

Thurgarton Parish

5.226 The following sites have been submitted within the parish of Thurgarton. However, this Parish does not contain a settlement prioritised for Assessment (Page 11 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. Some of the sites are also under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers).

- 08_0131 The Hollows, Priory Lane, Thurgarton
- 08_0132 Checkers, Priory Lane, Thurgarton
- 08_0219 Land off Bleasby Road, Thurgarton
- 08_0220 Land off Willow Lane, Thurgarton
- 08_0221 Land off Nottingham Road, Thurgarton
- 08_0222 Land off Bleasby Road, Thurgarton
- 08_0232 Hoveringham Quarry, Station Road, Thurgarton
- 08_0233 Poplar Farm, Bleasby Road, Thurgarton
- 08_0288 Rear of Highfield House, Southwell Road, Thurgarton

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

THURGARTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0131	The Hollows, Priory Lane	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0132	Checkers, Priory Lane	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0219	Land off Bleasby Road	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0220	Land off Willow Lane	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0221	Land off Nottingham Road	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0222	Land off Bleasby Road	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0232	Hoveringham Quarry, Station Road	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0233	Poplar Farm, Bleasby Road	Thurgarton	Site not within a settlement prioritised for Assessment.
08_0288	Rear of Highfield House, Southwell Road	Thurgarton	Site not within a settlement prioritised for Assessment; and Site below 0.25ha. Not included in study.

Site Ref: The Hollows, Priory Lane**08_0131**

Area(ha): 12.10

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues**Access to Services**

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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Southwell Town Centre 5348m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 235m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: The Hollows, Priory Lane**08_0131****Area(ha): 12.10****Parish: THURGARTON****Proposed Yield :****Impact on existing
Recreational Use:****Listed Bldg / Local Interest Bldg:****ProtectedSpecies/
Habitats:****Tree Preservation Order:****Conservation Area:****Suitability Conclusion:**

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 PC Comments: This is a large, productive, agricultural field which was originally an ancient orchard. Any housing will create significant highway problems / constraints.
General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there.

Site Ref: Checkers, Priory Lane

08_0132

Area(ha): 2.55

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues

Access to Services

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

Secondary school: Yes **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
Southwell Town Centre 5961m

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

GreenSpaceStandards: Within 1500m of publicly accessible green space

GreenSpaceStrategy Comments: 1096m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: Checkers, Priory Lane

08_0132

Area(ha): 2.55

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**

**ProtectedSpecies/
Habitats:**

Suitability Conclusion:

Listed Bldg / Local Interest Bldg:

Tree Preservation Order:

Conservation Area:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Legal Issues:

Timescale:

Viability Comments:

Ownership Comments:

Legal Comments:

Availability Other Issues:

Additional Comments:

Site Ref: Land off Bleasby Road**08_0219**

Area(ha): 16.71

Parish: THURGARTON

Proposed Yield :**Suitability Conclusion****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.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Site not within a settlement prioritised for Assessment.****Overall Final Conclusion:****Site not within a settlement prioritised for Assessment.****Character Land Use Location****Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy****AllocatedSite:****Other:****Conflicting Issues****Access to Services****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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5758m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 529m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:****Agricultural Land Quality:****Site Apparatus:****Neighbour Issues:****Site within a flood zone?:****Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:****Natural Features:**

Site Ref: Land off Bleasby Road**08_0219** Area(ha): 16.71 Parish: THURGARTON**Proposed Yield :****Impact on existing
Recreational Use:****Listed Bldg / Local Interest Bldg:****ProtectedSpecies/
Habitats:****Tree Preservation Order:****Conservation Area:****Suitability Conclusion:**

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.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years currently held under an agricultural tenancy**Ownership Comments:** currently held under an agricultural tenancy**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: Site Specific PC Comments: The site is within the Environment Agency flood plain and contains public bridleways, footpaths and an electrical pylon line. General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there. 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.

Site Ref: Land off Willow Lane**08_0220**

Area(ha): 11.89

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion**Availability Conclusions:****Availability Comments:**

Information provided; A developer has shown interest in the site. It will be available for development within 5 years.

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

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location**Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy****AllocatedSite:****Other:****Conflicting Issues****Access to Services****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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5788m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 532m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:****Agricultural Land Quality:****Site Apparatus:****Neighbour Issues:****Site within a flood zone?:****Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:****Natural Features:**

Site Ref: Land off Willow Lane**08_0220**

Area(ha): 11.89

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**Yes Thurgarton
BW6/Thurgarton
BW6/Thurgarton BW7**Listed Bldg / Local Interest Bldg:****ProtectedSpecies/
Habitats:****Tree Preservation Order:****Conservation Area:****Suitability Conclusion:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:**

Information provided; A developer has shown interest in the site. It will be available for development within 5 years.

Achievability Comments:**Ownership Constraints**owner constraints 6-10 years
The land is currently held
under an agricultural tenancy**Ownership Comments:**The land is currently held under
an agricultural tenancy**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: Site Specific PC Comments: The site is within the Environment Agency flood plain and contains public bridleways, footpaths and an electrical pylon line. General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there. 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.

Site Ref: Land off Nottingham Road**08_0221**

Area(ha): 11.89

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion**Availability Conclusions:****Availability Comments:**

Information provided; A developer has shown an interest in the site and it would be available within 5 years.

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

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location**Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy****AllocatedSite:****Other:****Conflicting Issues****Access to Services****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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5988m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 643m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:****Agricultural Land Quality:****Site Apparatus:****Neighbour Issues:****Site within a flood zone?:****Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:****Natural Features:**

Site Ref: Land off Nottingham Road**08_0221**

Area(ha): 11.89

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**

Yes Thurgarton FP9

Listed Bldg / Local Interest Bldg:**ProtectedSpecies/
Habitats:****Tree Preservation Order:****Conservation Area:****Suitability Conclusion:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:**

Information provided; A developer has shown an interest in the site and it would be available within 5 years.

Achievability Comments:**Ownership Constraints**owner constraints 6-10 years
The site is currently held
under agricultural tenancy.**Ownership Comments:**The site is currently held under
agricultural tenancy.**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: Site Specific PC Comments: The site is within the Environment Agency flood plain and contains public bridleways, footpaths and an electrical pylon line. General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there. 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.

Site Ref: Land off Bleasby Road**08_0222****Area(ha): 6.28****Parish: THURGARTON****Proposed Yield :****Suitability Conclusion****Availability Conclusions:****Availability Comments:**

Information provided; A developer has shown an interest in the site and it would be available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Site not within a settlement prioritised for Assessment.****Overall Final Conclusion:****Site not within a settlement prioritised for Assessment.****Character Land Use Location****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage/ Countryside**Area Greenfield:** 6.28**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy****AllocatedSite:** Countryside Site abuts Thurgarton Conservation Area**Other:** NE1- Development in the countryside.**Conflicting Issues** No**Access to Services****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 4929m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 329m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:** Yes Steep slope from north-west to south-east**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****Impact on views:** Yes Site on steep slope forms part of**Natural Features:** Yes Trees on site

Site Ref: Land off Bleasby Road**08_0222** Area(ha): 6.28 Parish: THURGARTON**Proposed Yield :**

the Trent Valley

**Impact on existing
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided; A developer has shown an interest in the site and it would be available within 5 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
Site is currently subject to an
agricultural tenancy**Ownership Comments:** Site is currently subject to an
agricultural tenancy**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years**Availability Other Issues:** other constraints 0-5 years**Viability Comments:**

Additional Comments: Residential or employment uses proposed.

Abuts SHLAA sites 08_0233 and 08_0219

Site Specific PC Comments: Roman remains have been found on the site. General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there. PC Comments- Roman ruins have been found on site

Site Ref: Land off Bleasby Road**08_0222****Area(ha): 6.28****Parish: THURGARTON****Proposed Yield :****Suitability Conclusion****Availability Conclusions:****Availability Comments:**

Information provided; A developer has shown an interest in the site and it would be available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Site not within a settlement prioritised for Assessment.****Overall Final Conclusion:****Site not within a settlement prioritised for Assessment.****Character Land Use Location****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage/ Countryside**Area Greenfield:** 6.28**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside,**Conflicting Issues****Access to Services****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 4929m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 329m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:** Yes Steep slope from north-west to south-east**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****Impact on views:** Yes Site on steep slope forms part of the Trent Valley**Natural Features:** Yes Trees on site

Site Ref: Land off Bleasby Road**08_0222**

Area(ha): 6.28

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided; A developer has shown an interest in the site and it would be available within 5 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
Site is currently subject to an
agricultural tenancy**Ownership Comments:** Site is currently subject to an
agricultural tenancy**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years**Availability Other Issues:** other constraints 0-5 years**Viability Comments:**

Additional Comments: Residential or employment uses proposed.
Abuts SHLAA sites 08_0233 and 08_0219
Site Specific PC Comments: Roman remains have been found on the site. General PC
Comments: Thurgarton is within a conservation area which has had severe planning
restrictions in the past. Express surprise at the offer of land outside the village envelope.
Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an
adjacent industrial estate no residents are employed there. PC Comments- Roman ruins
have been found on site

Site Ref: Hoveringham Quarry, Station Road

08_0232

Area(ha): 3.64

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues

Access to Services

Within 800m or 10 mins walking

Within 30 mins travel by public transport

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

Secondary school: Yes **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
Southwell Town Centre 6923m

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

GreenSpaceStandards: Within 1500m of publicly accessible green space

GreenSpaceStrategy Comments: 1150m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: Hoveringham Quarry, Station Road

08_0232

Area(ha): 3.64

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**

**ProtectedSpecies/
Habitats:**

Suitability Conclusion:

Listed Bldg / Local Interest Bldg:

Tree Preservation Order:

Conservation Area:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years Property currently held under a tenancy which is due to expire in the near future

Ownership Comments: Property currently held under a tenancy which is due to expire in the near future

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: Site Specific PC Comments: This is not adjacent to the village and is therefore remote.
General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there.

Site Ref: Poplar Farm, Bleasby Road**08_0233**

Area(ha): 1.73

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues**Access to Services**

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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Southwell Town Centre 5157mProximity Transport Node: Over 1km from a major public transport
node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 335m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: Poplar Farm, Bleasby Road**08_0233**

Area(ha): 1.73

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**

Yes Thurgarton FP14

**ProtectedSpecies/
Habitats:****Suitability Conclusion:****Listed Bldg / Local Interest Bldg:****Tree Preservation Order:****Conservation Area:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
The site is currently subject to
an agricultural tenancy**Ownership Comments:** The site is currently subject to an
agricultural tenancy**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: Site Specific PC Comments: A recent conservation report has designated this as a vital open space contributing to the special character of the conservation area
General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there.
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.

Site Ref: Rear of Highfield House, Southwell Road**08_0288**

Area(ha): 0.18

Parish: THURGARTON

Proposed Yield :

Suitability Conclusion**Availability Conclusions:****Availability Comments:**

Information Supplied: Developer has shown an interest in the site. Number/type of dwellings in mind: 1 residential house. Available within 5 years.

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

Site not within a settlement prioritised for Assessment; and Site below 0.25 ha. Not included in study.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment; and Site below 0.25 ha. Not included in study.

Character Land Use Location**Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy****AllocatedSite:****Other:****Conflicting Issues****Access to Services****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: No Cash Machine/PO: No

Further Education: No Hospital: No

Supermarket: Yes Employment: Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Southwell Town Centre 5155m

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

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 261m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:****Agricultural Land Quality:****Site Apparatus:****Neighbour Issues:****Site within a flood zone?:****Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:****Natural Features:**

Site Ref: Rear of Highfield House, Southwell Road

08_0288

Area(ha): 0.18

Parish: THURGARTON

Proposed Yield :

**Impact on existing
Recreational Use:**

**ProtectedSpecies/
Habitats:**

Suitability Conclusion:

Listed Bldg / Local Interest Bldg:

Tree Preservation Order:

Conservation Area:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Developer has shown an interest in the site. Number/type of dwellings in mind: 1 residential house. Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: Yes

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Site Specific PC Comments: A recent conservation report has designated this as a vital open space contributing to the special character of the conservation area
General PC Comments: Thurgarton is within a conservation area which has had severe planning restrictions in the past. Express surprise at the offer of land outside the village envelope. Appendix 8 of the SHLAA report refers to local employment in the area. Whilst there is an adjacent industrial estate no residents are employed there.