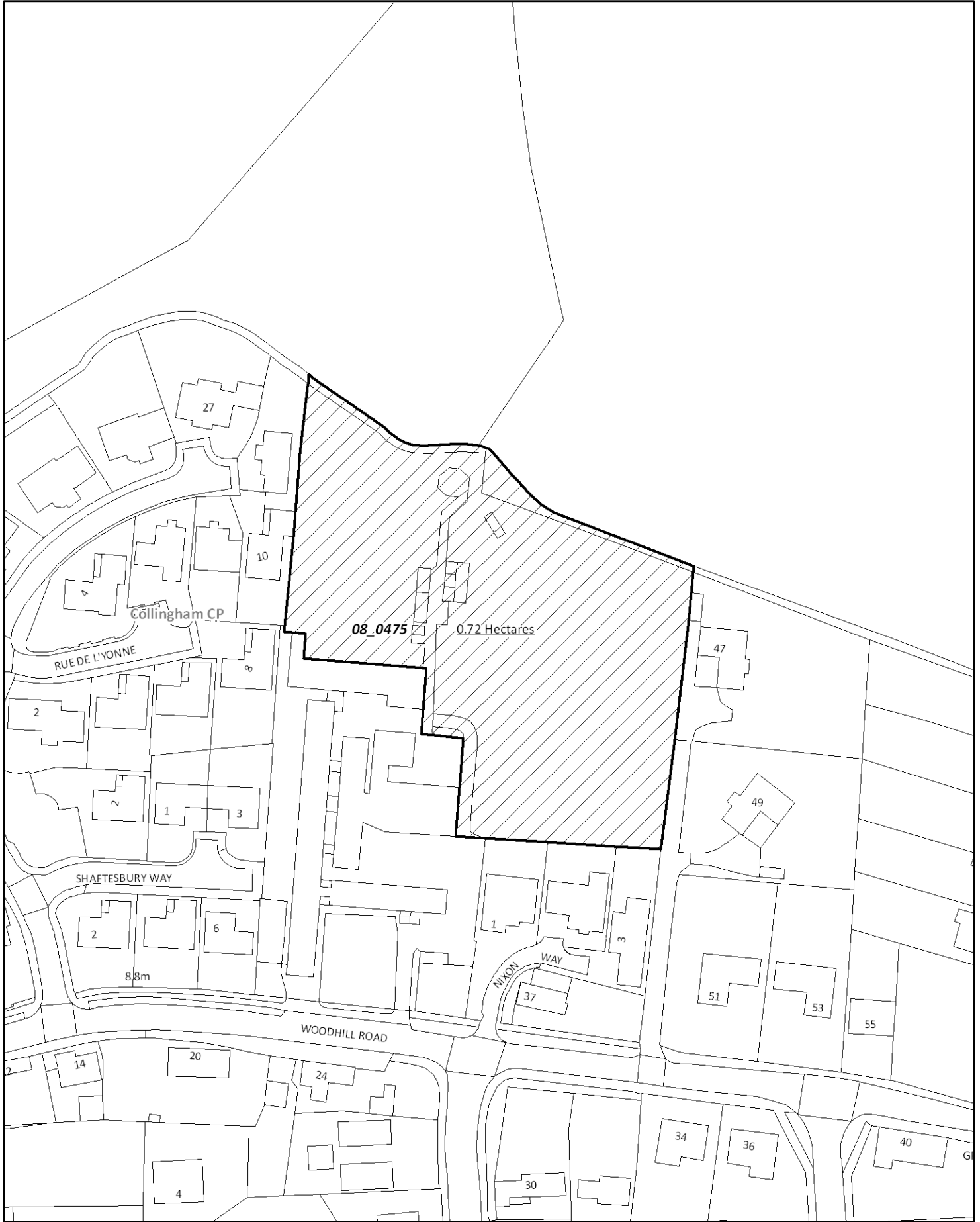
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Parish Council Comments: This seems a natural extension to the Millennium Green Project. Most villagers would expect this to be used. 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.  
Adjacent to IDB.  
SHLAA site 08\_0390 to the north of this site.

# Strategic Housing Land Availability Assessment 2010



**08\_0475 - East Of Rio Drive,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Woodhill Road****08\_0476**

Area(ha): 0.74

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****The site is affected by the route of the proposed Collingham Bypass and is therefore considered unsuitable at this time.****Overall Final Conclusion:****The site is affected by the route of the proposed Collingham Bypass and is therefore considered unsuitable at this time.****Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.74**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, T4 - Collingham Bypass**Conflicting Issues** Yes Outside Village Envelope and site bisected by the protected line of the Collingham Bypass**Access to Services** The site is 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10476m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 174m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Subject to satisfactory details of access residential development may be acceptable.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable

**Site Ref: Woodhill Road****08\_0476**

Area(ha): 0.74

Parish: COLLINGHAM

Proposed Yield :

**Impact on views:** No**Natural Features:** No**Impact on existing  
Recreational Use:** Yes Rights of Way 152/5/1.  
North Collingham FP5 adj to  
southern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/  
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

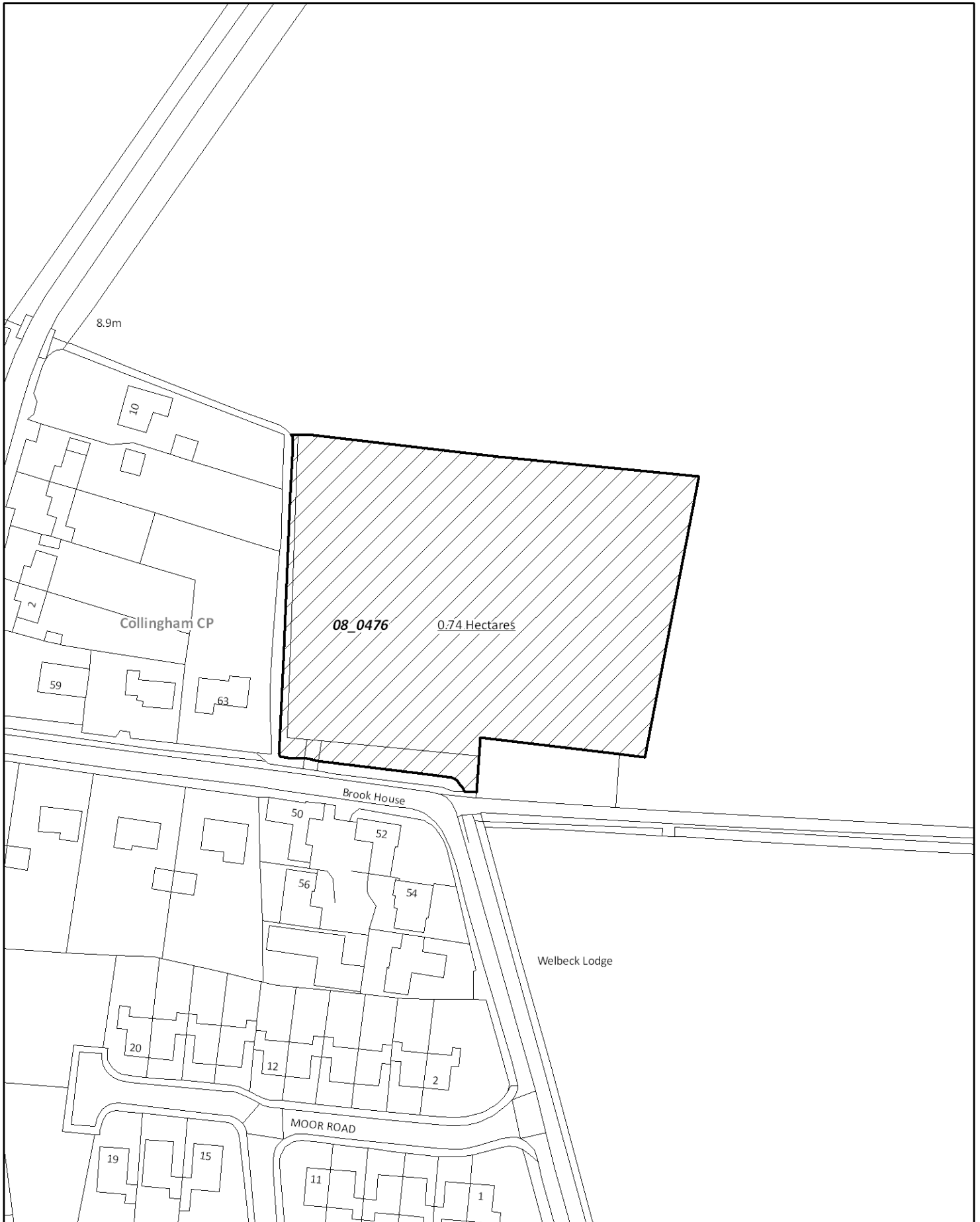
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**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

# Strategic Housing Land Availability Assessment 2010



**08\_0476 - Woodhill Road,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Long Acres, Swinderby Road****08\_0477**

Area(ha): 0.75

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Combination**Area Character:** MixedResidential/Countryside**Area Greenfield:****Setting:** Other Residential/Countryside**Area PDL:****Current Use:** Residential/Reclamation  
Yard/PaddockOther**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, T4 -  
Collingham Bypass**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre  
Newark Town Centre 10253m**Proximity Transport Node:** Within 1km of a major public transport  
node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 211m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** This site is affected by the proposed Collingham Bypass , development on this site is liable to compromise the delivery of the scheme.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable



**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 of house and along boundaries.  
Water ditch along west boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Parish Council Comments: The site is currently "architectural reclamation business"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 on most of site.

# Strategic Housing Land Availability Assessment 2010



 **08\_0477 - Long Acres, Swinderby Road,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: North of Brooklands Close****08\_0479**

Area(ha): 0.54

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential flooding issues, part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway access constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.54**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** PaddockOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C5, C12, C15-C18 - Conservation Areas, PU1 - Washlands**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 school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10172m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 20m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approximately 15% in Flood Zone 3 also within zone 2 - relates to northern part of site**Identified in SFRA:** No

**Site Ref: North of Brooklands Close****08\_0479** Area(ha): 0.54 Parish: COLLINGHAM**Proposed Yield :****SFRA Comments:**

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**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Pond, open ditch to north**Impact on existing Recreational Use:** Yes Rights of way 152/19/1 North Collingham FP19 Adj northern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

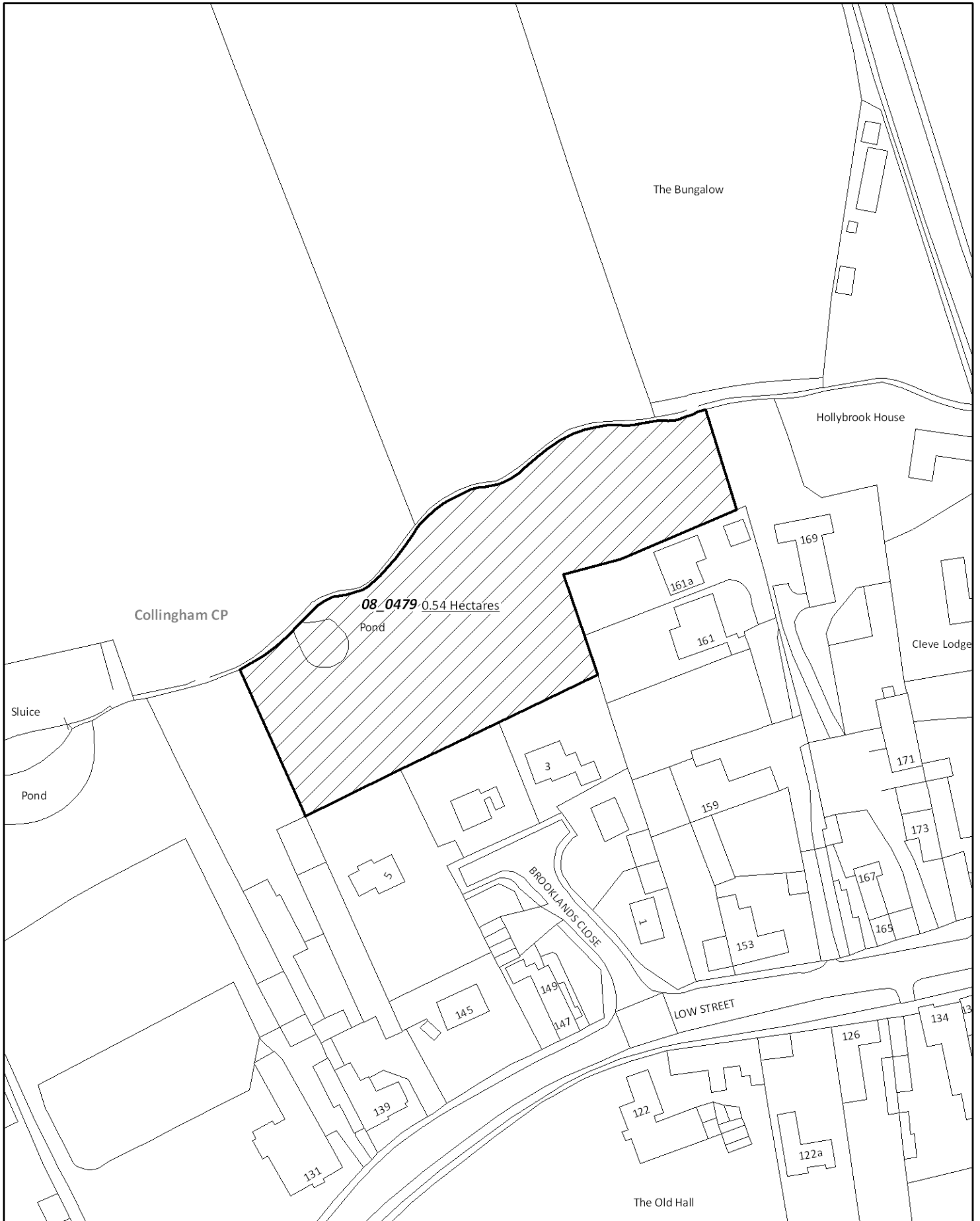
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**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



**08\_0479 - North Of Brooklands Close,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: South of the Willows, Low Street****08\_0480**

Area(ha): 0.81

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.81**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** MeadowOther**Proposed Use:****Policy** The site may be suitable**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**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9733m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 21m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Subject to satisfactory details of access there would be no highway objections to this site.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph pole in NE corner (Adjacent)**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Within zone 3**Identified in SFRA:** No

**Site Ref: South of the Willows, Low Street**

**08\_0480**

**Area(ha): 0.81**

**Parish: COLLINGHAM**

**Proposed Yield :**

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** Yes Site is divided by mature trees and planting

**Impact on existing Recreational Use:** No

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

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** Yes

**Conservation Area:** Yes

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

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**Availability and Achievability**

**Availability Conclusions:**

**Achievability Conclusion:**

**Availability Comments:**

**Achievability Comments:**

**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

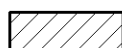
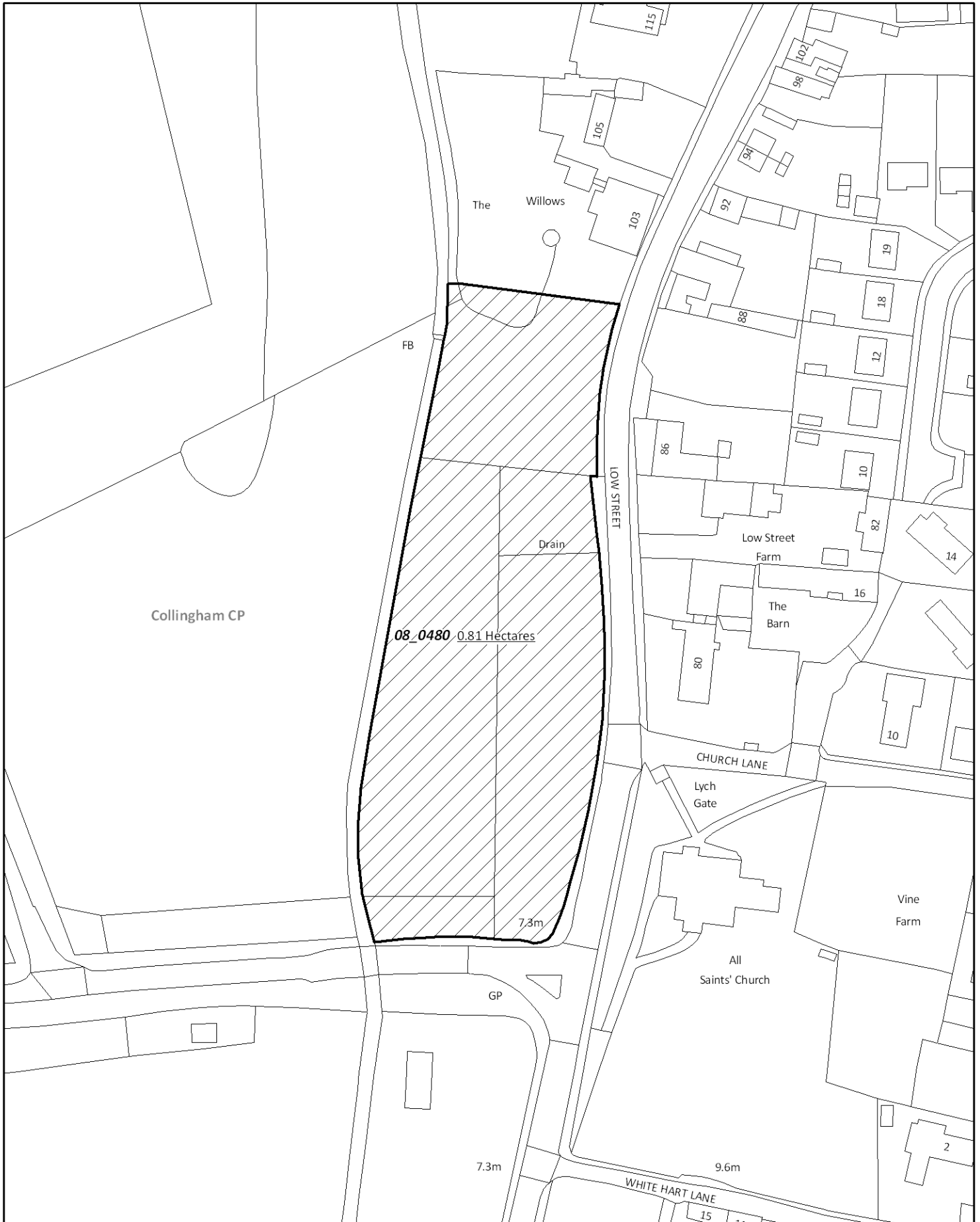
**Availability Other Issues:**

**Viability Comments:**

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**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 Street****08\_0481**

Area(ha): 0.38

Parish: COLLINGHAM

Proposed Yield :

**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Not presently suitable due to level of separation from existing settlement. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Not presently suitable due to level of separation from existing settlement. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 0.38**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C5, C12, C15-C18 - Conservation Areas, PU1 - Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9580m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 5m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Subject to satisfactory details of access there would be no highway objections to this site.**Topography Constraints:** Yes 2 distinct levels, south lower ground, higher to the north- flat grassed area.**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** BT pole SE corner of the site (Adjacent)**Neighbour Issues:** None

**Site Ref: West of Low Street****08\_0481**

Area(ha): 0.38

Parish: COLLINGHAM

**Proposed Yield :**

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 suitable**Impact on views:** No**Natural Features:** Yes Big change in levels**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

**Additional Comments:** 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.

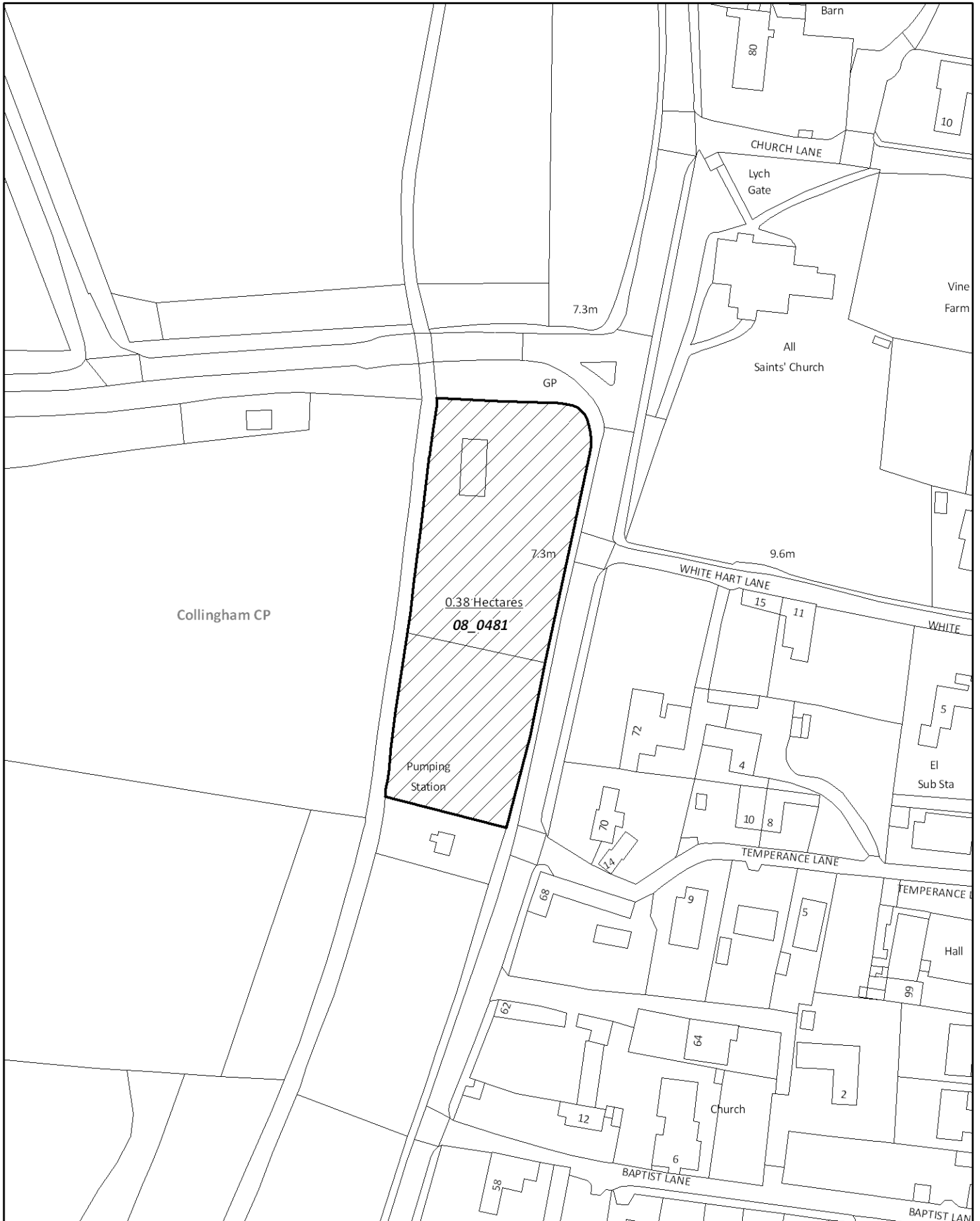
General Parish Council Comments: Collingham village suffers from continuous heavy traffic from the A1133, which runs through the centre of the village, therefore any extra development within the parish will hugely impact and exacerbate the present infrastructure of the village. Certain areas within the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

PU1 - Washlands to west of site.  
IDB  
SHLAA Site 08\_0482 directly to south of site.

Collingham – Site Refs 0481 and 0482

The impact of these two sites on the setting of the Grade I listed All Saints' Church will need to be carefully considered in terms of whether they can be developed. The land to the west of Low Street is currently undeveloped countryside, which will form a strong part of the church's character and setting.

# Strategic Housing Land Availability Assessment 2010



**08\_0481 - West Of Low Street,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Opposite Baptist Lane****08\_0482**

Area(ha): 0.46

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 0.46**Setting:** Other Countryside/Village**Area PDL:** 0.46**Current Use:** Extended garden area.Residential**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, CA Policies C1 - C4 inc., and NE8 - Mature Landscape Areas**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 school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9460m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 33m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Subject to satisfactory details of access there would be no highway objections to this site.**Topography Constraints:** No Flat grassed area.**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** None.**Site within a flood zone?:** In zone 3**Identified in SFRA:** No**SFRA Comments:** See para 9.3.9 of the SFRA Level 1 Report (November 2008).

**Site Ref: Opposite Baptist Lane****08\_0482** 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 Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

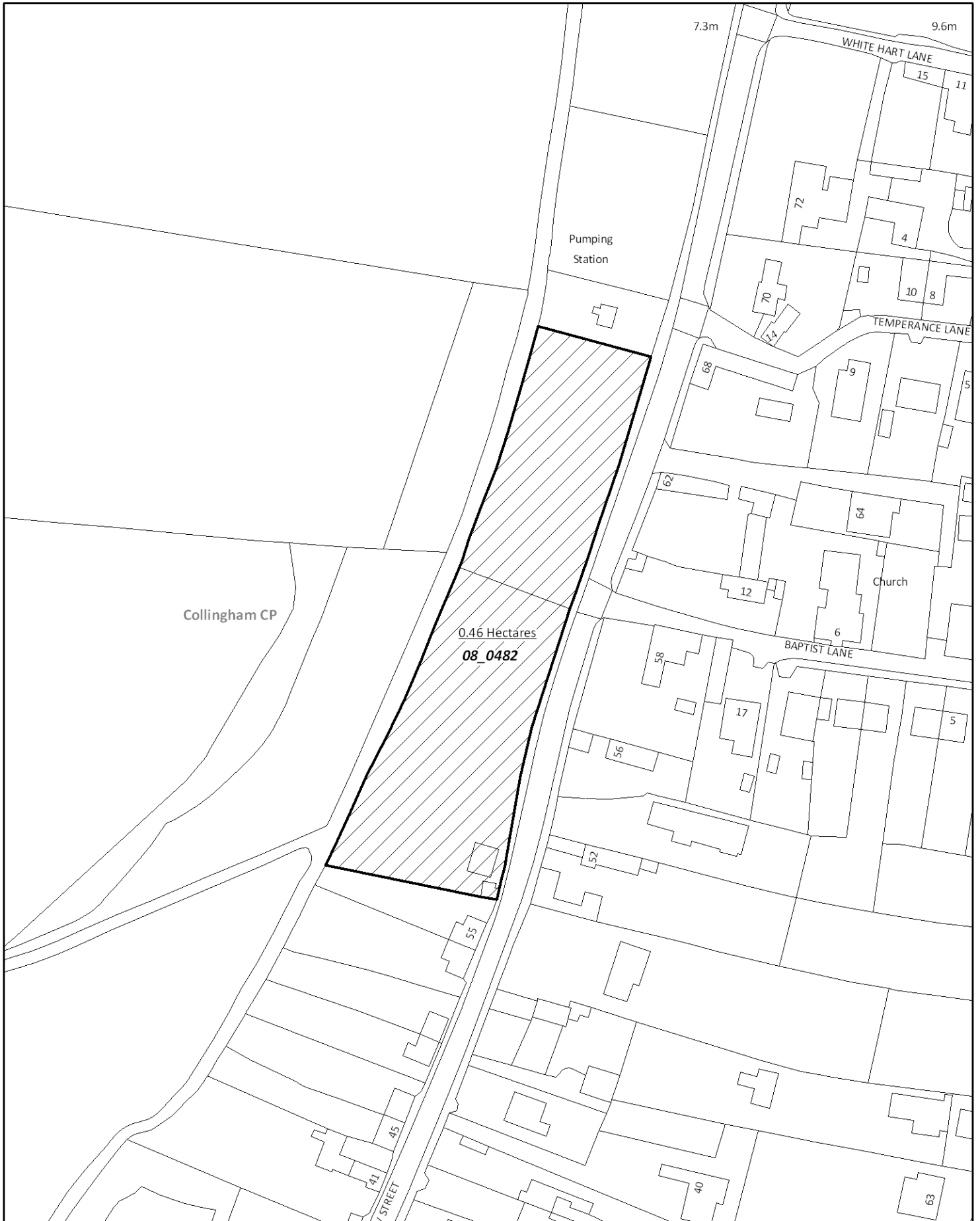
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** 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.  
Collingham – Site Refs 0481 and 0482 - The impact of these two sites on the setting of the Grade I listed All Saints' Church will need to be carefully considered in terms of whether they can be developed. The land to the west of Low Street is currently undeveloped countryside, which will form a strong part of the church's character and setting.

# Strategic Housing Land Availability Assessment 2010



**08\_0482 - Opposite Baptist Lane,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Rear of Mayfield House, High Street****08\_0483**

Area(ha): 1.75

Parish: COLLINGHAM

Proposed Yield : 42

**Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available in 10 - 15 years time

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

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH site area reduced by 20% to reflect trees. 6% on-site POS accomodated within 20% site reduction area and POS commuted sum. No. of dwellings 42.

**Overall Draft Conclusion:****Possible highway constraints in this location. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Possible highway constraints in this location. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** MixedMixed residential, retail, leisure, community facilities and school.**Area Greenfield:** 1.16**Setting:** Village**Area PDL:** 0.59**Current Use:** 'Garden possibly'.Residential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 - Main Open Areas and CA Policies C1 - C4 inc.**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9412m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green 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 Mayfield House, High Street****08\_0483**

Area(ha): 1.75

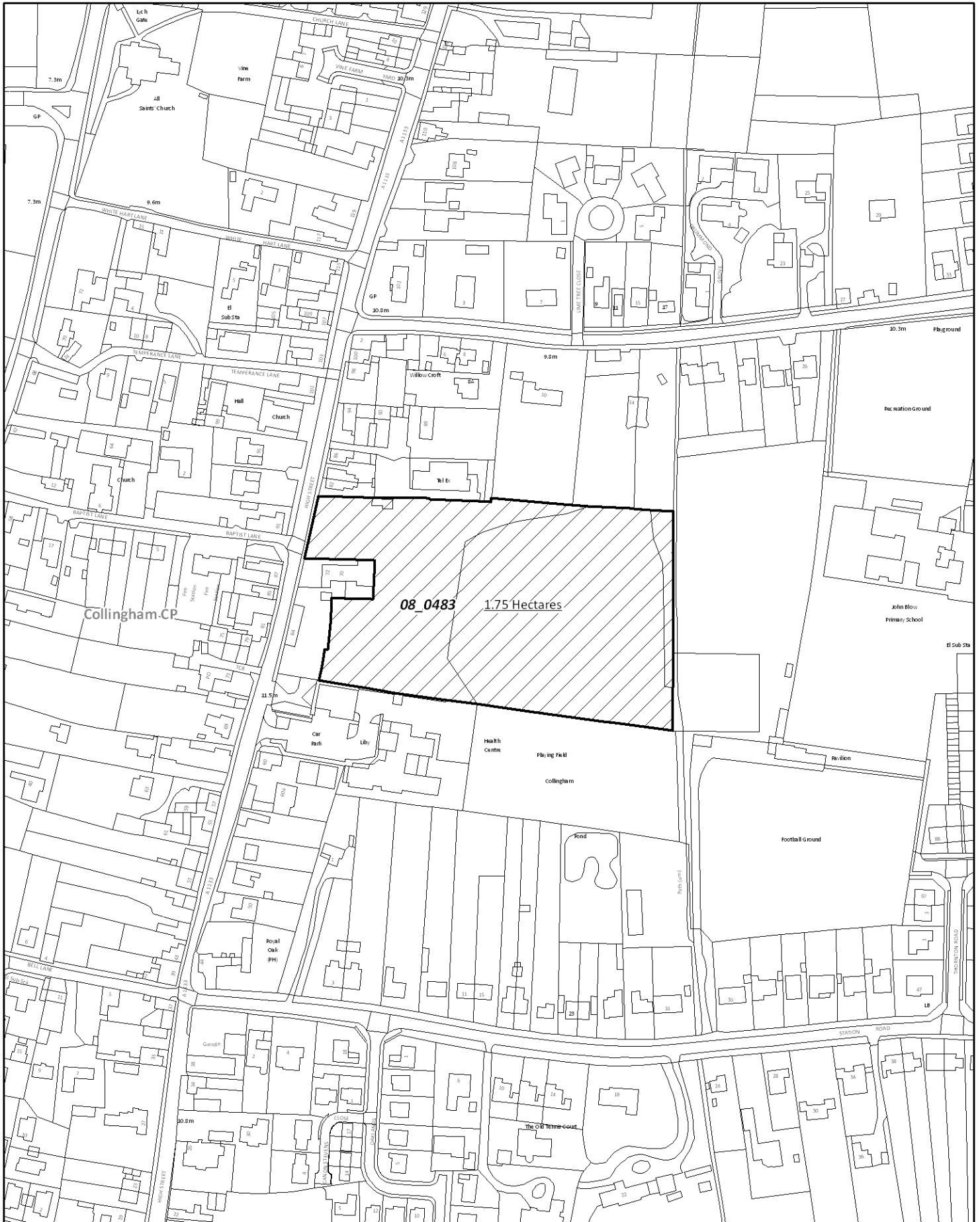
Parish: COLLINGHAM

Proposed Yield : 42

**Topography Constraints:** No Flat, dry ground.**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** None.**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:** See para 9.3.9 of the SFRA Level 1 Report (November 2008).**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Three large mature trees on site.**Impact on existing Recreational Use:** Yes Rights of way 152/37/1 North Collingham FP 37 (southern boundary). 152/12/2 North Collingham FP 13 (eastern boundary).**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH site area reduced by 20% to reflect trees. 6% on-site POS accomodated within 20% site reduction area and POS commuted sum. No. of dwellings 42.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH site area reduced by 20% to reflect trees. 6% on-site POS accomodated within 20% site reduction area and POS commuted sum. No. of dwellings 42.**Additional Comments:** Site Specific Parish Council Comments: This site is in the heart of the retail sector of central Collingham. Commercial development on this site would seem more appropriate.  
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\_0483 - Rear Of Mayfield House, High Street, Collingham**

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

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**Site Ref: Rear of Manor Farm****08\_0484**

Area(ha): 2.57

Parish: COLLINGHAM

Proposed Yield :

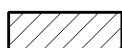
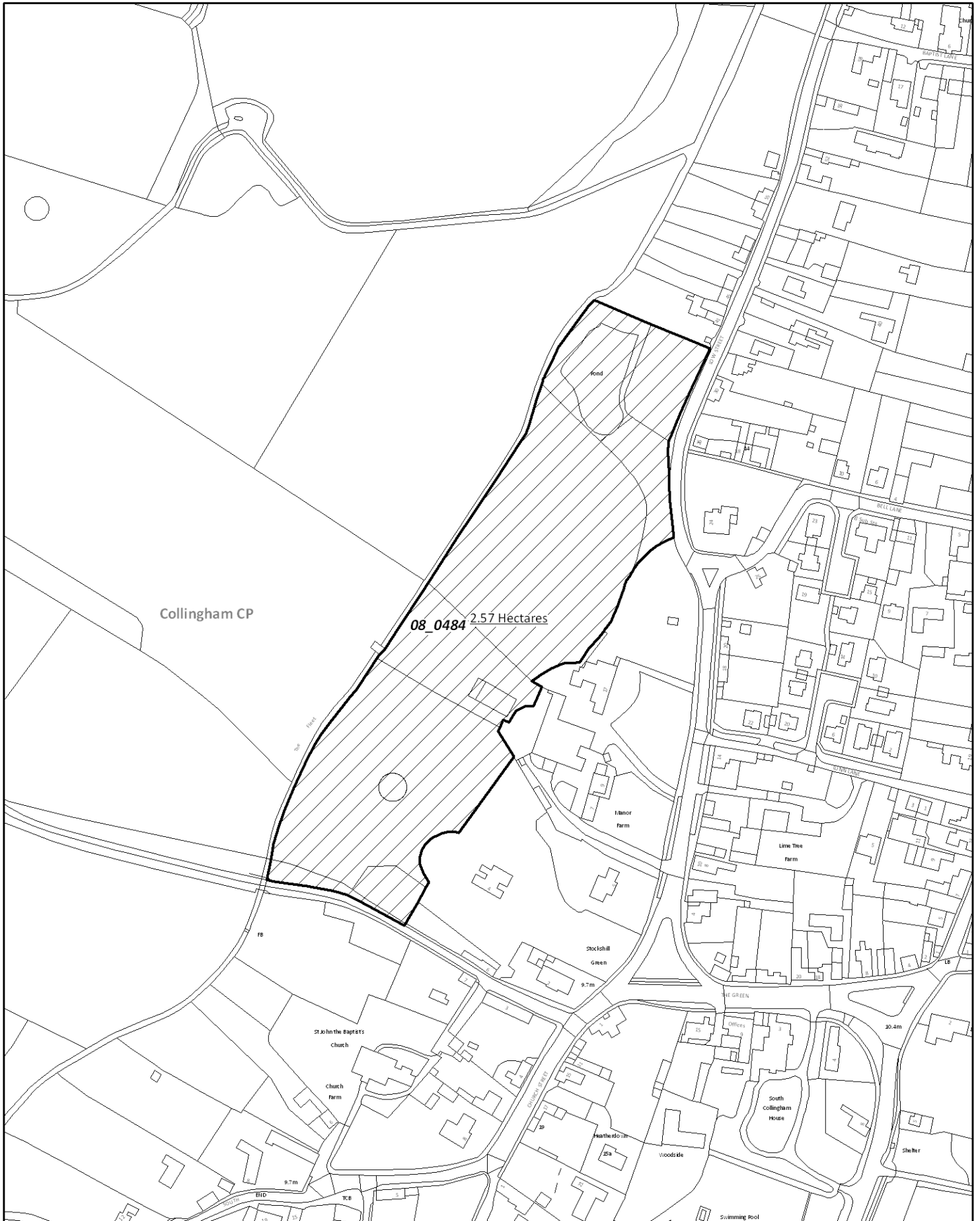
**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideGarden, grassed.**Area Greenfield:** 2.57**Setting:** Countryside**Area PDL:****Current Use:** Garden, grassed.Other**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, CA Policies C1 - C4 incl., and NE8 - Mature Landscape Areas**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 school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9176m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 227m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Access is likely off Low St with a secondary access off Westfield Ln , off site highway improvements are likely to be required.**Topography Constraints:** No Undulating, dry, grassed - slopes down east-west.**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** Manor Farm, although unclear if working farm.**Site within a flood zone?:** In zone 3**Identified in SFRA:** No

**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 suitable**Impact on views:** No**Natural Features:** Yes Pond to north-west corner of the site, various mature trees.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Parish 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 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,  
Collingham**

Date: 08/03/2010

Scale: 1:2,500

**Site Ref: North West of St John's Church****08\_0485**

Area(ha): 0.29

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Overall Final Conclusion:**

Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Countryside Garden.**Area PDL:** 0.29**Current Use:** Garden.Residential**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, NE8 - Mature Landscape Areas and PU1 - Washlands.**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 school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9015m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 69m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Small site ,therefore, limited development on this site would be unlikely to cause highway safety problems**Topography Constraints:** No Slopes from east to west - dry but Fleet close by.**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph pole along west boundary. Small pole to north-west boundary of the site.**Neighbour Issues:** N/A.**Identified in SFRA:** No**Site within a flood zone?:** In zone 3**SFRA Comments:** See para 9.3.9 of the SFRA Level 1 Report (November 2008).

**Site Ref: North West of St John's Church****08\_0485**

Area(ha): 0.29

Parish: COLLINGHAM

**Proposed Yield :****Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes Open countryside to the west - sloping land - views out of site.**Natural Features:** Yes Mature trees - boundary hedges.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

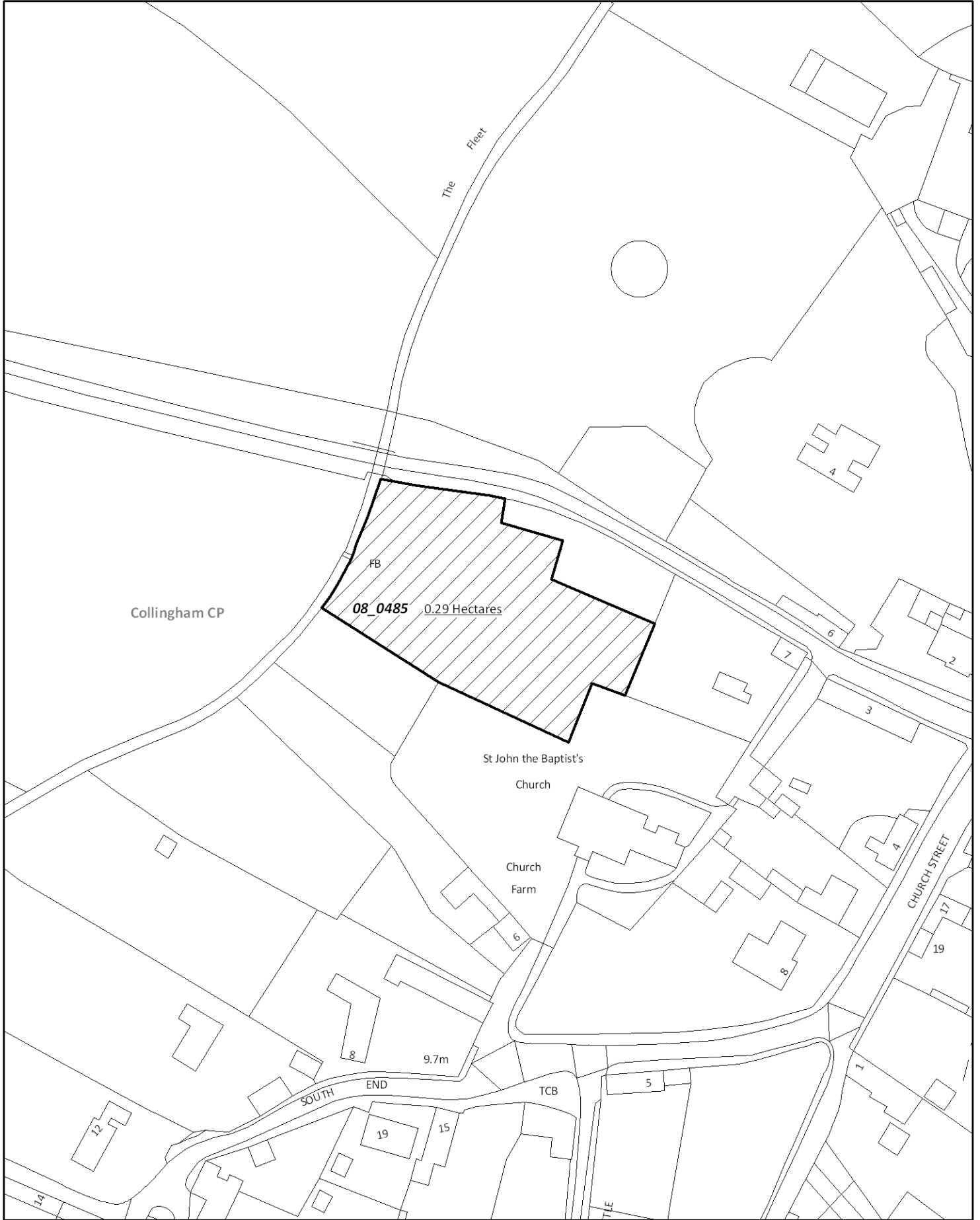
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Site Specific Parish 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 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\_0485 - North West Of St John's Church,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: Land at South End****08\_0486**

Area(ha): 0.37

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedCountryside Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.37**Current Use:** GardenOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-8, C12, C15 -18 Conservation Areas**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 school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8865m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 274m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory. Link to 0019 may provide access.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylon close to South West Boundary**Neighbour Issues:** None**Site within a flood zone?:** In zone 3**Identified in SFRA:** No**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 Recreational Use:** Yes South Collingham FP154/1/3 runs along Southern Boundary**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

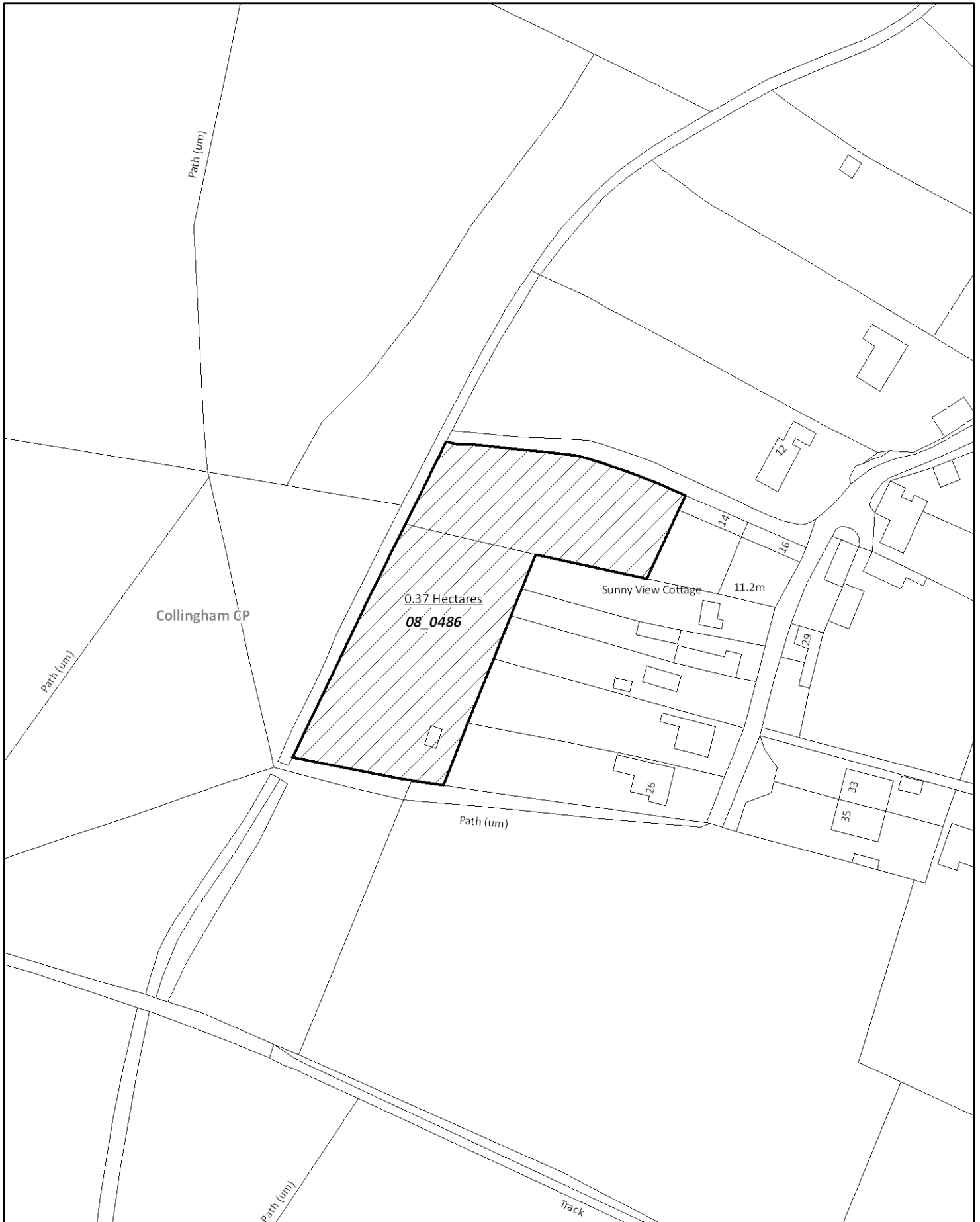
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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Adjacent to SHLAA site 08\_0019. Some timber sheds and a summerhouse on site. Site Specific Parish 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 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\_0486 - Land At South End,  
Collingham**

Date: 08/03/2010

Scale: 1:1,250

**Site Ref: West of Cottage Lane****08\_0487**

Area(ha): 0.56

Parish: COLLINGHAM

**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Not presently suitable due to level of separation from existing settlement**Overall Final Conclusion:** Not presently suitable due to level of separation from existing settlement**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside, Leisure uses**Area Greenfield:** 0.56**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is 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:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8622m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 166m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility to be provided to standard. Cottage Ln is a narrow single track carriageway with no footway provision. The site may therefore be suitable for only very limited development . i.e one dwelling.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable

**Site Ref: West of Cottage Lane****08\_0487** Area(ha): 0.56 Parish: COLLINGHAM**Proposed Yield :****Impact on views:** No**Natural Features:** No**Impact on existing  
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/  
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

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**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

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**Additional Comments:** Adjacent to SHLAA Site 08\_0019. Storage building on site. Site Specific Parish Council Comments: Cottage Lane is a single track. Further housing would create hazards for the Sustrans cycle route  
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\_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: COLLINGHAM****Proposed Yield : 12****Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

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

The site is economically viable/acheivable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH 70% site area reduction (flood risk &amp; 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 mitigated if necessary. The north western majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Village Envelope. The south eastern part of the site is within the Village Envelope and Flood Zone 1. The Listed Building will need to be retained on site. Although constraints could prevent most of the site from being developed, a small area within the village envelope could accommodate development.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. The north western majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Village Envelope. The south eastern part of the site is within the Village Envelope and Flood Zone 1. The Listed Building will need to be retained on site. Although constraints could prevent most of the site from being developed, a small area within the village envelope could accommodate development. The site is acheivable and it is considered that it could be developed in 5-10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedCountryside/ Village**Area Greenfield:****Setting:** Village**Area PDL:** 1.35**Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Approx 60% outside village envelope**Other:** H13- Housing development in large villages, C1-5, C12, C15-18 Conservation Areas; NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 10033m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 225m**Physical Constraints The site may be suitable**

**Site Ref: Pitomy Farm, Low Street****08\_0612****Area(ha): 1.35****Parish: COLLINGHAM****Proposed Yield : 12**

**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. An acceptable means of access to this site has previously been agreed.

**Topography No Constraints:**

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

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

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

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In zone 2 90% in Zones 2 & 3

**Identified in SFRA:** No

**SFRA Comments:**

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

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** Yes North Collingham FP17

**Listed Bldg / Local Interest Bldg:** Yes

**ProtectedSpecies/ Habitats:** No

**Tree Preservation Order:** No

**Conservation Area:** Yes

**Suitability Conclusion:** The site is suitable

**Availability and Achievability**

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

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

**Availability Comments:**

**Achievability Comments:** 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.

**Ownership Constraints**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:**

**Availability Other Issues:**

**Viability Comments:** 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.

**Additional Comments:** Site Specific Parish Council Comments: The Parish Council has already approved of this land for further housing development. It should reflect the character of Low Street at the north end of the village. 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. Land subject to Internal Drainage Board





**Site Ref: South Collingham Hall, Newark Road**

**08\_0613**

**Area(ha): 0.56**

**Parish: COLLINGHAM**

**Proposed Yield :**

**Suitability Conclusion** The site is not suitable

**Availability Conclusions:**

**Availability Comments:**

**Achievability Conclusion:**

**Achievability Comments:**

**Overall Draft Conclusion:**

Although there appears to be an area of land which could accommodate development when looked at through a desktop exercise, further investigation shows that the land is part of the operational requirements of the wider land holding and is therefore not currently suitable for development.

**Overall Final Conclusion:**

Although there appears to be an area of land which could accommodate development when looked at through a desktop exercise, further investigation shows that the land is part of the operational requirements of the wider land holding and is therefore not currently suitable for development.

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

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

**PDL/Greenfield:** PDL

**Area Character:** MixedResidential/ Countryside

**Area Greenfield:**

**Setting:** Village

**Area PDL:** 0.56

**Current Use:** Residential care homeLand & Bldgs in Use

**Proposed Use:**

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**Policy** The site may be suitable

**AllocatedSite:** Heritage Conservation designation  
Approx 30% outside village envelope

**Other:** H13- Housing development in large villages,1-5,  
C12, C15-18 Conservation Areas, NE1-  
Development in the Countryside

**Conflicting Issues** Yes Outside Village Envelope

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**Access to Services** The site is suitable

**Within 800m or 10 mins walking**

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

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

**Store of Local Importance:**

**Proximity to Town centre:** Over 1km from a town centre  
Newark Town Centre 8943m

**Proximity Transport Node:** Within 1km of a major public transport node

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

**GreenSpaceStrategy Comments:** 197m

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**Physical Constraints** The site is not suitable

**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.  
May be accessed though 0390

**Topography Constraints:** No

**Access to Utilities?** Unknown

**Contaminated Land?:** No

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

**Site Ref: South Collingham Hall, Newark Road****08\_0613**

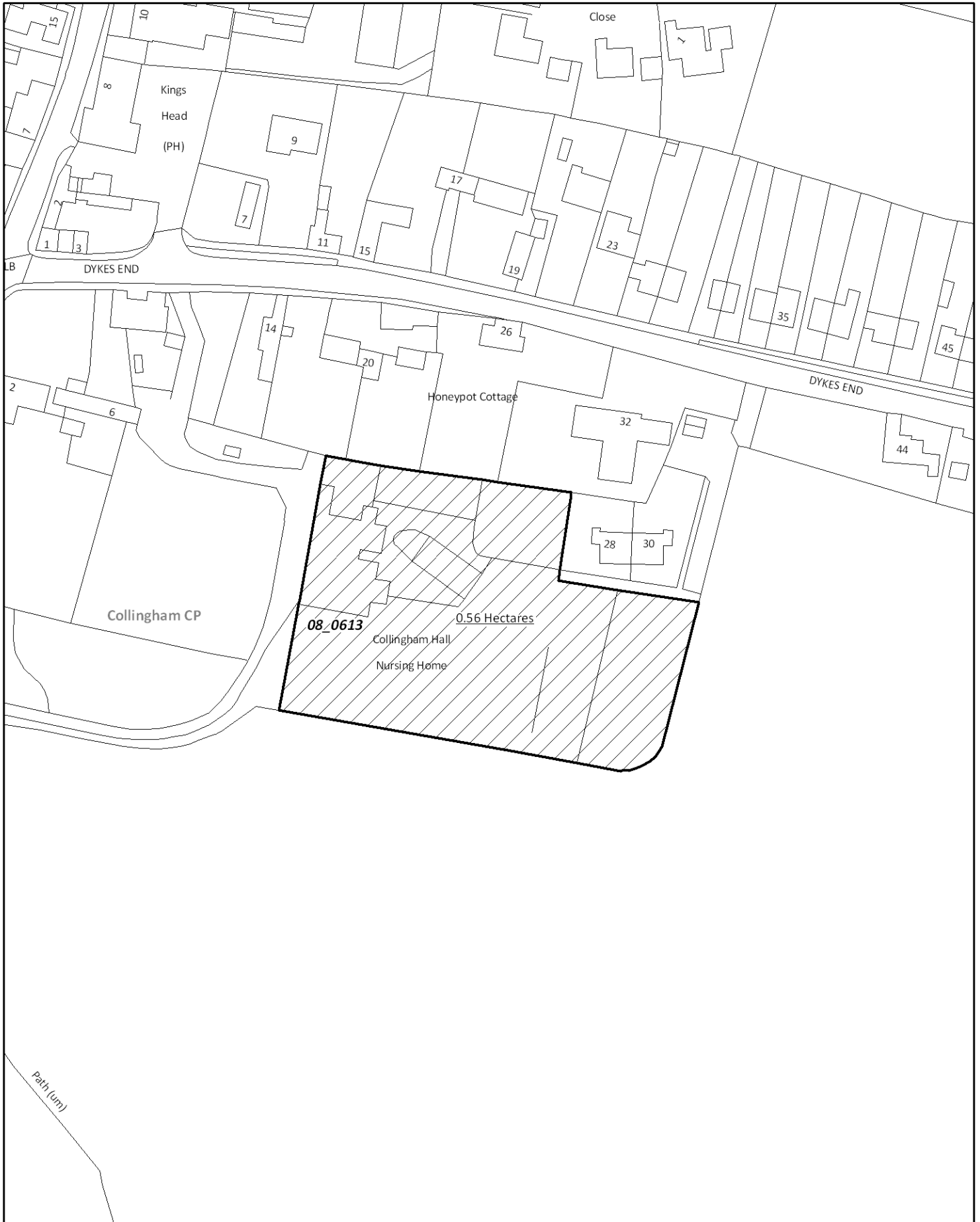
Area(ha): 0.56


Parish: COLLINGHAM

**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****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



 **08\_0613 - South Collingham Hall, Newark Road, Collingham**

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

**Site Ref: Station Road****08\_0614**

Area(ha): 0.74

Parish: COLLINGHAM

Proposed Yield : 19

**Suitability Conclusion**

The site is suitable

**Availability Conclusions:**

The site could be available in 5 - 10 years time

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

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 30 DPH with a 15% site area reduction to reflect TPO'd trees, no on-site POS but POS commuted sum. No. of dwellings 19.

**Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.74**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 Housing Development in Large Villages**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 9203m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 115m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. This site has previously been the subject of a planning application and the means of access accepted by the Highway Authority. Access agreed would involve land from the adjacent property that was available at that time. If that is not the case now then access may be an issue.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Site Ref: Station Road****08\_0614**

Area(ha): 0.74

Parish: COLLINGHAM

Proposed Yield : 19

**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** Yes North Collingham FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with a 15% site area reduction to reflect TPO'd trees, no on-site POS but POS commuted sum. No. of dwellings 19.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with a 15% site area reduction to reflect TPO'd trees, no on-site POS but POS commuted sum. No. of dwellings 19.

**Additional Comments:** Site Specific Parish Ciouncil Comments: The owner showed the Parish Council his plan for four houses that would match the other quality homes in the vicinity. There was general symapthy for such a low density 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.

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

# Strategic Housing Land Availability Assessment 2010



**08\_0614 - Station Road,  
Collingham**

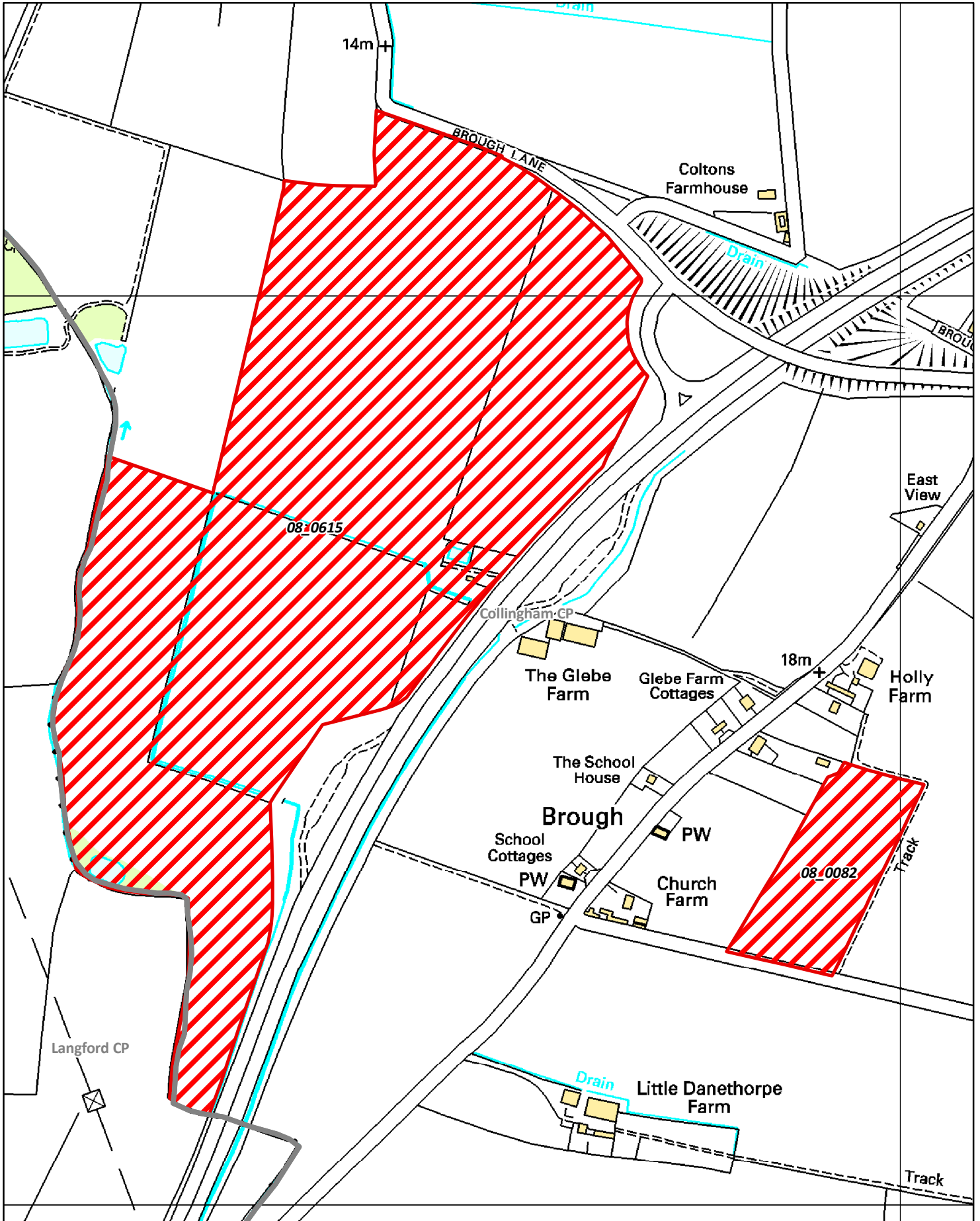
Date: 08/03/2010

Scale: 1:1,250

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

<b>Ref</b>	<b>Address</b>	<b>Parish</b>	<b>Reason Why Not Fully Assessed/Removed from the Study</b>
08_0013	Homestead Potterhill Road	Collingham	Site below 0.25ha. Not included in study.
08_0063	148 High Street	Collingham	Site below 0.25ha. Not included in study.
08_0082	1 Coltons Cottage, Fosse Road, Brough	Collingham	Site not in a priority village. Not included in study.
08_0199	Land North of Collingham 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



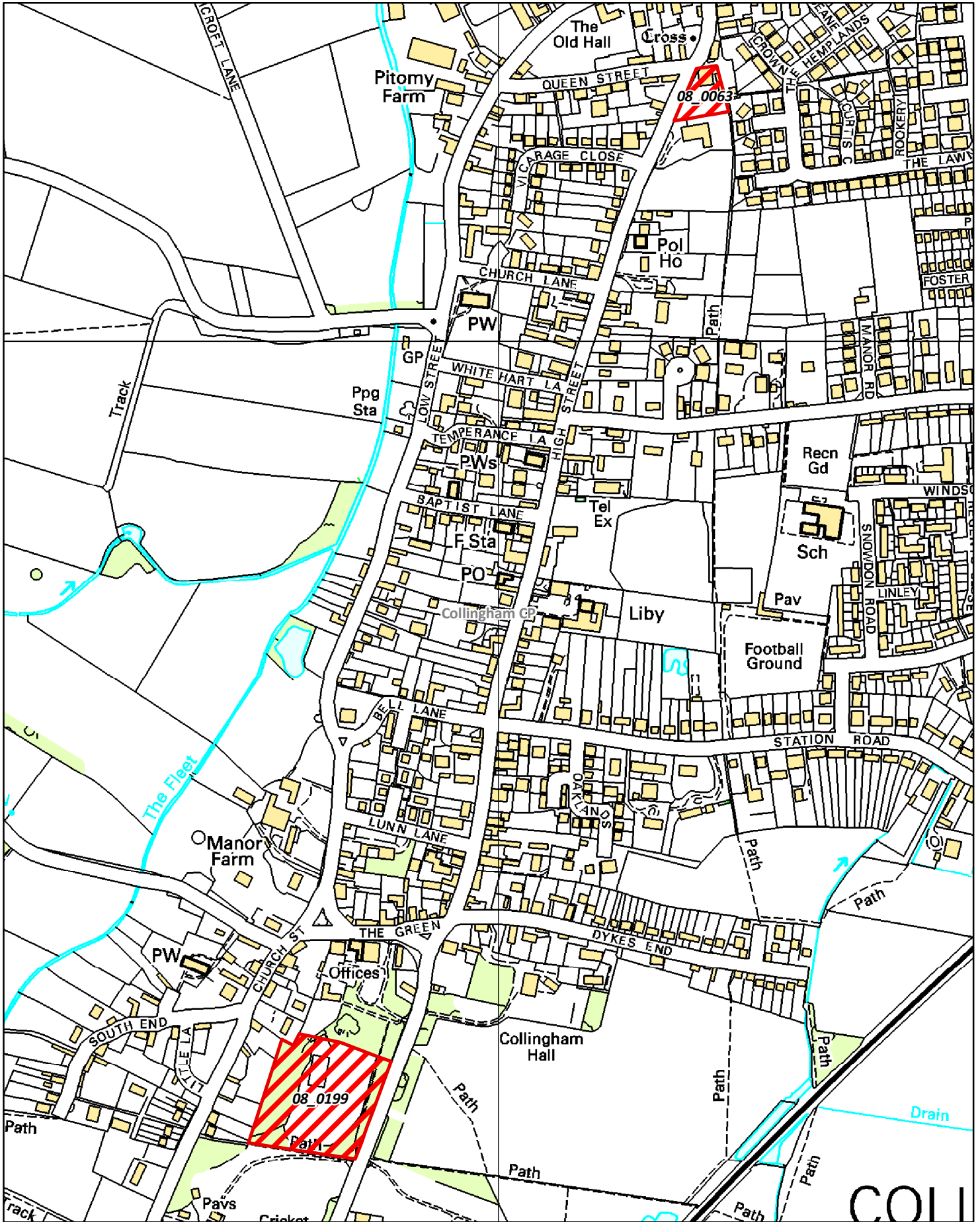
**08\_0082 - 08\_0615,  
Collingham 1 of 3**

Date: 05/05/2010

Scale: 1:5,500



# Strategic Housing Land Availability Assessment 2010

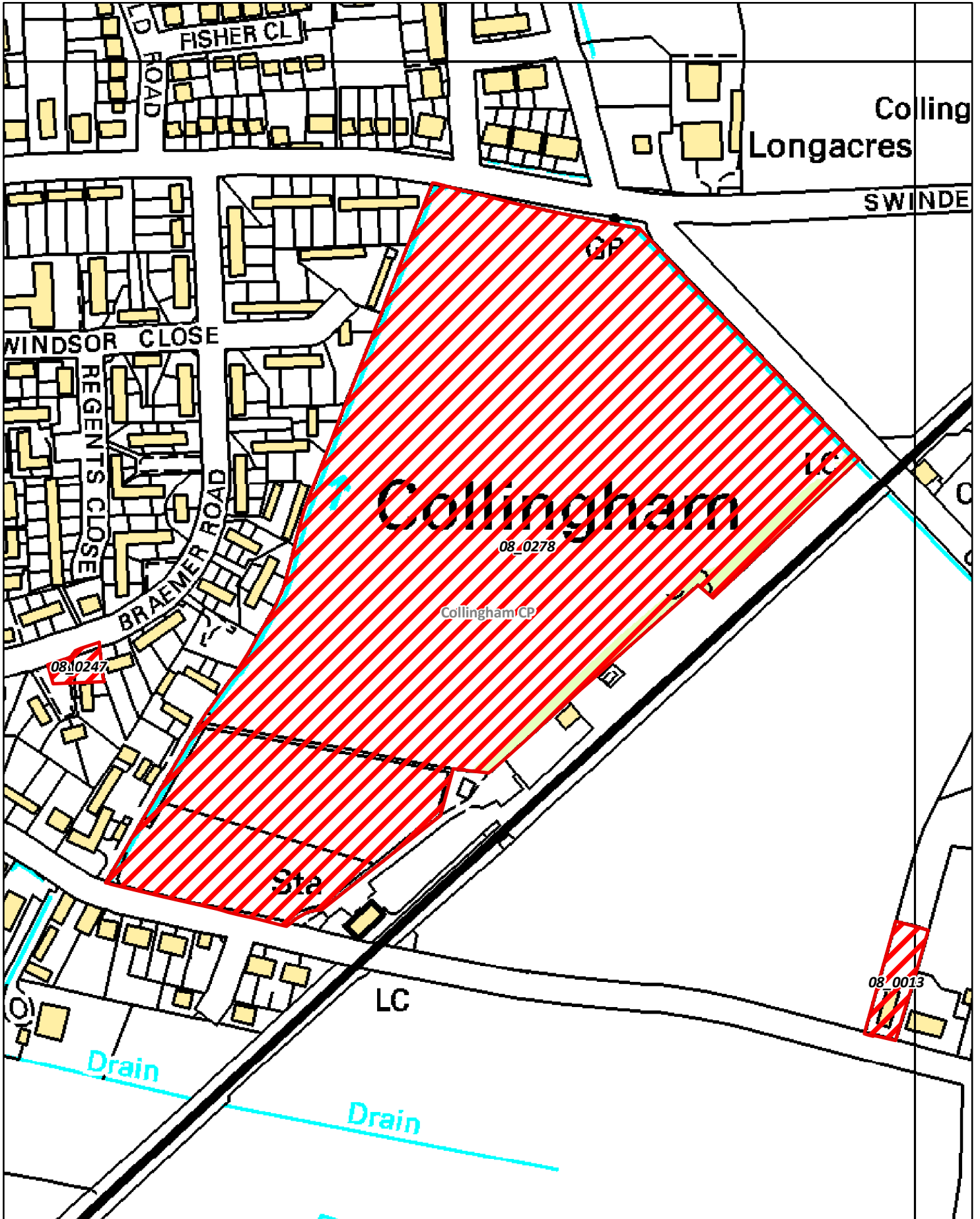


**08\_0063 - 08\_0199,  
Collingham 2 of 3**

Date: 05/05/2010

Scale: 1:5,500

# Strategic Housing Land Availability Assessment 2010



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

Date: 05/05/2010

Scale: 1:2,902