



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

CLIPSTONE PARISH – SITE ASSESSMENTS

2021

Clipstone Parish

The following sites have been submitted within the Parish of Clipstone. Of the five sites submitted, two sites are not currently considered suitable for development.

Site Reference Number: 16_0016 Site Address: Land west of Waterfield Way, Clipstone
Housing/Employment/Both: Housing Area (Ha): 5.41
Parish: Clipstone Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: Available in 0-5 years
Achievability Conclusions: Achievable
 Achievability Comments: The site is economically viable / achievable.

OVERALL CONCLUSION:
The site benefits from approved 17/02051/RMAM reserved matters permission. The site is currently under construction and therefore is available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (Within Boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 5.41
 Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Vacant

Policy: Suitable

Current Policy Status: Village (within boundary) Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km from town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 219m	

Physical Constraints : Suitable

Highway Engineers Comments: Planning permission granted and housing development already under construction

Topography Constraints: No

Contaminated Land?: Possibly Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 3 (Good – Moderate) Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 1 Surface Water Flooding: 0.06% at low risk

Identified within the SFRA?:
SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : Near Intake Wood Tree Preservation Order: No
Local Wildlife Site

Natural Features on site: None

Conservation Area : No Heritage asset (designated & non designated):
within non-designated park & garden, setting of
model colliery village, potential archaeological
interest

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site benefits from reserved matters planning permission. Agent confirmed continued inclusion in SHELAA July 2019.

Achievability Comments: Site benefits from part reserved matters, part full permission.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0209

13/00458/OUTM Erection of up to 100 units approved

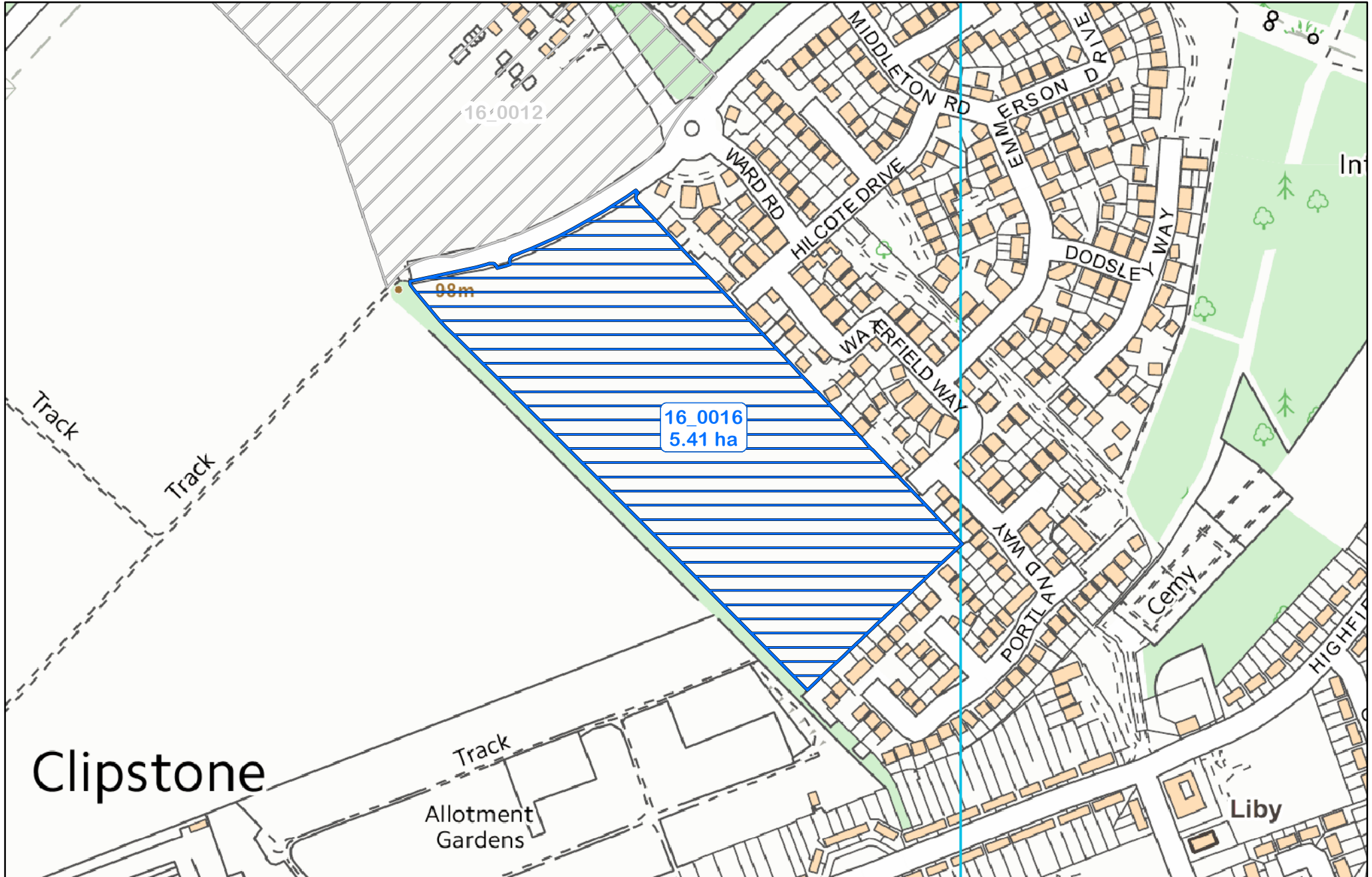
17/02051/RMAM - approved

18/00509/FULM - approved

Within coal mining reporting area. 100% in development low risk area

Yield: permission for 100

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0168 Site Address Former Clipstone Colliery, Clipstone (CI/MU/1)
Housing/Employment/Both: Area (Ha): 27.64
Housing/Employment/Retail and Open Space
Parish: Clipstone Ward: Edwinstowe & Clipstone

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:

The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any future development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and SSSI, take into account the presence of Public Rights of Way within the site and address any potential impact on the heritage asset within the site. The site lies within an area of former coal mining activity and any development in this defined area needs to demonstrate that the development will be safe and stable, taking full account of the former coal mining activities. **Retention of the Headstocks and incorporation into future proposals should be considered by all parties.**

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within boundary) PDL/Greenfield: Brownfield / Greenfield
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Former Colliery

Policy: Suitable

Current Policy Status: Allocated CI/MU/1 Other Policy Constraints:

Conflicting Issues:

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Access to Services : Suitable

Within 800m or 10mins walking

Primary School: Yes Bus Stop: Yes
GP/Health Centre: No Cash Machine /
Post Office: No

Store of Local Importance:
Proximity to town centre: Over 1km to
nearest town centre
Green Space Standards: Within 400m of
publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes Retail Area: No
Further Education: Yes Hospital: No

Supermarket: No Employment: No
Proximity to Transport Node: Over 1km to major
public transport node
Green Space Strategy Comments: 238m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good –
Moderate) and non-agricultural

Access to Utilities:

Site Apparatus: Listed Headstocks and
Powerhouse

Neighbour Issues:

Flood Zone: 1.5% flood zone 3, 0.5% flood zone
2

Surface Water Flooding: 2% at high risk, 5% at
medium risk, 19% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: Footpath
(Clipstone BW3)

Protected Species/Habitats : Adjacent to local
wildlife site (SINC 5/3410 – Clipstone Colliery
Spoil) and SSSI

Tree Preservation Order: No

Natural Features on site None

Conservation Area : No

Heritage asset (designated & non designated):
Grade II Listed Headstock and Powerhouse

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Ongoing discussions with landowner confirm site is available.

Achievability Comments: Council is confident a satisfactory solution can be found about the headstock/powerhouse.

Ownership Constraints: None Known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

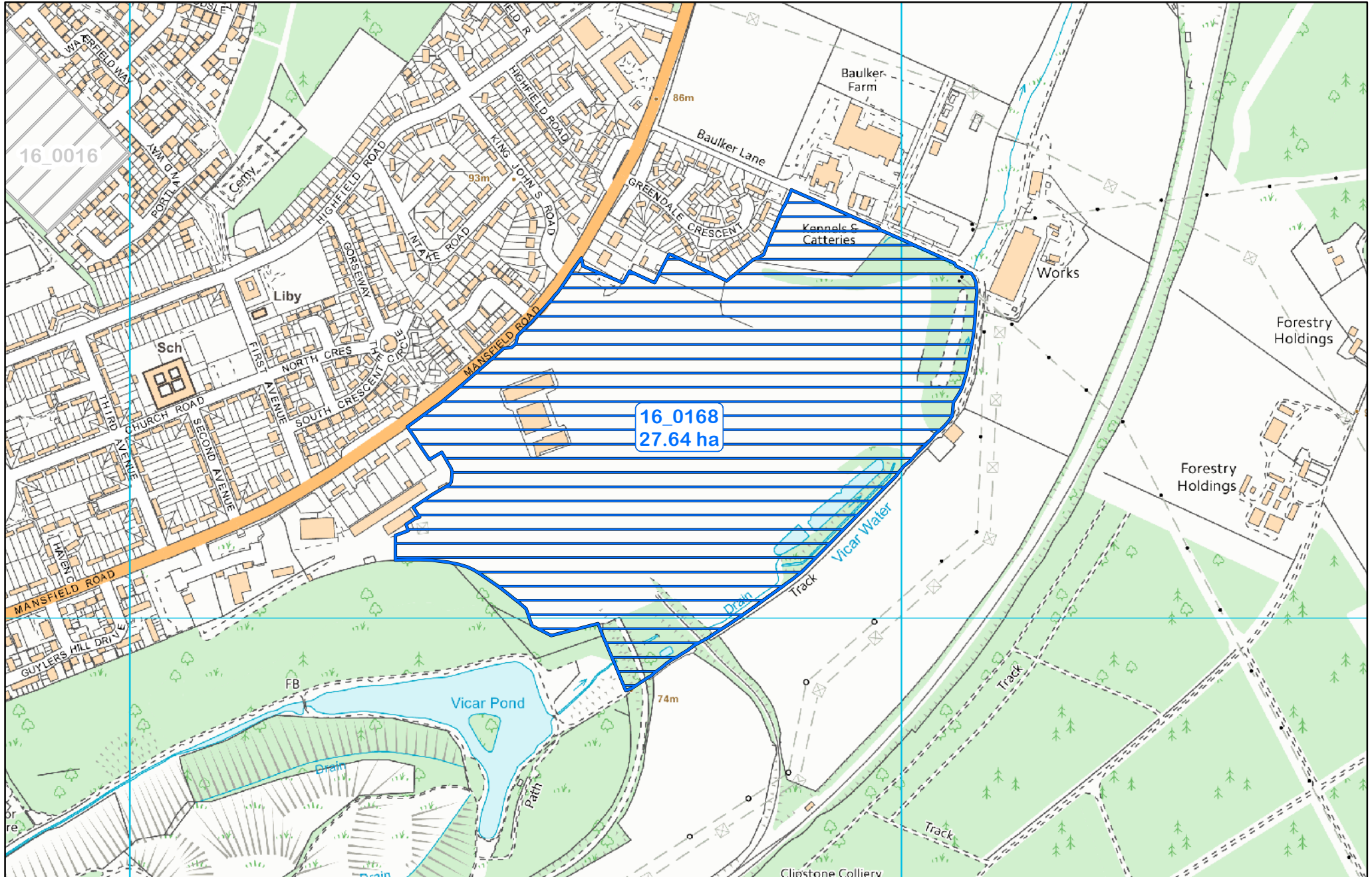
Additional Comments

Site was previously 08_0195

Preservation of the headstocks is a council priority. Negotiations with the landowner suggest that continued allocation as a mixed use site will maximise viability.

Yield: 120 and 12ha

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0233 Site Address Land off Baulker Lane, Clipstone
Housing/Employment/Both: Housing Area (Ha): 10.43
Parish: Clipstone Ward: Edwinstowe and Clipstone

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
The site is not directly connected to the public highway and is there not suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL 1.53 Area: Greenfield 8.9
 Area Character: Countryside / Industrial / Woodland
 Setting : Countryside / Industrial
 Current Use: Industrial / Agricultural

Policy: Not Suitable

Current Policy Status: Open countryside – although adjacent to the village envelope, new development cannot be allowed here until CI/MU/1 to the west is complete. Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

Access to Services: May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development.

Topography Constraints: No, but rises to east

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: Multiple pylons running through the site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Bridleway to west of site

Protected Species/Habitats : abuts Local Wildlife site to east.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): Likely setting of Grade II Listed Headstock

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence shows that the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

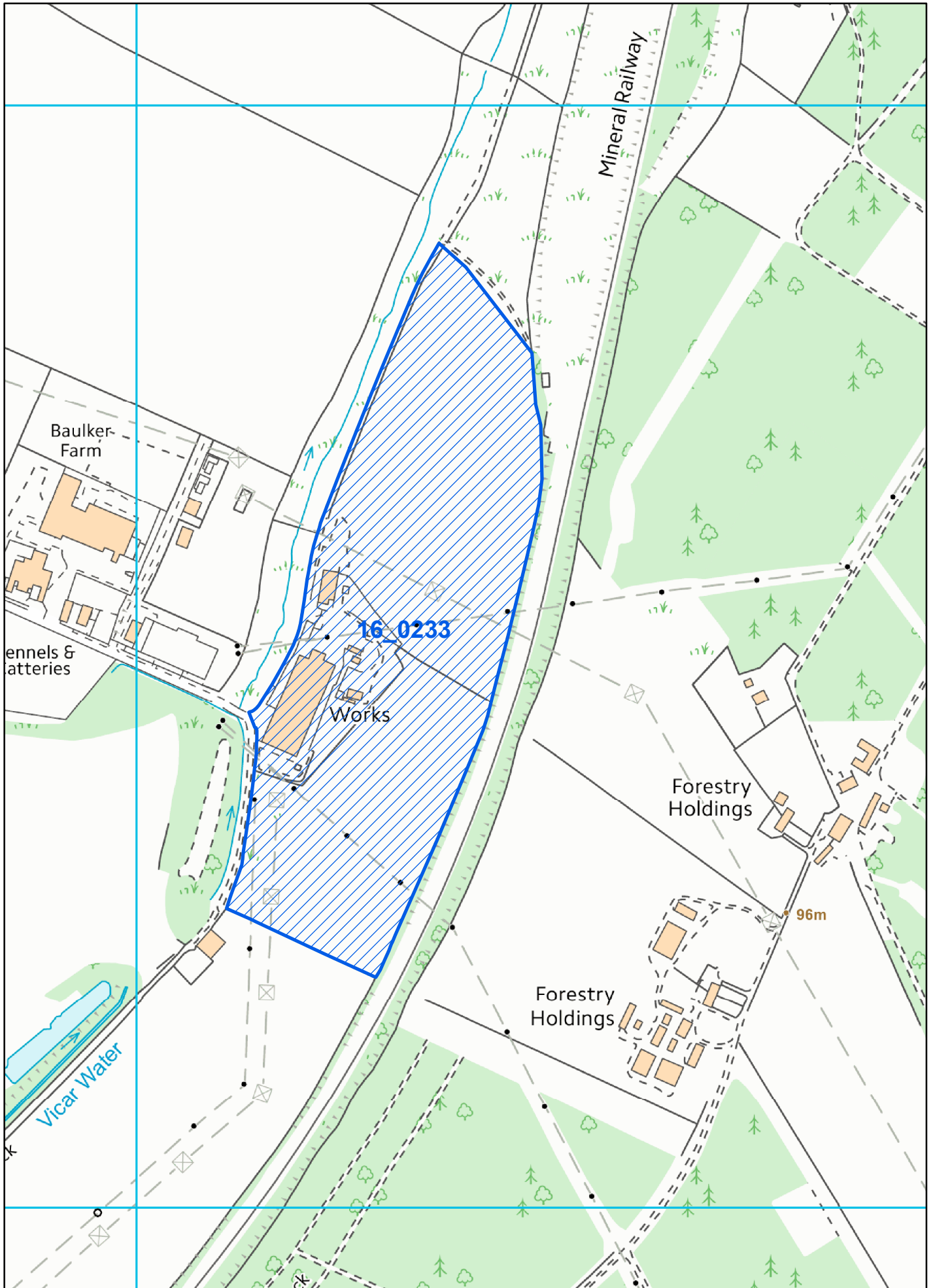
Site was previously known as 08_0118

Due to relationship with settlement (cut off by employment land) site would be awkward if developed for housing. If other objections could be overcome, land may be more suitable if considered for employment allocation.

Yield: 188



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0258 Site Address Land north of Woodland Close, Clipstone
Housing/Employment/Both: Housing Area (Ha): 2.73
Parish: Clipstone Ward: Edwinstowe and Clipstone

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off-site highways mitigation works may be required. The site is achievable and available.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 2.73
 Area Character: Industrial / Forest / Residential
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Adjacent to, but outside Village Envelope Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

Access to Services: Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Off-site highway works and traffic statement required. Access to this site may be available near to the southern end of the frontage on Mansfield Rd. Off-site highway works will likely be required in order to provide a safe access.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus: Power lines running north west to south east along the site.

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Intake Wood Local Wildlife Site.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):
Potential archaeological interest

Suitability Conclusion: May be Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at July 2019

Achievability Comments: Nothing to suggest development is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was formerly known as 08_0461

Yield: 49



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0269 Site Address Land at Cavendish Park
Housing/Employment/Both: Housing Area (Ha): 31.51
Parish: Clipstone Ward: Edwinstowe and Clipstone

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
This site is not suitable for development as there are highways access constraints to the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 31.51ha
 Area Character: Woodlands / Residential / Allotments
 Setting : Sherwood Forest/Edge-of-Settlement
 Current Use: Agricultural Field

Policy: May be Suitable

Current Policy Status: Outside village boundary Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

Access to Services: May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1 km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : Not Suitable

Highway Engineers Comments:

Assuming connection could be made with a public highway, access to this large site is either poor to the west or unacceptable, or may be restrained by highway / junction capacity issues to the east.

Topography Constraints: No, but slopes down

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : Grade 3 (Good to Moderate) / non-agricultural land Access to Utilities: Yes

Site Apparatus: Pylons cross site from north west to south east. Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No Impact on existing recreational use: Bridleway and foot path border the site

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): archaeological interest. Site forms part of Clipstone Park non-designated P&G, setting of colliery village (non-designated asset).

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site was re-submitted by an agent August 2019.

Achievability Comments: Nothing to suggest site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was formerly known as 08_0210

Yield: 662



SHELAA 2016 Sites (Portrait)

