

**Newark & Sherwood Strategic Housing & Employment Land Availability  
Assessment (SHELAA) – Site Assessment Form**

<b>Site Reference</b>	<b>BLE0003</b>
<b>Site Address</b>	<b>Manor Close (Land at)</b>
<b>Parish</b>	<b>Bleasby</b>
<b>Ward</b>	<b>Trent</b>
<b>Area (ha)</b>	<b>3.01ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	Nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is located in open countryside and adjacent to a settlement covered by SP3 / DM8. Site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full. The site lies within Flood Zone 2 and issues of flooding would need to be addressed.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Outside (but adjacent to) village
<b>PDL/Greenfield:</b>	Greenfield
<b>Area of PDL / Greenfield:</b>	3.01ha (Greenfield)
<b>Area Character:</b>	Rural / residential
<b>Setting:</b>	Rural / residential
<b>Current Use:</b>	Agriculture
<b>Policy</b>	
<b>Current Policy Status:</b>	SP3 / DM8
<b>Other Policy Constraints:</b>	
<b>Conflicting Issues:</b>	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Within 400m

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	Looks ok. Footways could do with bringing up to standard width (which appears could be done within the existing highway boundary). PROW runs down eastern border and would need to be maintained as a green walk rather than incorporated into the built environment.
<b>Topography Constraints:</b>	No
<b>Contaminated Land:</b>	Maybe

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Contamination Category:	B – Potentially contaminative usage has been identified on, or in close proximity to the site
Agricultural Land Quality:	Grade 2 (Very Good) and Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	Adjacent to railway line
Flood Zone:	Flood Zone 2
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Public footpath around two sides of the site
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Vegetation around the perimeter and trees in south-eastern corner of the site
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	None
Conservation Area:	We have no concerns with this subject to scale and layout matching in with adjacent housing stock. There are no designated heritage assets within or close to the site. There are a couple of listed buildings on the west side of the railway line, but likely to be sufficiently distant (assuming residential development would be commensurate in scale and density to the adjacent development on Manor Close). There are potential local listings along Station Road, but these will not be affected by potential development on this site. There is potential archaeological interest in the site, noting the adjacent east field is identified as possessing potential historic settlement features (HER ref L1413). Archaeological advice should be sought on what pre-determination assessment might be needed. No impact on the Bleasby CA or other important listed buildings like the Church.

**SUITABILITY CONCLUSION: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

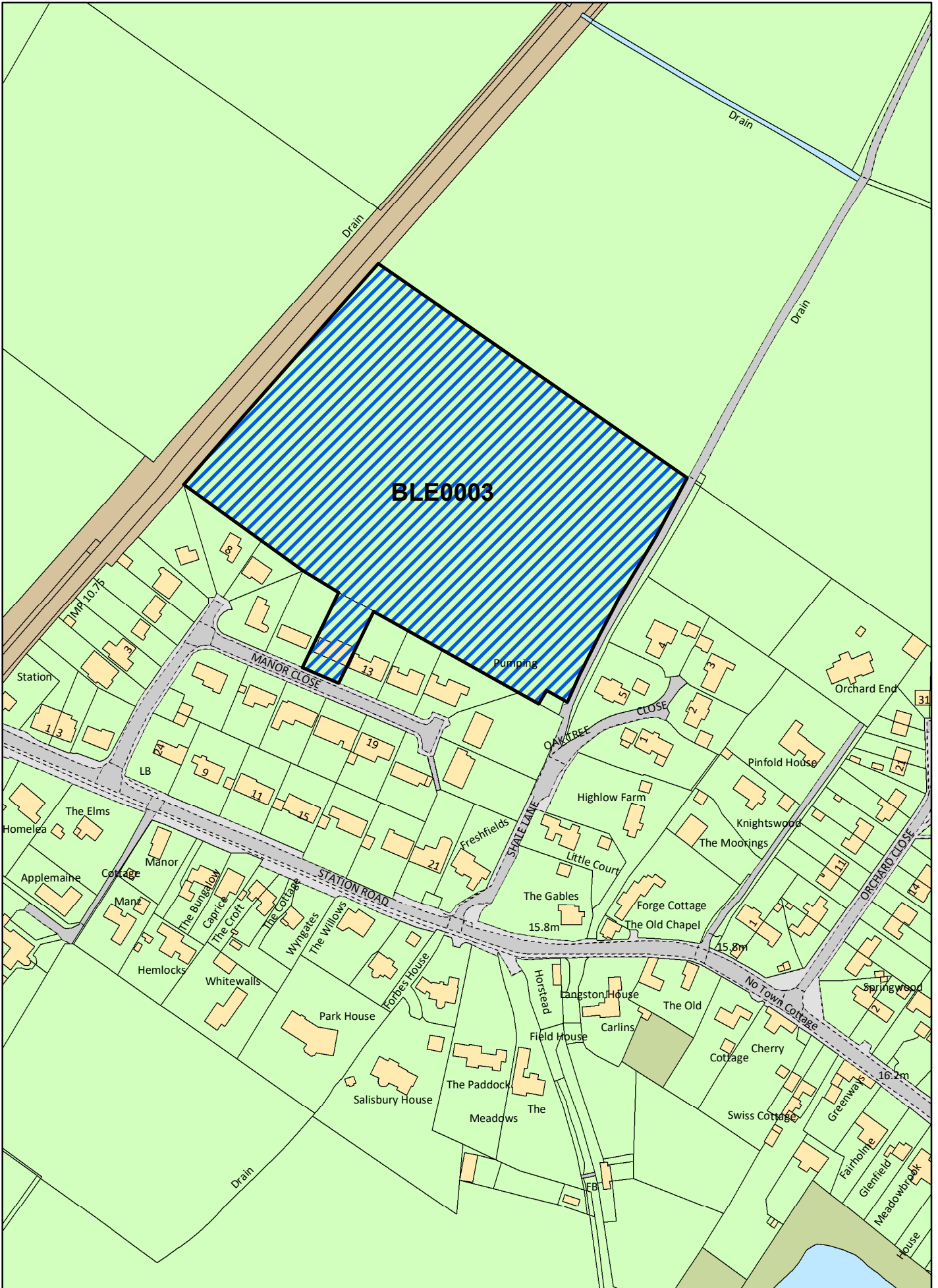
Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known

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Viability Comments:	None
<b>AVAILABILITY CONCLUSION: Available</b>	
<b>ACHIEVABILITY CONCLUSION: Achievable</b>	
<b>ADDITIONAL COMMENTS</b>	



# Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability  
Assessment (SHELAA) – Site Assessment Form**

<b>Site Reference</b>	<b>BLE0207</b>
<b>Site Address</b>	<b>Gypsy Lane (Land at)</b>
<b>Parish</b>	<b>Bleasby</b>
<b>Ward</b>	<b>Trent</b>
<b>Area (ha)</b>	<b>1.06ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is in the open countryside and adjacent to a settlement covered by SP3 / DM8. Site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full. The site lies within Flood Zone 2 and issues of flooding would need to be addressed and any contamination issues would need to be addressed and mitigated if necessary.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Village (outside but adjoining village)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.06ha (Greenfield)
Area Character:	Countryside / Residential
Setting:	Countryside / Residential
Current Use:	Agriculture
<b>Policy</b>	
Current Policy Status:	SP3 / DM8 (Open Countryside)
Other Policy Constraints:	Outside built extent of Village
Conflicting Issues:	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	272m	Proximity to Transport Node	Within 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	Visibility and on-site highway layout required to standard. Offsite highway works and a Traffic Statement required. Limited frontage to Gypsy Lane therefore visibility from the site may be an issue.
Topography Constraints:	No
Contaminated Land:	No

## Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Unknown
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2
Surface Water Flooding:	Unknown
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	Several on perimeter near Gypsy Lane
Natural Features on Site:	Hedgerows
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

**SUITABILITY CONCLUSION: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site availability confirmed in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	Site is available within 5-10 years
Other Availability Issues:	None known
Viability Comments:	None

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

### ADDITIONAL COMMENTS

Land formerly known as 08_0164.
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