



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

COLLINGHAM SUB-AREA (2)

2017

Collingham

Site Reference Number: 16_0024 Site Address Edderwick, Newark Road, Collingham
Housing/Employment/Both: Housing Area (Ha): 3.0
Parish: Collingham Ward: Collingham

Suitability Conclusion: Unsuitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
The site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.0 Ha
 Area Character: Agricultural
 Setting : Countryside
 Current Use: Orchard, Residential

Policy: Unsuitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Development in the Countryside

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 8518m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 428m	

Physical Constraints : May be suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where

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appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities: Gas, electricity and water

Site Apparatus: No

Neighbour Issues: No

Flood Zone:

Surface Water Flooding: Very low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

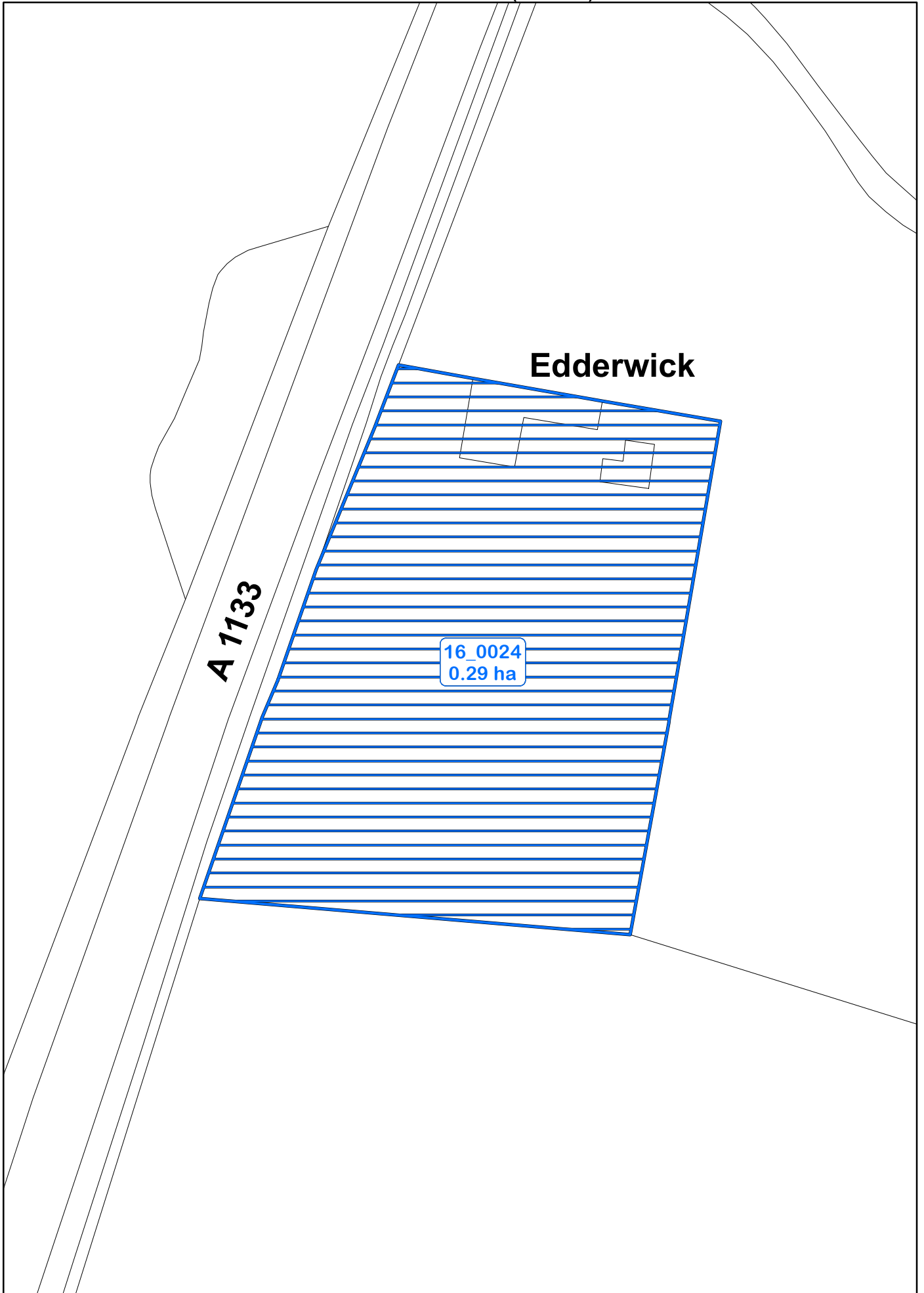
Availability Conclusion: Available

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Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0074 Site Address Oaklands Close, Collingham
Housing/Employment/Both: Housing Area (Ha): 2.16
Parish: Collingham Ward: Collingham

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

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. Due to access constraints any development should be limited to 25 dwellings. 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 risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way and the Tree Preservation Orders within the site.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.16 ha
 Area Character: Agricultural / residential
 Setting : Countryside / residential
 Current Use: Poor quality grazing

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 9273m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of		Green Space Strategy Comments: 197m	

publicly accessible green space

Physical Constraints : May be Suitable

Highway Engineers Comments: Due to access constraints the development should be limited to 25 dwellings. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No

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

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: Building on western boundary. Neighbour Issues: No

Flood Zone: Surface Water Flooding: 2% of site at high risk, 20% at Medium risk, 49% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: Impact on existing recreational use: North CollinghamFP12 / South CollinghamFP8 / South CollinghamFP9

Protected Species/Habitats : Tree Preservation Order: TPO N113 Two groups of trees wholly within site approx 4% of site

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

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Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Site Reference Number: 16_0076 Site Address West of Foster Road & Peterborough Road, Collingham	
Housing/Employment/Both: Housing	Area (Ha): 0.64
Parish: Collingham	Ward: Collingham
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	
Achievability Conclusions:	N/A
Achievability Comments:	Not Suitable
OVERALL CONCLUSION:	
The site forms part of a Main Open Area within the village and is therefore not considered suitable.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Village Envelope	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 0.64
Area Character: Open land / residential	
Setting : Open land / residential	
Current Use: Grazing land	
Policy: Not Suitable	
Current Policy Status: Within Village Envelope Co/MOA	Other Policy Constraints: Co/MOA
Conflicting Issues: Co/MOA - Main Open Area	

Access to Services : Suitable	
Within 800m or 10mins walking	
Primary School: Yes	Bus Stop: No
GP/Health Centre: No	Cash Machine Post Office:
Store of Local Importance:	Supermarket:
Proximity to town centre: Over 1km from a town centre. 10215m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 459m
Within 30 mins travel by public transport	
Secondary School: No	Retail Area:
Further Education: No	Hospital: No
Employment: No	

Physical Constraints : Suitable
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Highway Engineers Comments: Direct access from unclassified. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: Transformer on pole to west Neighbour Issues: No

Flood Zone: Surface Water Flooding: 13% of site at high risk, 14% at Medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: North CollinghamFP6

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

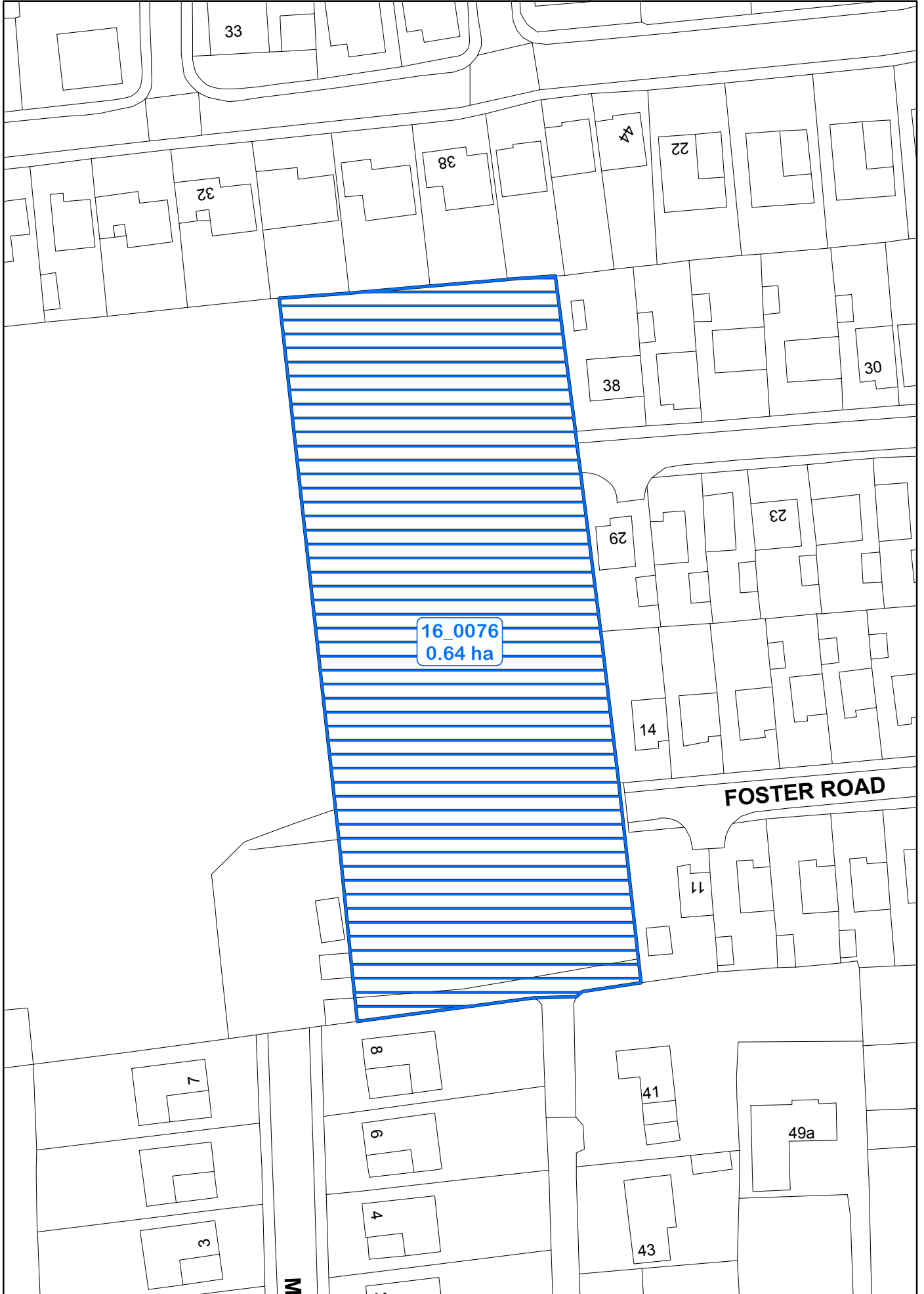
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Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0082 Site Address West of High Street, Collingham
Housing/Employment/Both: Housing Area (Ha): 1.76
Parish: Collingham Ward: Collingham

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

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. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The areas of woodland within the site could prevent part of the site being developed. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.76 ha
 Area Character: Countryside / residential
 Setting : Residential to the north and west, open land to east and south.
 Current Use: Unknown

Policy: May be Suitable

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

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 8696m		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: 309m	

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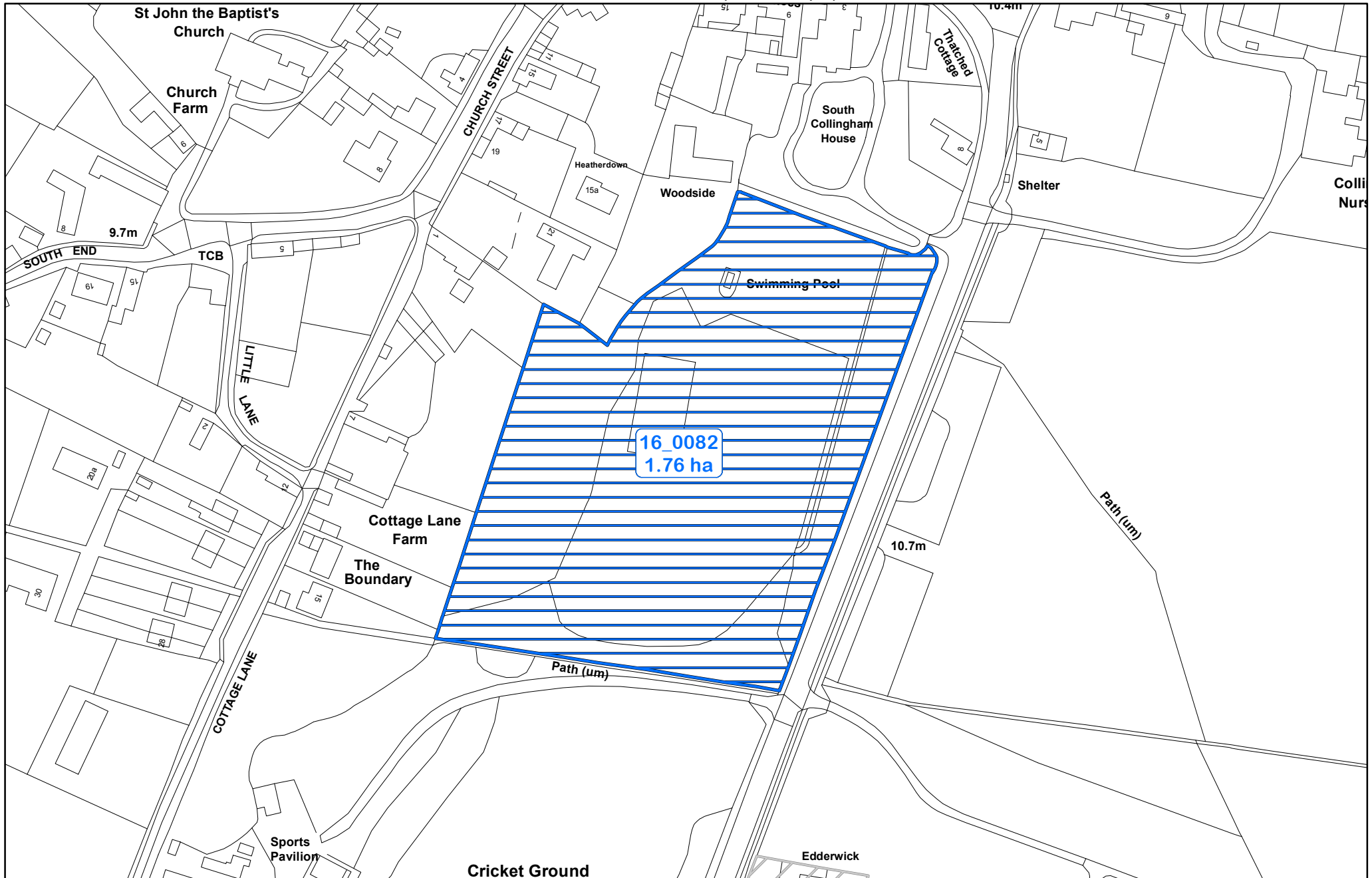
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0140 Site Address Between Swinderby Road and Station Road (Co/MU/1)

Housing/Employment/Both:

Area (Ha): 7.35

Housing/Employment

Parish: Collingham

Ward: Collingham

Suitability Conclusion:

Suitable

Availability Conclusion:

Available within 5 years

Availability Comments: development.

Site has outline planning permission for mixed use

Achievability Conclusions:

The site is economically viable/achievable

Achievability Comments:

No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated and has the benefit of full planning permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 7.35

Area Character: Residential/Countryside

Setting : Edge of Settlement

Current Use: Vacant greenfield

Policy: Suitable

Current Policy Status: Co/MU/1

Other Policy Constraints: Permission granted for 80 dwellings plus 60 extra care units

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 1117m

Green Space Standards: Over 400m from publicly accessible green space

Within 30 mins travel by public transport

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket:

Employment: No

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

Green Space Strategy Comments: 478m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

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

Agricultural land quality : 100% Grade 3 Good - Access to Utilities:
Moderate

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 8% of site at high risk, 14% at medium risk, 24% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

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

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has outline planning permission for mixed use development.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

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Viability Comments:

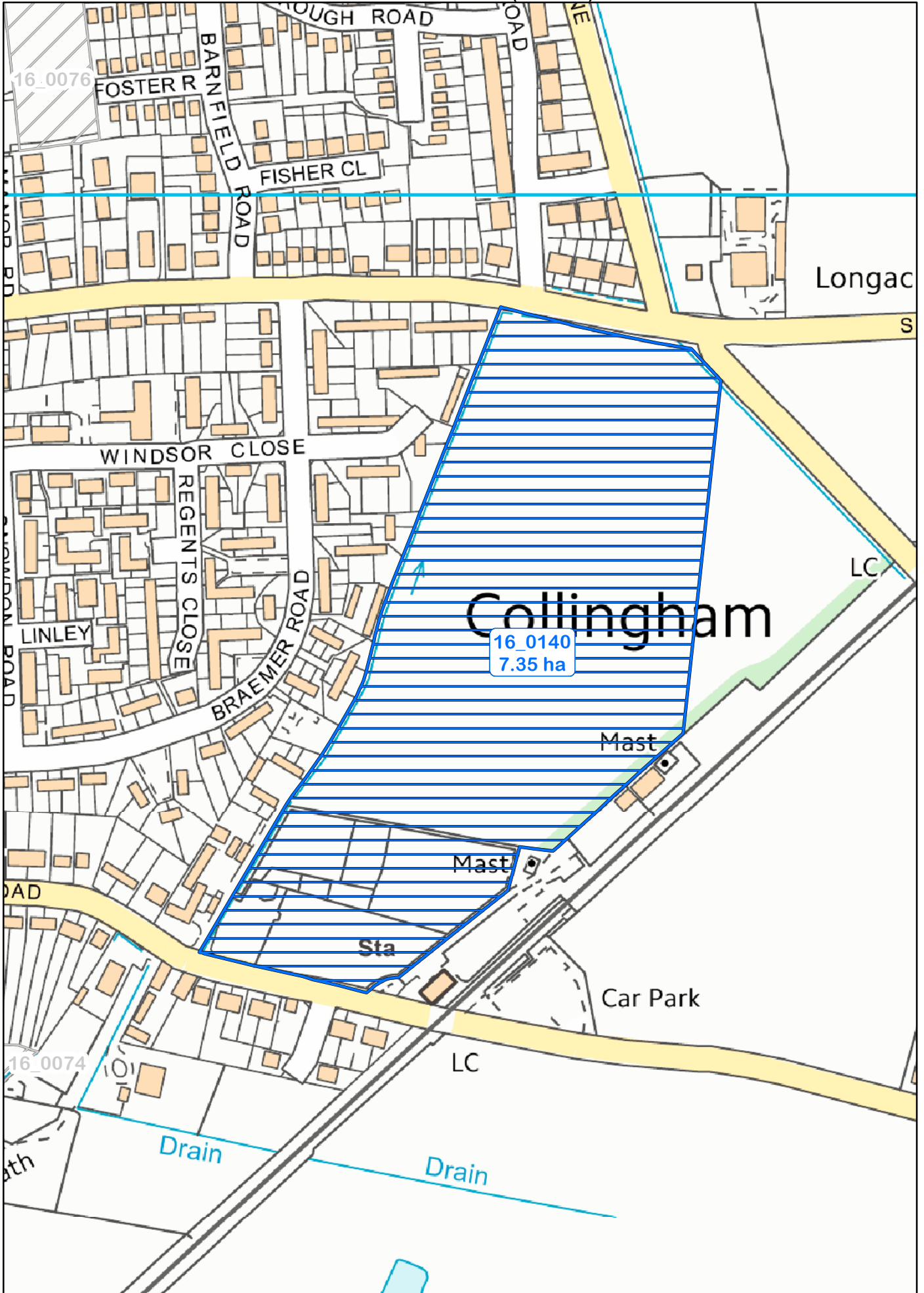
Availability Conclusion: Available within 5 years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

12/00895/OUTM Outline application for mixed use development comprising up to 80 dwellings (including affordable housing) up to 60 class C2 extra-care units, up to 0.75ha use class B1 (a) (b) & (c) employment development.

SHELAA 2016 Sites (Portrait)



South Scarle

Site Reference Number: 16_0116 Site Address Church Lane (Red May Industrial Estate) South Scarle	
Housing/Employment/Both: Housing	Area (Ha): 0.44
Parish: South Scarle	Ward: Collingham
Suitability Conclusion:	Suitable
Availability Conclusion:	Available within 5 Years
Availability Comments:	
Achievability Conclusions:	The site is economically viable/achievable
Achievability Comments:	Information submitted suggests site should be viable
OVERALL CONCLUSION:	
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Adjacent Village	PDL/Greenfield PDL
	Area: PDL 0.44 Area: Greenfield
Area Character: Residential/Countryside	
Setting : Residential/Countryside	
Current Use: Former Agricultural Barns	
Policy: Suitable	
Current Policy Status: SP3 DM8	Other Policy Constraints: Permission Granted
Conflicting Issues: N/A	

Access to Services : Suitable			
Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 12326m		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: 146m	

Physical Constraints : Suitable
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Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

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14/00510/FUL Erection of 6 dwellings granted permission

SHELAA 2016 Sites (Landscape)

