

Harby Parish

5.121 Within Harby Parish, 6 sites have been through the full Assessment process. 3 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.122 3 sites may be considered suitable for development and could provide for approximately 84 dwelling units. However, comments have been received from Anglian Water, through the consultation process, and development numbers in Harby have been reduced to 30 in total as a result of Sewage Treatment Works Capacity. 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.

5.123 The following sites within the parish of Harby 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_0033**
- **08_0051**
- **08_0516**

Sites which May be Considered Suitable

- **08_0052**
- **08_0517**
- **08_0626**

5.124 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:

- **08_0271** 2 areas of land at Wigsley Road, Harby
- **08_0336A** Land at Darbyshire Close, Harby
- **08_0336B** Land at Darbyshire Close, Harby
- **08_0336C** Land at Darbyshire Close, Harby
- **08_0514** Land at Harby Mill, Harby
- **08_0515** North of Wigsley Road, Harby

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

Site Ref: Land at Harby, Notts**08_0033**

Area(ha): 2.78

Parish: HARBY

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: No timescale for site availability provided.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

A Scheduled Ancient Monument (SAM) forms approximately 20% of the site area and would not be suitable for any development. Furthermore, development adjacent to the (SAM) could have a detrimental affect on the setting. Potential contamination issues within the site. Approx. 50% of the sites lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not suitable due to the environmental constraints.

Overall Final Conclusion:

A Scheduled Ancient Monument (SAM) forms approximately 20% of the site area and would not be suitable for any development. Furthermore, development adjacent to the (SAM) could have a detrimental affect on the setting. Potential contamination issues within the site. Approx. 50% of the sites lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not suitable due to the environmental constraints.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.78**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable

AllocatedSite: Countryside A Scheduled Ancient Monument (SAM) forms approximately 20% of the site area and would not be suitable for any development. Furthermore, development adjacent to the (SAM) could have a detrimental affect on the setting.

Other: NE1 Development in the Countryside; C22 Scheduled Ancient Monuments

Conflicting Issues Yes Outside Village Envelope. Scheduled Ancient Monument (SAM)**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**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 21052m

Within 30 mins travel by public transport**Secondary school:** **Retail Area:** Yes**Further Education:** **Hospital:****Supermarket:** **Employment:** Yes

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

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 105m**Physical Constraints** The site is not suitable

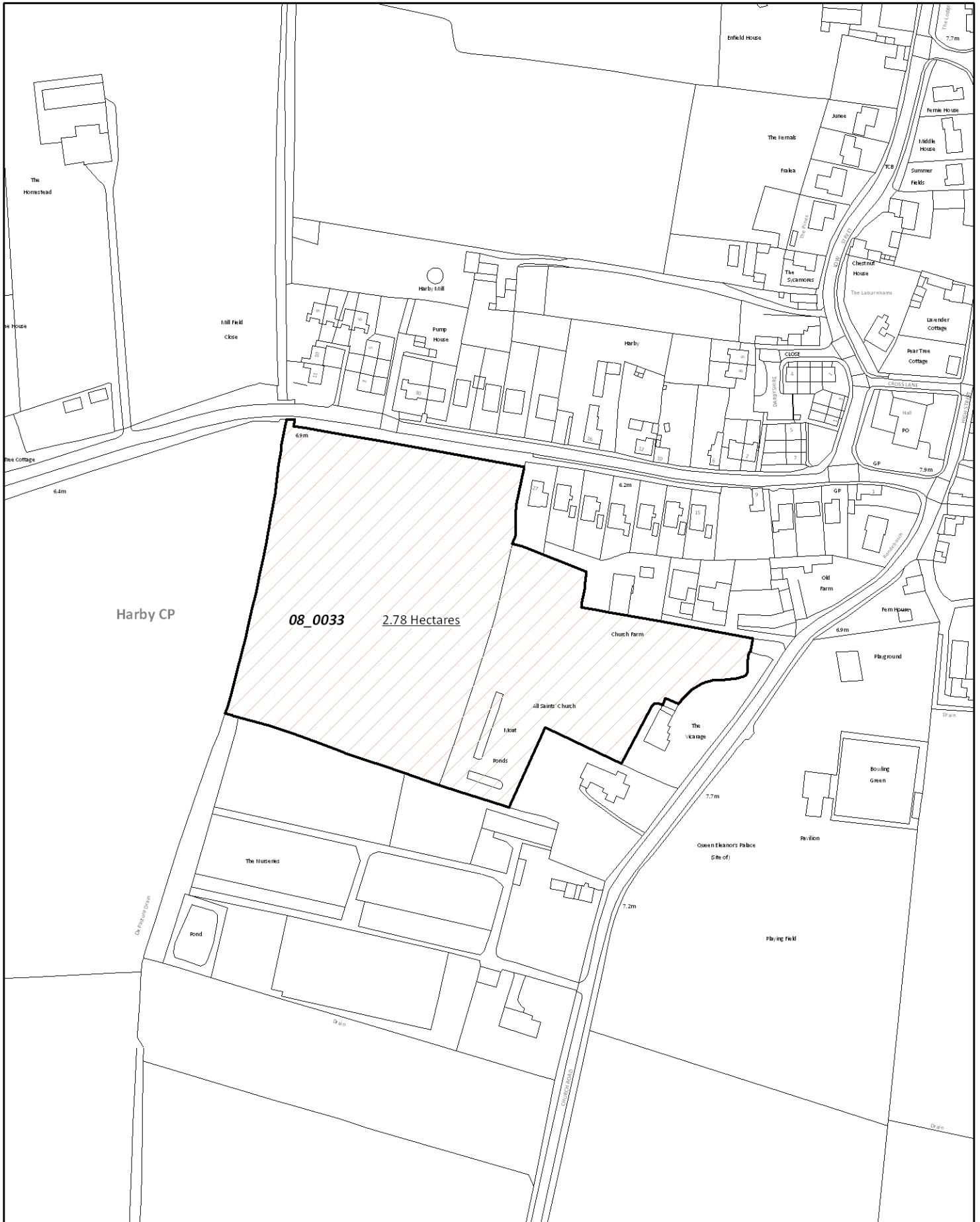
Site Ref: Land at Harby, Notts**08_0033**

Area(ha): 2.78

Parish: HARBY

Proposed Yield :**Highway Engineers Comments:** Visibility and an onsite highway layout to standard. Off site highway works to standard. Site only has access onto Wigsley Rd.**Topography Constraints:** No**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 zone 3 Approx 50% of site in zone 2 and 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:** No**Listed Bldg / Local Interest Bldg:** Yes**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: No timescale for site availability provided.**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:** PC Comments: Part of the site is a Scheduled Ancient Monument (23213). Part of this site contains virtually the entirety of a scheduled ancient monument (medieval moated site). Given that Paragraph 12.1 of the SHLAA Methodology states that sites wholly constrained by significant issues (including SAMs) will be discounted, it is very surprising that this site forms part of the draft SHLAA. Development within the SAM will not be possible and there are likely to be significant issues with the rest of the site in terms of the SAM's setting and the archaeological potential outside of the SAM. We therefore question whether this site can deliver residential development. (EH)

Strategic Housing Land Availability Assessment 2010



**08_0033 - Land At Harby, Notts,
Harby**

Date: 09/03/2010

Scale: 1:2,500

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Site Ref: Land on Church Road**08_0051**

Area(ha): 1.05

Parish: HARBY

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues on the site 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. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues on the site 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. 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 On edge of village**Area Greenfield:** 1.05**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is not suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** No**Secondary school:** **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** **Hospital:****Supermarket:** **Employment:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 21065m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 218m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement required. No strong highway issues with this site but would be subject to conditions re access etc.**Topography Constraints:** No Flat land**Access to Utilities?** No**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 Flood risk area 2 covers approx 95% of the**Identified in SFRA:** No

Site Ref: Land on Church Road

08_0051 Area(ha): 1.05 Parish: HARBY

Proposed Yield :

site, Zone 3 approx 15%

SFRA Comments:

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

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years Land owned jointly, working in partnership

Ownership Comments: Land owned jointly, working in partnership

Legal Issues: No

Legal Comments:

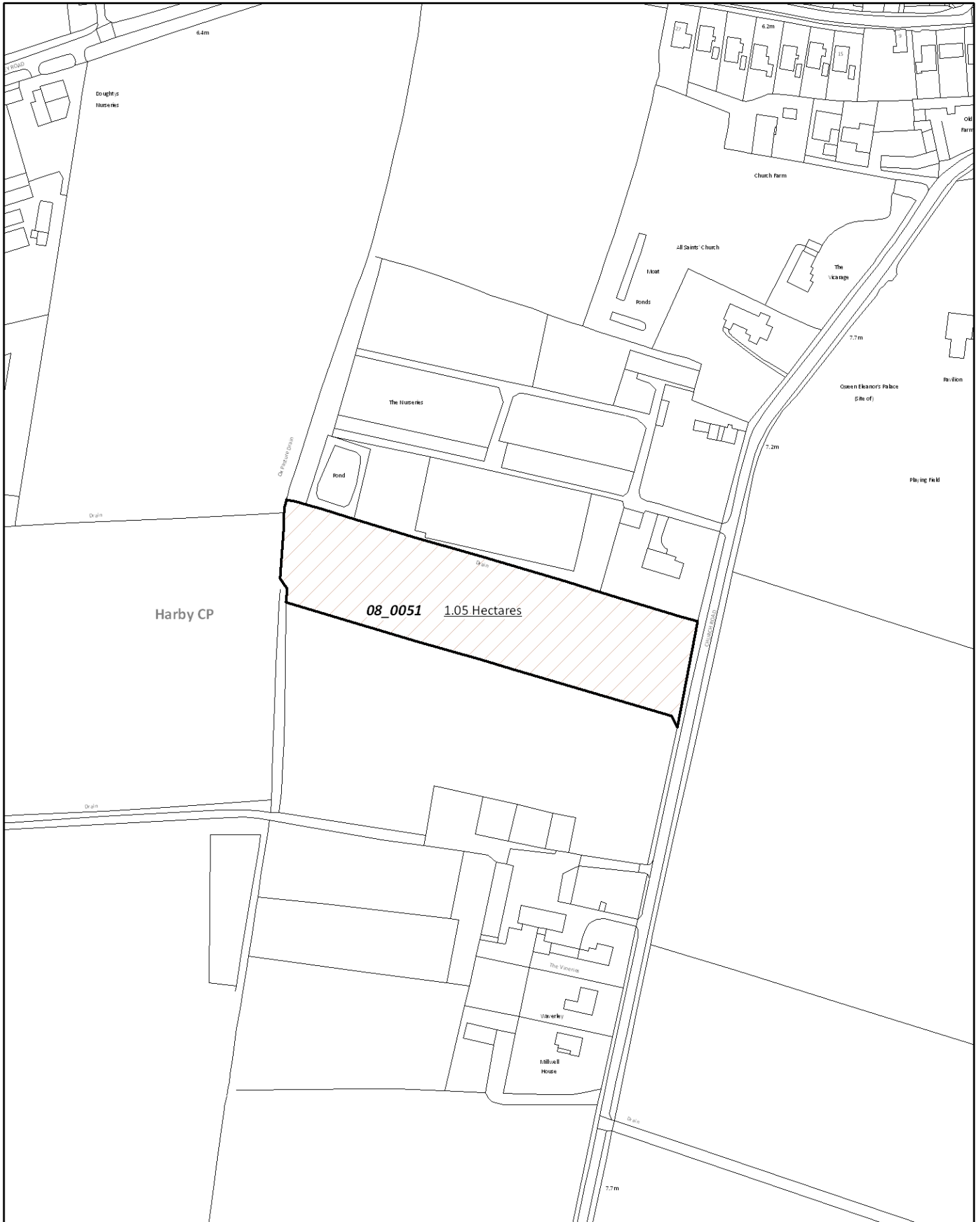
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Land jointly owned, this application is made with the full knowledge and consent of both of them
Anglian Water comments: Newton Water Treatment Works. Water Supply Network capacity available. Harby Water Treatment Works. Sewage Treatment Works Capacity - Limited capacity for no more than 30 dwellings. Foul sewerage capacity will need to be assessed. No AWS surface water system.

Strategic Housing Land Availability Assessment 2010



**08_0051 - Land On Church Road,
Harby**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land behind Janandra, Lansdowne & Enfield House**08_0052****Area(ha): 5.94****Parish: HARBY****Proposed Yield : 30****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. 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 14% on-site POS included within 66% reduction no POS commuted sum. No. of dwellings 61. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.

Overall Draft Conclusion:**Potential flooding issues. Further information would need to be provided to justify development in this location. Approximately 66% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development. 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 flooding issues. Further information would need to be provided to justify development in this location. Approximately 66% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development. 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. Note only 30 dwellings in Harby in total.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideEdge of village**Area Greenfield:** 5.94**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**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****Primary school:** Yes **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** **Retail Area:** Yes**Further Education:** **Hospital:** No**Supermarket:** **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 21349m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 193m

Site Ref: Land behind Janandra, Lansdowne & Enfield House**08_0052**

Area(ha): 5.94

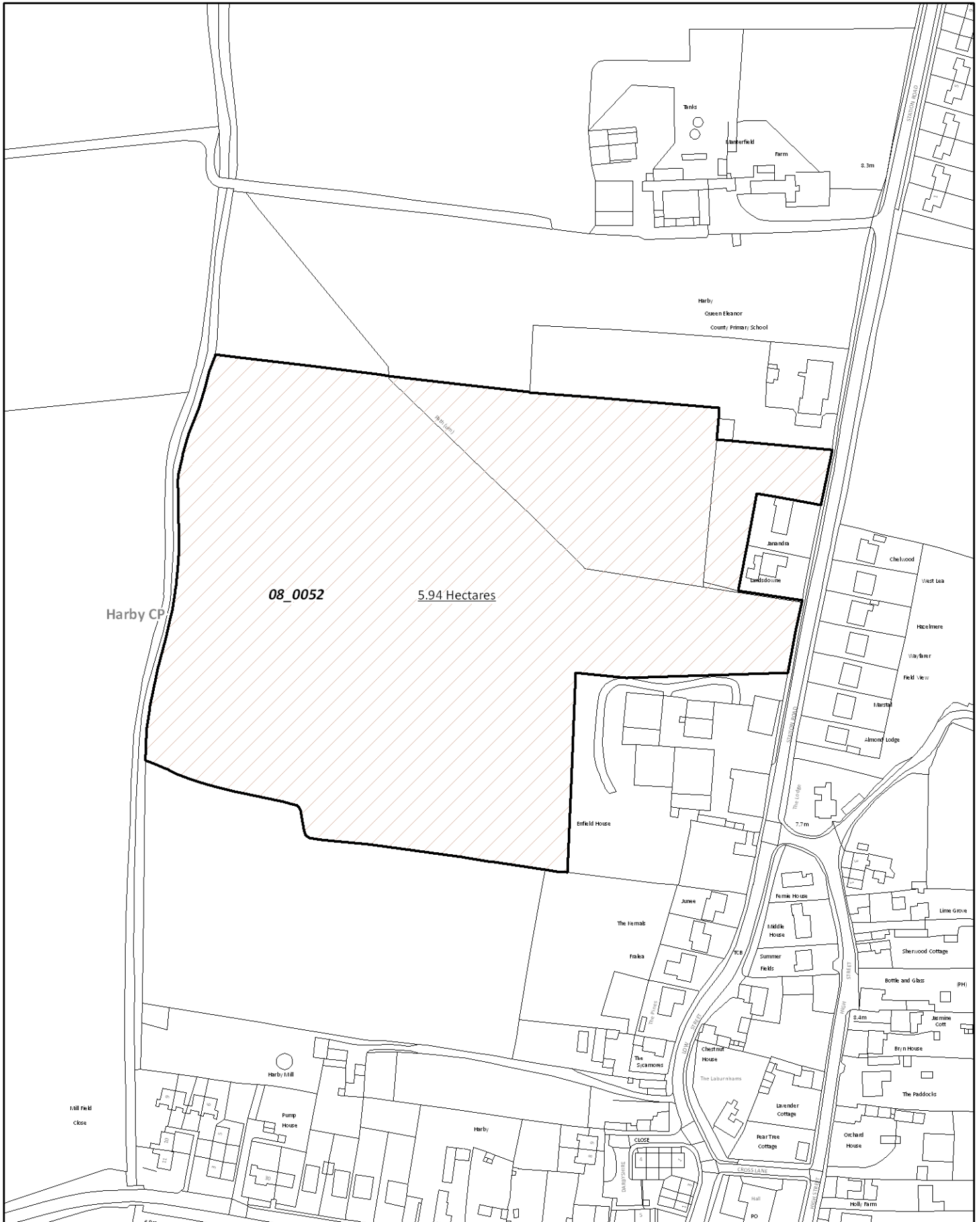
Parish: HARBY

Proposed Yield : 30

Physical Constraints The site may be suitable**Highway Engineers Comments:** Insufficient information to provide advice. site could feasibly provide for two means of access onto Station Rd it is doubtful if either could provide for the appropriate standard of visibility required. Detailed investigation required.**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:** Electricity pylons runs through the site from north east to south west**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Flood risk area 2 approx 90% of the site, Zone 3 approx 66%**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity The site is suitable****Impact on views:** No**Natural Features:** No Grass field**Impact on existing Recreational Use:** Yes Harby FP2**Listed Bldg / Local Interest Bldg:** No**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/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown an interest in the site. 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 14% on-site POS included within 66% reduction no POS commuted sum. No. of dwellings 61. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.**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 with 14% on-site POS included within 66% reduction no POS commuted sum. No. of dwellings 61. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.**Additional Comments:** Site adjacent to SHLAA site 08_0626.

Anglian Water comments: Newton Water Treatment Works. Water Supply Network capacity available. Harby Water Treatment Works. Sewage Treatment Works Capacity - Limited capacity for no more than 30 dwellings. Foul sewerage capacity will need to be assessed. No AWS surface water system.

Strategic Housing Land Availability Assessment 2010



 **08_0052 - Land Behind Janandra, Lansdowne & Enfield House, Harby**

Date: 09/03/2010
Scale: 1:2,500



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Site Ref: Rear of High Street**08_0516**

Area(ha): 0.39

Parish: HARBY

Proposed Yield :

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

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

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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:** PDL**Area Character:** MixedResidential/Countryside**Area Greenfield:****Setting:** Other Residential/Countryside**Area PDL:** 0.39**Current Use:** Rear gardens and public houseResidential**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside

Other: NE1 - Development in the Countryside, H13 - Housing Development in Large Villages, H22 - Area of No Further Intensification of Development

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:** Yes **Bus stop:** No**Secondary school:** **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** **Hospital:**
Supermarket: **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 21413m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 159m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** 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

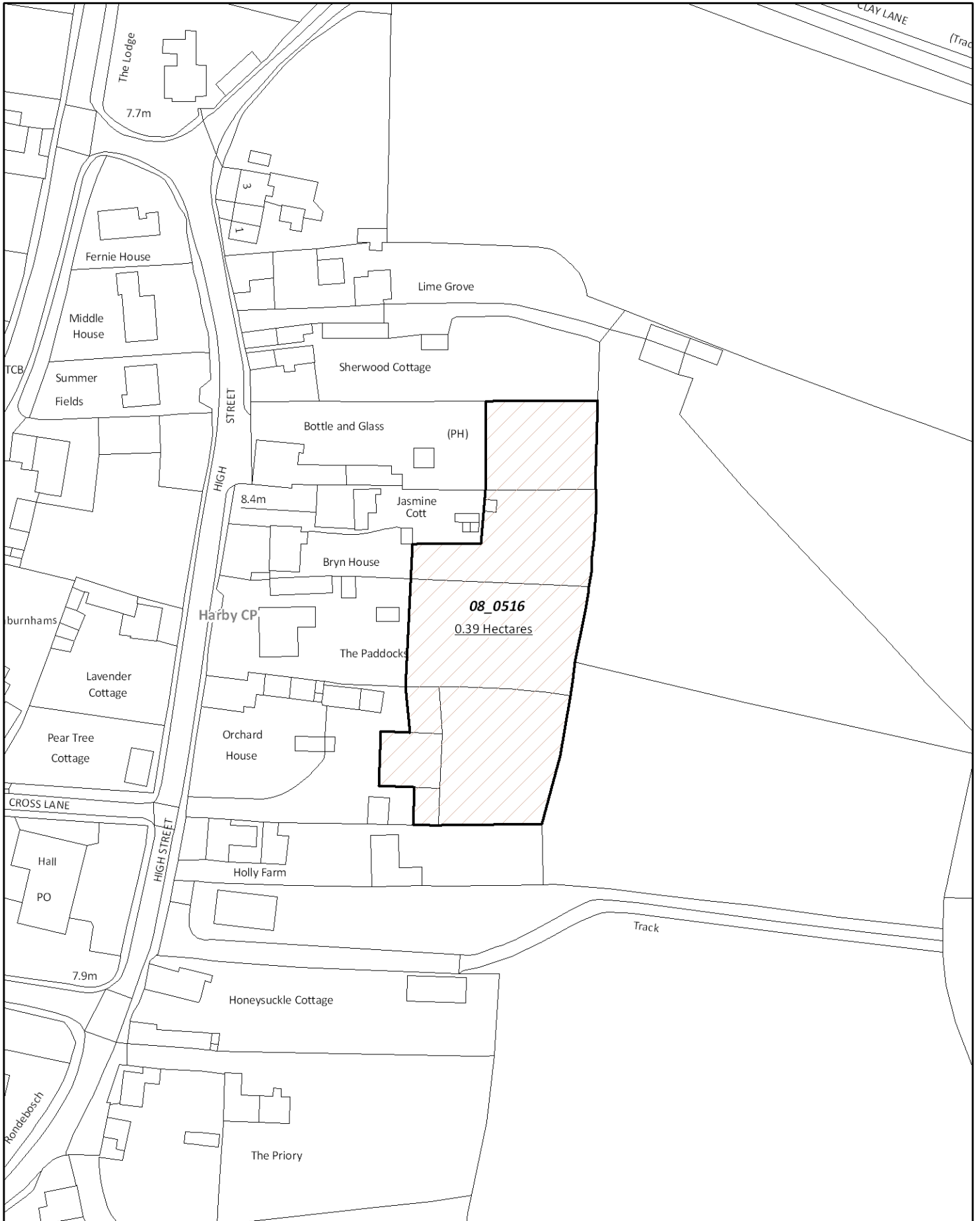
Site Ref: Rear of High Street**08_0516**

Area(ha): 0.39

Parish: HARBY

Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Public House adjoins the site**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:** No**Impact on existing** Yes Harby FP1**Listed Bldg / Local Interest Bldg:** No**Recreational Use:****Tree Preservation Order:** No**ProtectedSpecies/** No**Habitats:****Conservation Area:** No**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:** Parish Council Comments: No access
Some of the site appears to be within the village boundary.
Ingham Plan MOD.

Strategic Housing Land Availability Assessment 2010



**08_0516 - Rear Of High Street,
Harby**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Rear of Church Road**08_0517**

Area(ha): 0.84

Parish: HARBY

Proposed Yield : 24

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/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 24.

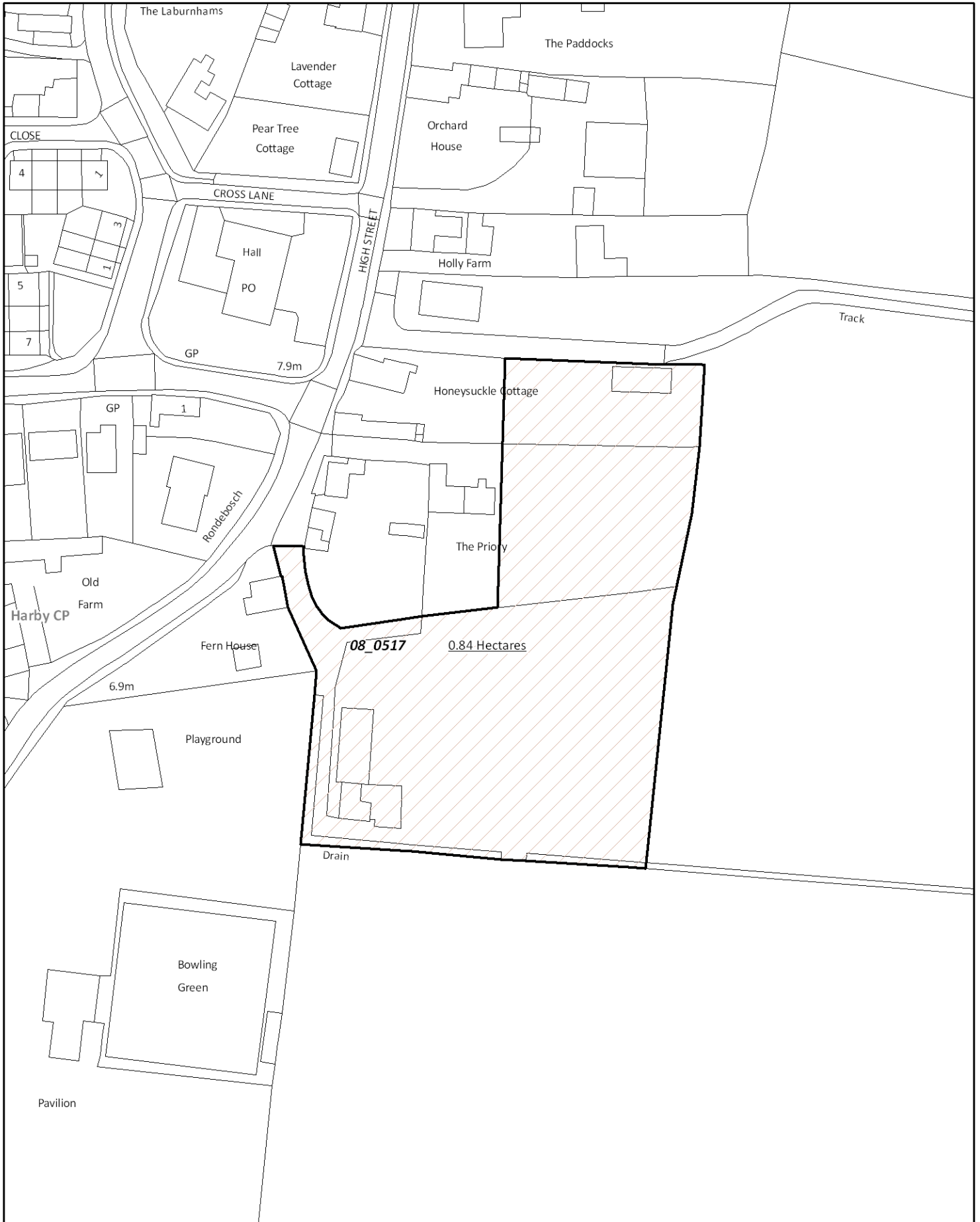
Overall Draft Conclusion:**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Possible 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 10- 15 years. Note only 30 dwellings in Harby in total.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.84**Setting:** Other Residential/Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Not Allocated NE1 applies to part of the site.**Other:** NE1 - Development in the Countryside, H13 - Housing Development in Large Villages, H22 - Area of No Further Intensification of Development**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** No**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 21342m**Within 30 mins travel by public transport****Secondary school:** **Retail Area:** Yes**Further Education:** **Hospital:****Supermarket:** **Employment:** Yes**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 132m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility to be provided to standard. Traffic statement required. The site has limited frontage to Church Ln, therefore , an adequate standard of access may not be possible without third party land.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be

Site Ref: Rear of Church Road**08_0517** Area(ha): 0.84 Parish: HARBY**Proposed Yield :** 24

identified at the site or surrounding areas

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** Power line to west of 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:** No**Impact on existing Recreational Use:** Yes Harby BW4/Harby BW4/Harby BW4**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 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 24.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 24.**Additional Comments:** Parish Council Comments: No problem with this site.
Most of site outside village boundary. Ingham Plan MOD.

Strategic Housing Land Availability Assessment 2010



**08_0517 - Rear Of Church Road,
Harby**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Low Street

08_0626

Area(ha): 2.63

Parish: HARBY

Proposed Yield : 30

Suitability Conclusion

The site may be 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 with 60% site area reduction. 14% on-site POS accomodated within 60% site reduction area. No. of dwellings 32. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.

Overall Draft Conclusion:

Potential contamination issue at the site 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. Approx 60% of the western part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. If the Village Envelope designation is changed through the Development Plan process, part of 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.

Overall Final Conclusion:

Potential contamination issue at the site 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. Approx 60% of the western part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. If the Village Envelope designation is changed through the Development Plan process, part of 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. Note only 30 dwellings in Harby in total.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: MixedCountryside/Residential

Area Greenfield: 2.63

Setting: Other Countryside/Residential

Area PDL:

Current Use: PaddockAgriculture

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: NE1 - Development in the Countryside, H13 - Housing Development in Large Villages

Conflicting Issues Yes Outside Village Envelope

Access to Services The site may be suitable

Within 800m or 10 mins walking

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

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 21142m

Within 30 mins travel by public transport

Secondary school: **Retail Area:** Yes

Further Education: **Hospital:**
Supermarket: **Employment:** Yes

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 222m

Site Ref: Low Street

08_0626

Area(ha): 2.63

Parish: HARBY

Proposed Yield : 30

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment required. This is a large site with only a single and restricted width access onto Low St. This would therefore restrict the number of dwellings that could be satisfactorily served from this access.

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 Approx 90% in zone 2. Approx 60% western part in zone 3.

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Ox Pasture drain on western 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 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:

Achievability Comments: Viable - Assessed at 30 DPH with 60% site area reduction. 14% on-site POS accomodated within 60% site reduction area. No. of dwellings 32. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

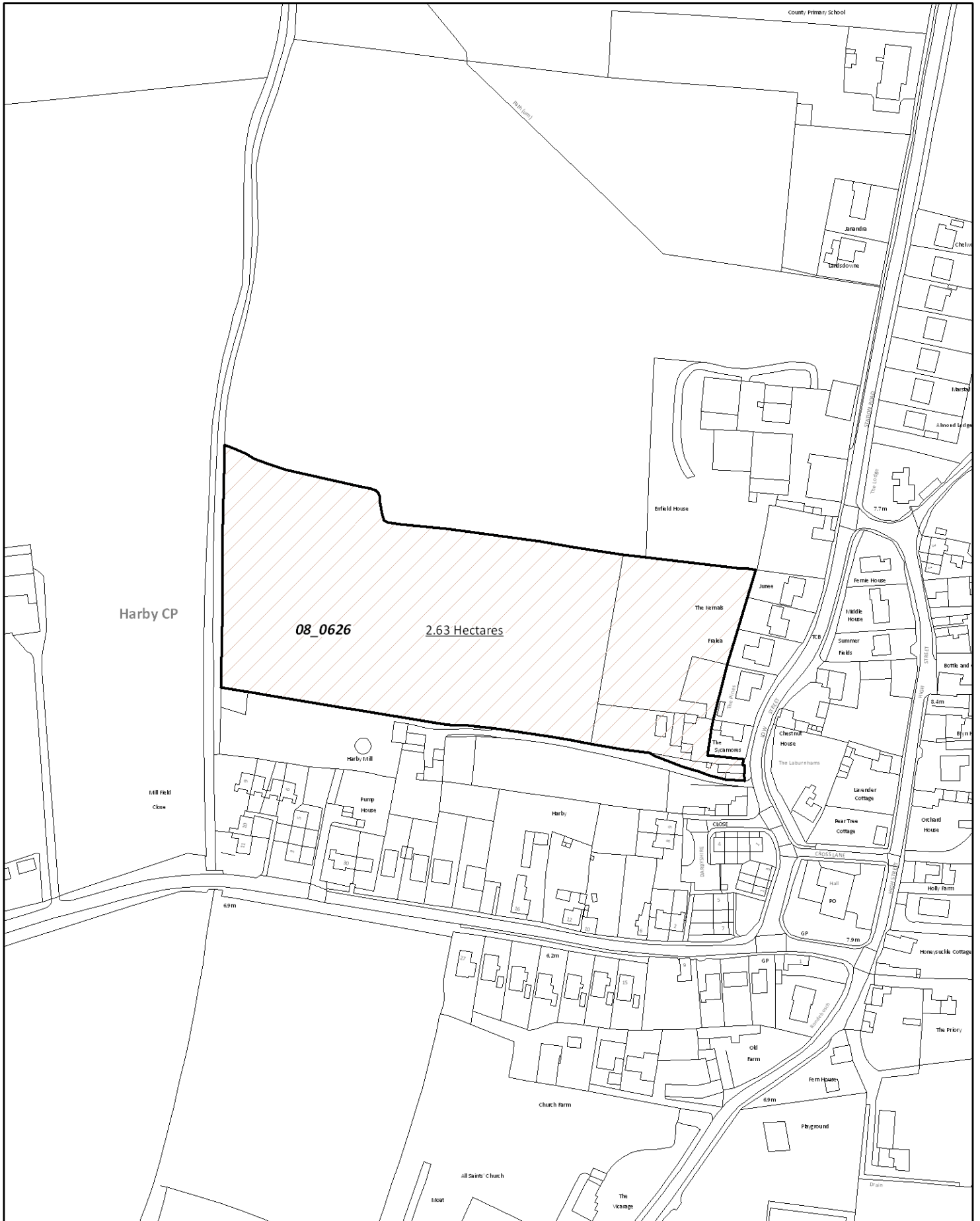
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 60% site area reduction. 14% on-site POS accomodated within 60% site reduction area. No. of dwellings 32. Reduced to 30 as a result of Sewage Treatment Works Capacity. Note only 30 dwellings in Harby in total.

Additional Comments: Parish Council Comments: No problem with this site. Small part of site is within village envelope.
Ingham MOD

Strategic Housing Land Availability Assessment 2010



**08_0626 - Low Street,
Harby**

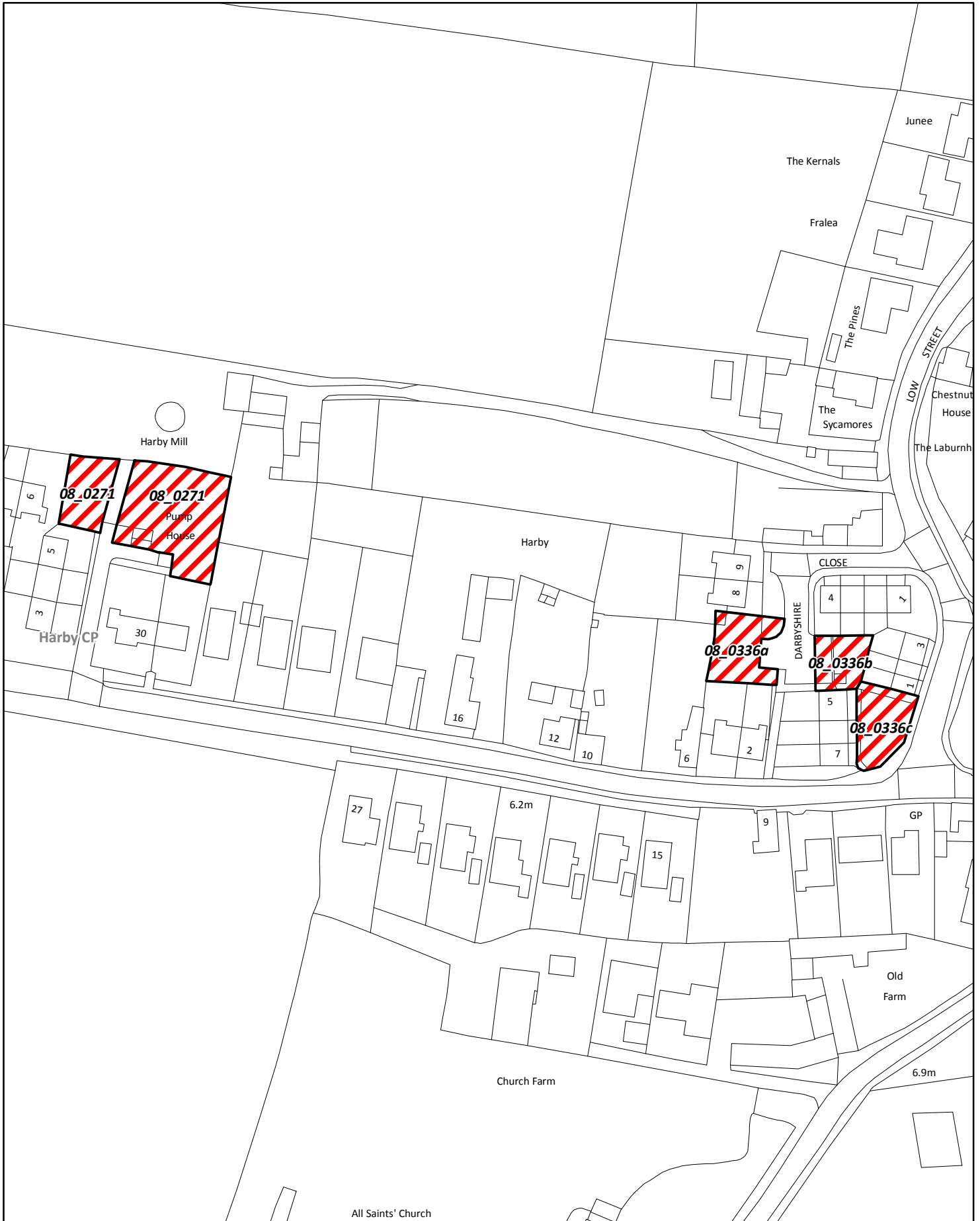
Date: 09/03/2010

Scale: 1:2,500

HARBY – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0271	2 areas of land at Wigsley Road	Harby	Site below 0.25ha. Not included in study.
08_0336A	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.
08_0336B	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.
08_0336C	Land at Darbyshire Close	Harby	Site below 0.25ha. Not included in study.
08_0514	Land at Harby Mill	Harby	Site below 0.25ha. Not included in study.
08_0515	North of Wigsley Road	Harby	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010



08_0271 - 08_0336a - 08_0336b - 08_0336c
08_0514 - 08_0515
Harby



Date:	13/05/2010
Scale:	1:1,350

