

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

<b>Site Reference</b>	<b>CLI0001</b>
<b>Site Address</b>	<b>Land at Vicar Water Country Park</b>
<b>Parish</b>	<b>Clipstone</b>
<b>Ward</b>	<b>Clipstone</b>
<b>Area (ha)</b>	<b>2.17ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>November 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>May be Available</b>
Availability Comments:	Due to the ownership constraints, it is unclear if the site is available for development.
<b>Achievability Conclusions:</b>	<b>May be Achievable</b>
Achievability Comments:	Due to the ownership constraints, it is unclear if the site is available for development.
<b>OVERALL CONCLUSION:</b>	
The site is outside the settlement boundary and is a Local Nature Reserve covered by Policies SP3 / DM8. The site is currently in operation as Vicar Water Country Park car park, toilets, a café and visitor centre. The site is therefore not suitable for development.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Outside but adjacent to settlement boundary
PDL/Greenfield:	Green / PDL
Area of PDL / Greenfield:	
Area Character:	Edge of settlement
Setting:	Semi – urban
Current Use:	Car park, visitors centre, public toilets, café
<b>Policy</b>	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	Local Nature Reserve (Vicar Water)
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	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	<b>No</b>
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	The site would require the following: •Transport Statement or Assessment dependent on number of dwellings proposed.

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	<ul style="list-style-type: none"> <li>• Access upgraded to adoptable standard. There is a narrow point in the vicinity of the rear of 1 Vicar Water Close which I think they would need to demonstrate an acceptable layout could be achieved (considering that signing indicates that this is part of the route to the Sustrans Route 6 so would need to be designed to LTN 1/20 – I am not sure this is possible so would suggest proof prior to considering it for inclusion).</li> <li>• Clipstone Bridleway 3 runs along the southernmost edge and links to the aforementioned Sustrans Route 6 – the proposed development land therefore forms part of what appears to be an important link to and from Clipstone with Route 6, considering the signing along the existing car park access and the link to Clipstone Bridleway 7 (which runs along Vicar Water Court) so there would have to be suitable link/s through any development, of a standard in accordance with LTN 1/20 – this will have width implications which in turn will impact on the number of dwellings which can be delivered.</li> </ul>
Topography Constraints:	None
Contaminated Land:	A – Potentially contaminative usage has been identified in on the site.
Contamination Category:	
Agricultural Land Quality:	n/a- Urban
Site Apparatus:	Visitor centre, café, public toilets
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	N/A
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Some
Impact on Existing Recreational Use:	Play park on site
Protected Species/Habitats:	Local Nature Reserve
Tree Preservation Order:	No
Natural Features on Site:	A number of trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

**SUITABILITY CONCLUSION: Not Suitable**

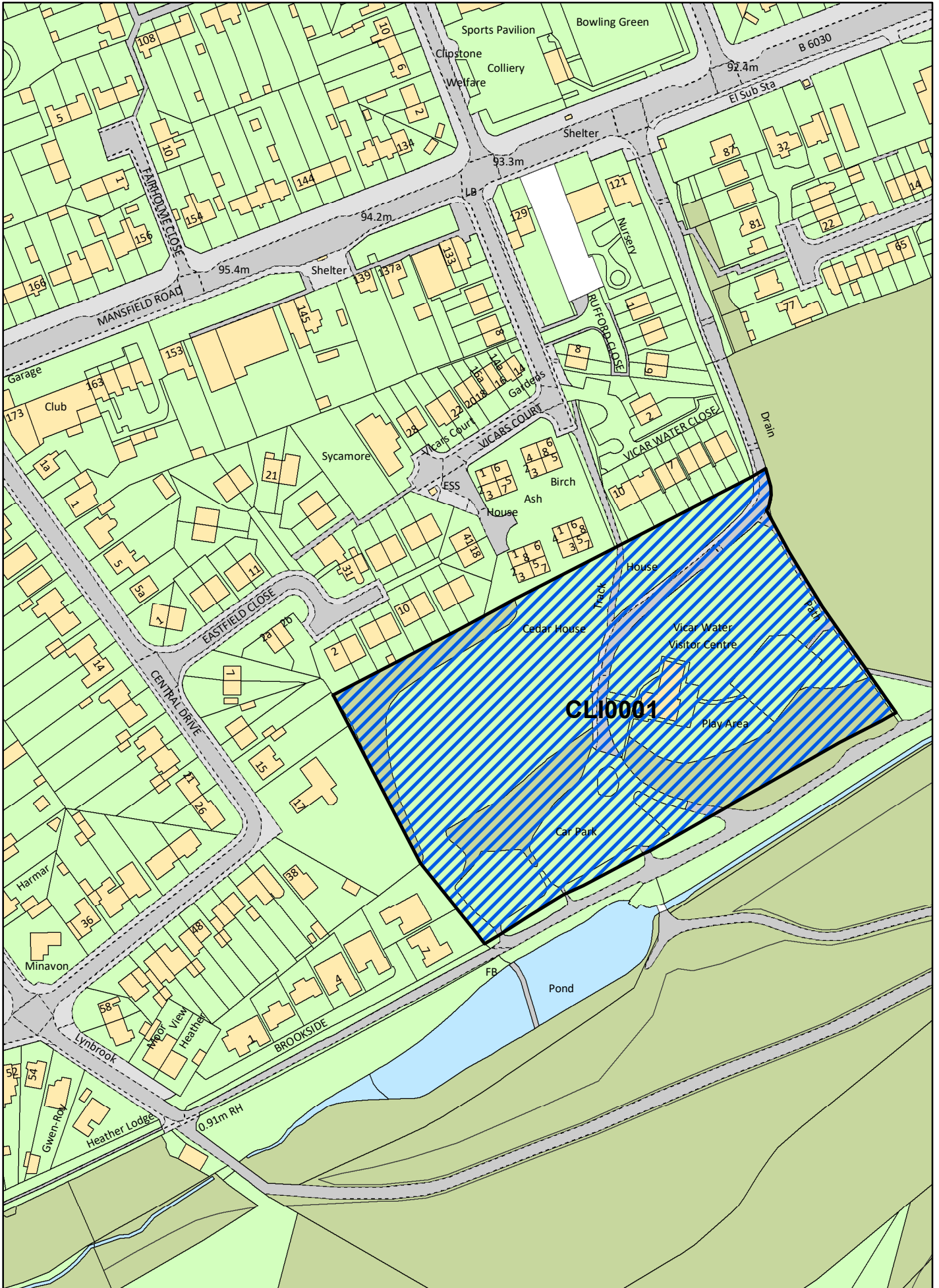
AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	May be Available
Achievability Comment:	May be Achievable
Ownership Constraints:	Yes
Ownership Comments:	Part of the site is on lease to NSDC and would be part of a land swap arrangement. Part of the site is subject to a surrender clause in the lease agreement for development. Part of the site is owned freehold by NSDC and would also form part of a land swap arrangement.

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Legal Issues:	Yes – see above
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None known
<b>AVAILABILITY CONCLUSION: May be Available</b>	
<b>ACHIEVABILITY CONCLUSION: May be Achievable</b>	
<b>ADDITIONAL COMMENTS</b>	
Coal mining low risk development area	



# 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>CLI0168</b>
<b>Site Address</b>	<b>Former Clipstone Colliery (Cl/Mu/1)</b>
<b>Parish</b>	<b>Clipstone</b>
<b>Ward</b>	<b>Edwinstowe &amp; Clipstone</b>
<b>Area (ha)</b>	<b>27.59ha</b>
<b>Housing/Employment/Both:</b>	<b>Mixed</b>
<b>Last Updated</b>	<b>August 2023</b>
<b>Suitability Conclusion:</b>	<b>Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-15 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	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**

<b>Location:</b>	Village (within boundary)
<b>PDL/Greenfield:</b>	Both
<b>Area of PDL / Greenfield:</b>	Unknown
<b>Area Character:</b>	Residential / countryside
<b>Setting:</b>	Edge of settlement
<b>Current Use:</b>	Former Colliery

**Policy**

<b>Current Policy Status:</b>	Allocated Cl/Mu/1
<b>Other Policy Constraints:</b>	
<b>Conflicting Issues:</b>	

**Access to Services**

<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	Yes	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments	238m	Proximity to Transport Node	Over 1km

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Physical Constraints:	
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:	Unknown
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Listed Headstocks and Powerhouse
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
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:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath (Clipstone BW3)
Protected Species/Habitats:	Adjacent to LWS (SINC 5/3410 – Clipstone Colliery Spoil) and SSSI
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Grade II Listed Headstock and Powerhouse

**SUITABILITY CONCLUSION: Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Ongoing discussions with landowners confirm site is available
Achievability Comment:	Nothing to suggest the site is not achievable. Council is confident that a satisfactory solution can be found about the headstock / powerhouse.
Ownership Constraints:	None known
Ownership Comments:	The headstocks and a topple zone around it has been sold by Welbeck to a private developer. However, the Coal Authority have ownership of the below ground shafts and fan drift area. Welbeck retain the rest of the site and the headstocks will be retained and reused.
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years
Other Availability Issues:	None known
Viability Comments:	None

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

**ADDITIONAL COMMENTS**

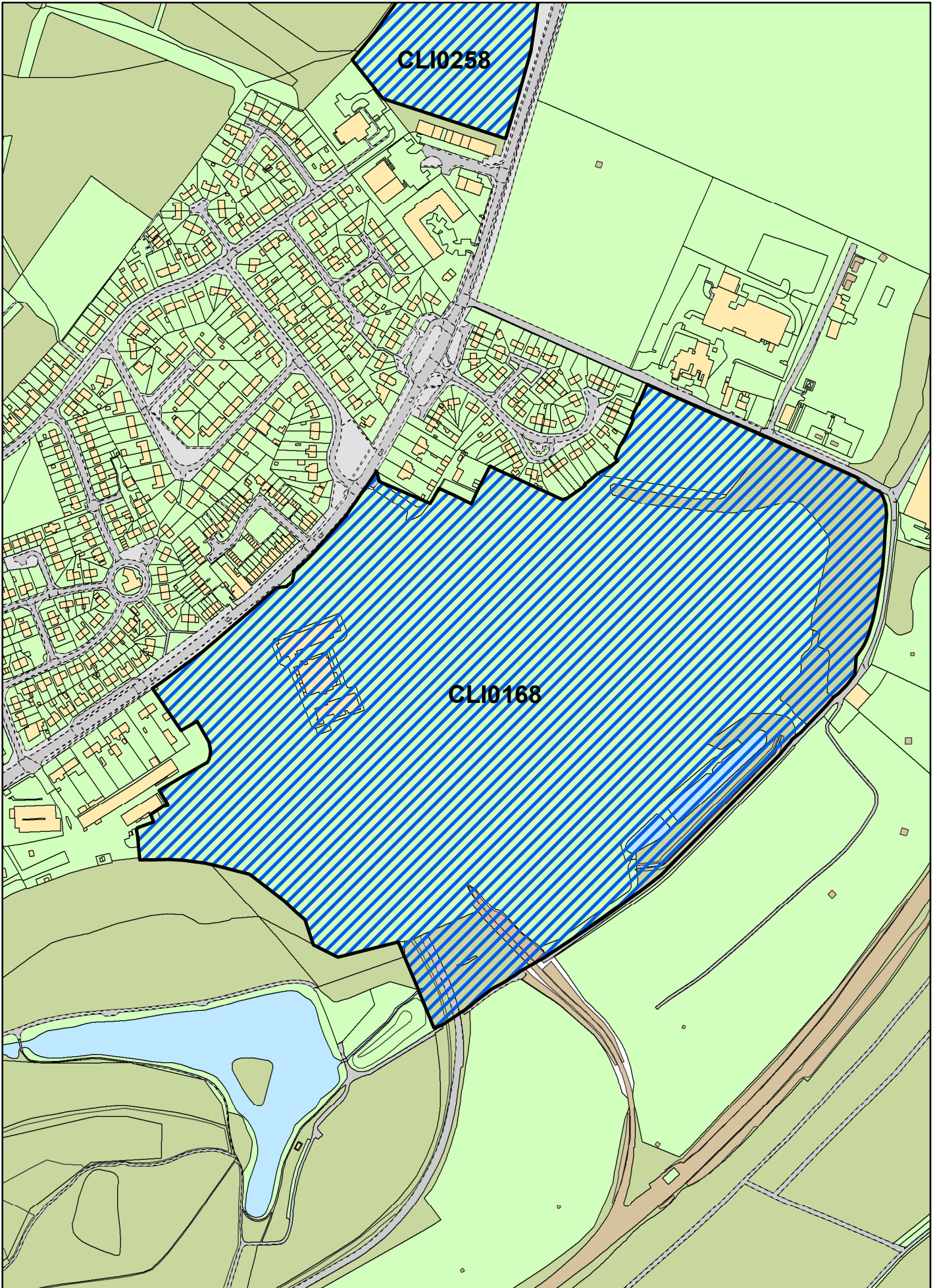
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Site was previously 08\_0195. The headstocks and a topple zone around it have recently been sold by Welbeck to a private developer. However, the Coal Authority have ownership of the below ground shafts and fan drift area. Welbeck retain the rest of the site and the headstocks will be retained and reused. Negotiations with the landowner suggest that continued allocation as a mixed-use site will maximise viability. Application pending under reference 23/00832/FUL for residential development.

Yield: 120 and 12ha



# 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>CLI0258</b>
<b>Site Address</b>	<b>Woodland Close (Land north of)</b>
<b>Parish</b>	<b>Clipstone</b>
<b>Ward</b>	<b>Edwinstowe &amp; Clipstone</b>
<b>Area (ha)</b>	<b>2.67ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>August 2023</b>
<b>Suitability Conclusion:</b>	<b>May be Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	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>	
Potential contamination issues at the site would need to be investigate and mitigated if necessary. Possible off-site highways mitigation works may be required. May be suitable if the settlement boundaries were reviewed as part of a future Plan Review. The site is available and achievable.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Village (outside but adjoining boundary)
<b>PDL/Greenfield:</b>	Greenfield
<b>Area of PDL / Greenfield:</b>	2.67ha (Greenfield)
<b>Area Character:</b>	Industrial / Forest / Residential
<b>Setting:</b>	Edge-of-settlement
<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	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments	430m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	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.
<b>Topography Constraints:</b>	No

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Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Power lines running northwest to southeast along the site
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
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 Assets (Designated & Non-Designated)	Potential archaeological interest

**SUITABILITY CONCLUSION: May be 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
Viability Comments:	None

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

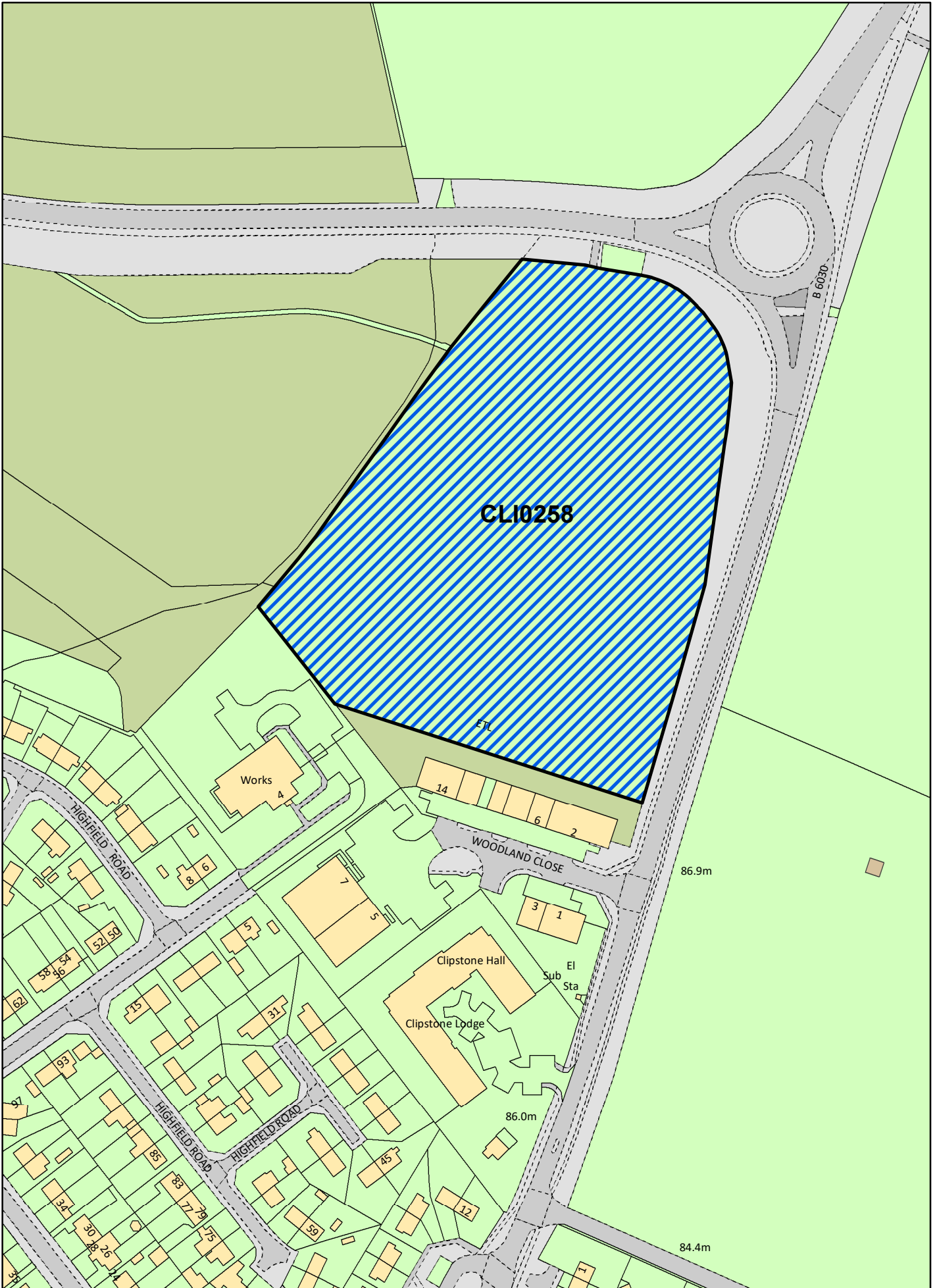
### ADDITIONAL COMMENTS

Site was formerly known as 08\_0461

Yield: 49



# Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability  
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<b>Site Reference</b>	<b>CLI0269</b>
<b>Site Address</b>	<b>Clipstone Lane (land off)</b>
<b>Parish</b>	<b>Clipstone</b>
<b>Ward</b>	<b>Edwinstowe and Clipstone</b>
<b>Area (ha)</b>	<b>31.49ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>August 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>	
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.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Village (outside but adjoining boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	31.49ha (Greenfield)
Area Character:	Woodlands / Residential / Allotments
Setting:	Sherwood Forest / Edge of settlement
Current Use:	Agricultural field
<b>Policy</b>	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
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		Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	Assuming connection could be made with 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

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Site Apparatus:	Pylons cross the site from north west to south east
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Bridleway and footpath border the site
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest. Site forms part of Clipstone Park non-designated park and garden, setting of colliery village (non-designated asset)

**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
Viability Comments:	None

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

### ADDITIONAL COMMENTS

Site was formerly known as 08\_0210.

Yield: 662



# Strategic Housing and Employment Land Availability Assessment 2023

