



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

SOUTHWELL AREA

2017

Edingley

Site Reference Number: 16_0044 Site Address Elmtree Bungalow
Housing/Employment/Both: Housing Area (Ha): 2.1
Parish: Edingley Ward: Southwell

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

OVERALL CONCLUSION:

Approximately 73% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. 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 site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. However, 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: Outside of Main Built Up Area PDL/Greenfield PDL/Greenfield
 Area: PDL Area: Greenfield
 Area Character: Mainly agricultural
 Setting : Countryside
 Current Use: Mixture of agriculture/grazing and residential

Policy: Not suitable

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

Access to Services : May be 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. 5314m

Within 30 mins travel by public transport

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

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

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Timescale:

Availability Other Issues:

Viability Comments:

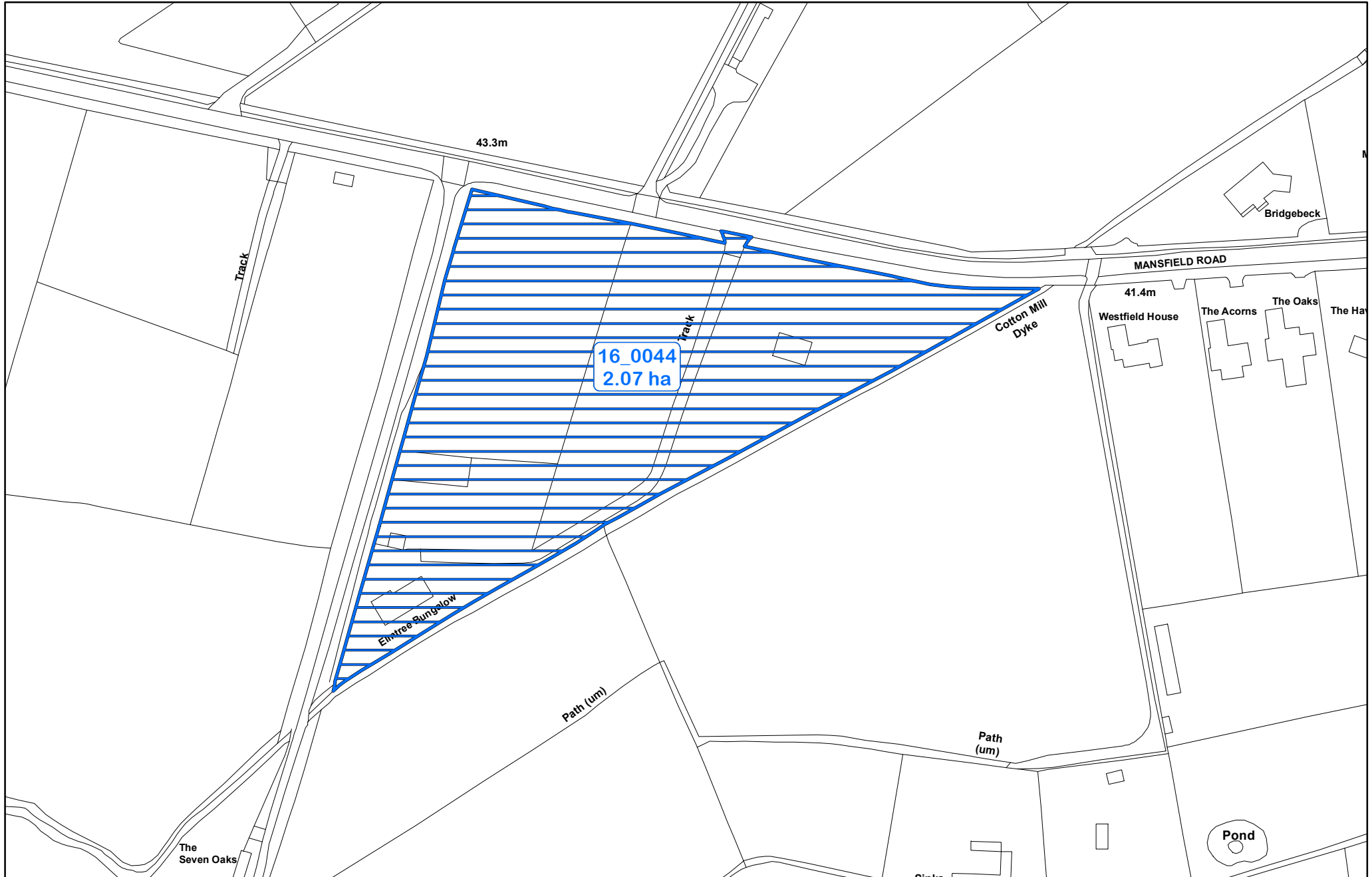
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

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

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0075 Site Address North of Main Street, Edingley	
Housing/Employment/Both: Housing	Area (Ha): 0.57
Parish: Edingley	Ward: Southwell
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: May be Suitable	
Location: Adjacent settlement	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 0.57 ha
Area Character: Agricultural / residential	
Setting : Countryside / residential. Opposite St. Giles Church and adjacent Edingley Beck.	
Current Use: Grazing	
Policy: Not Suitable	
Current Policy Status: SP3 DM8 SoA/MOA	Other Policy Constraints: SoA/MOA
Conflicting Issues: SoA/MOA - Main Open Area	

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: Yes 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. 4445m	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: 107m

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?: Maybe

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: Yes

Site Apparatus: Telegraph line and poles cross the site diagonally with an electricity substation mounted on a pole in the south-east corner.

Neighbour Issues: Evidence of archaeological features in the field to north-east.

Flood Zone:

Surface Water Flooding: 4% of site at high risk, 13% at Medium risk, 58% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: EdingleyFP1 / EdingleyFP1 / EdingleyFP5 / EdingleyFP5

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site Adjacent to Edingley Beck.

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: 0-5 years

Availability Other Issues:

Viability Comments:

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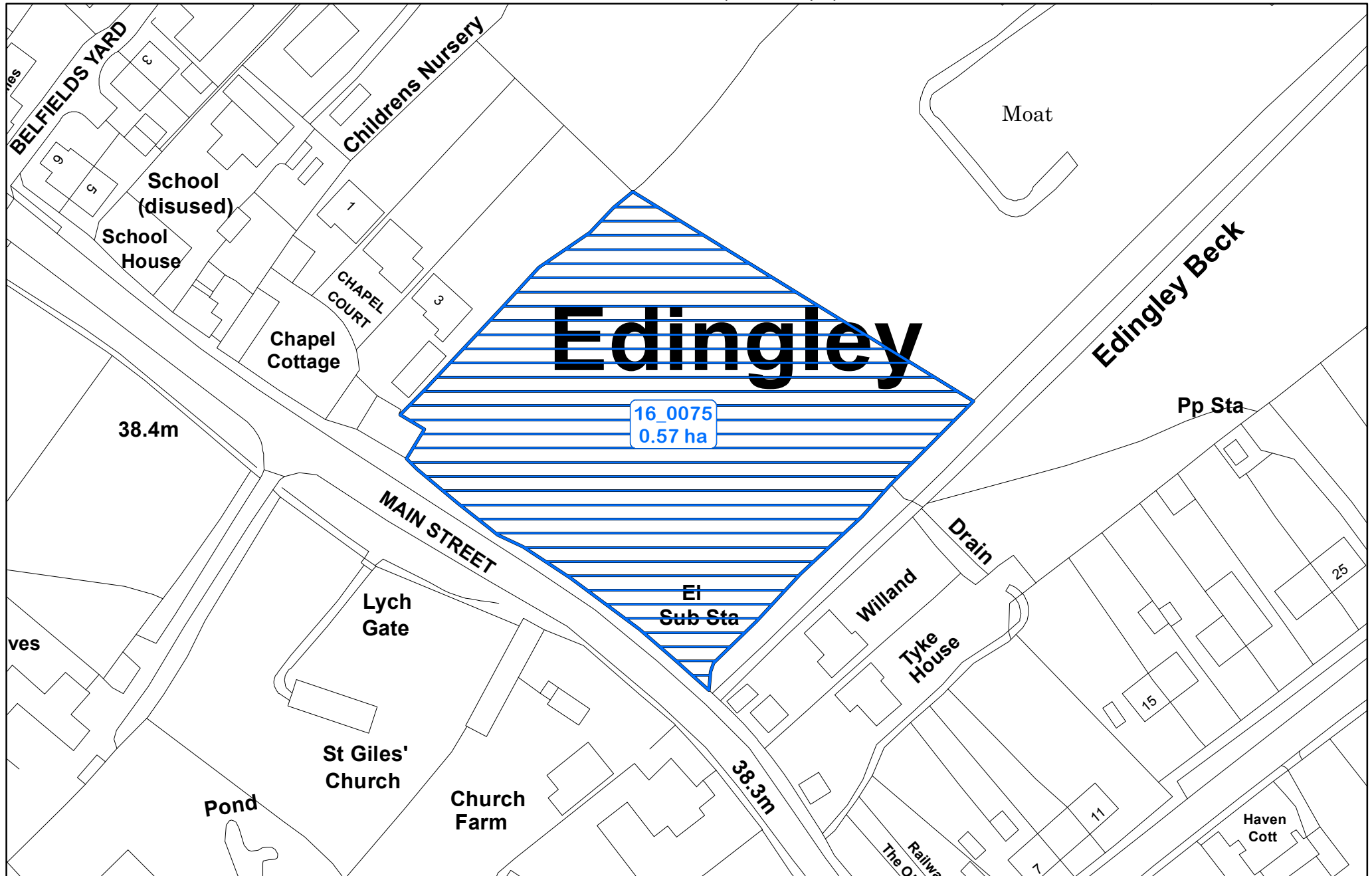
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

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

SHELAA 2016 Sites (Landscape)



Farnsfield

Site Reference Number: 16_0070 Site Address Southwell Road, Farnsfield
Housing/Employment/Both: Housing Area (Ha): 1.73
Parish: Farnsfield Ward: Farnsfield

Suitability Conclusion: 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:

Outline planning permission granted on site. The site is both available and achievable. Any future applications will need to address the following issues.

SUITABILITY

Character Land Use Location: Suitable

Location: Approximately 5% of the site is within the Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.73
 Area Character: Agricultural / residential
 Setting : Countryside / residential
 Current Use: Agriculture/grazing

Policy: Suitable

Current Policy Status: Within Village Envelope / edge of settlement Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5918m		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:	

Physical Constraints : Suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with the

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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:

Site Apparatus: Telegraph poles and line traverses the site from north to south.

Neighbour Issues: No

Flood Zone:

Surface Water Flooding: 4.4% 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 No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

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:

Viability Comments:

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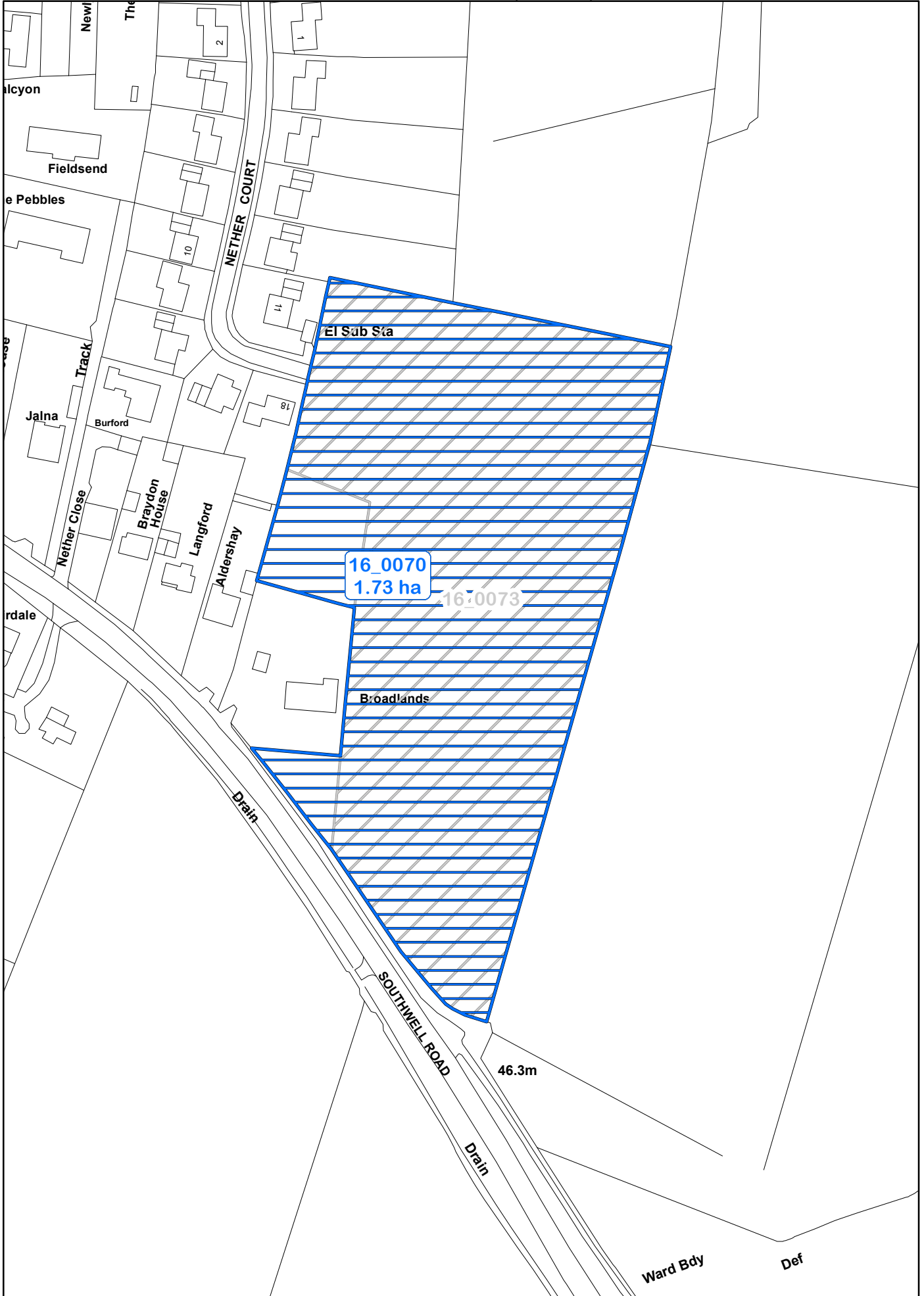
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

14/01469/OUTM granted on appeal for 48 dwellings. An alternative application (15/01516/OUTM) has been received for the erection of up to 48 dwellings (access only) and was pending consideration at the time of writing.
Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0071 Site Address The Ridgeway/Milldale Road, Farnsfield (Fa/Ho/1)
Housing/Employment/Both: Housing Area (Ha): 2.6
Parish: Farnsfield Ward: Farnsfield

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Site has Outline Planning Permission
Achievability Conclusions: The site is economically viable/acheivable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any future application would need to address and if necessary mitigate against potential contamination issues in the locality and take account of the presence of Public Rights of Way within the site. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area Character: Agricultural / residential Area: PDL Area: Greenfield 2.6 ha
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated - Fa/Ho/1 Other Policy Constraints: N/A planning permission granted
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance: Yes		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6522m		Proximity to Transport Node: Over 1km from major public transport node	

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

Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 408m
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Physical Constraints : Suitable

Highway Engineers Comments: Access agreed as part of planning permission

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 - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 0.1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:	Impact on existing recreational use: Farnsfield FP14
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has Outline Planning Permission

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available within 5 Years

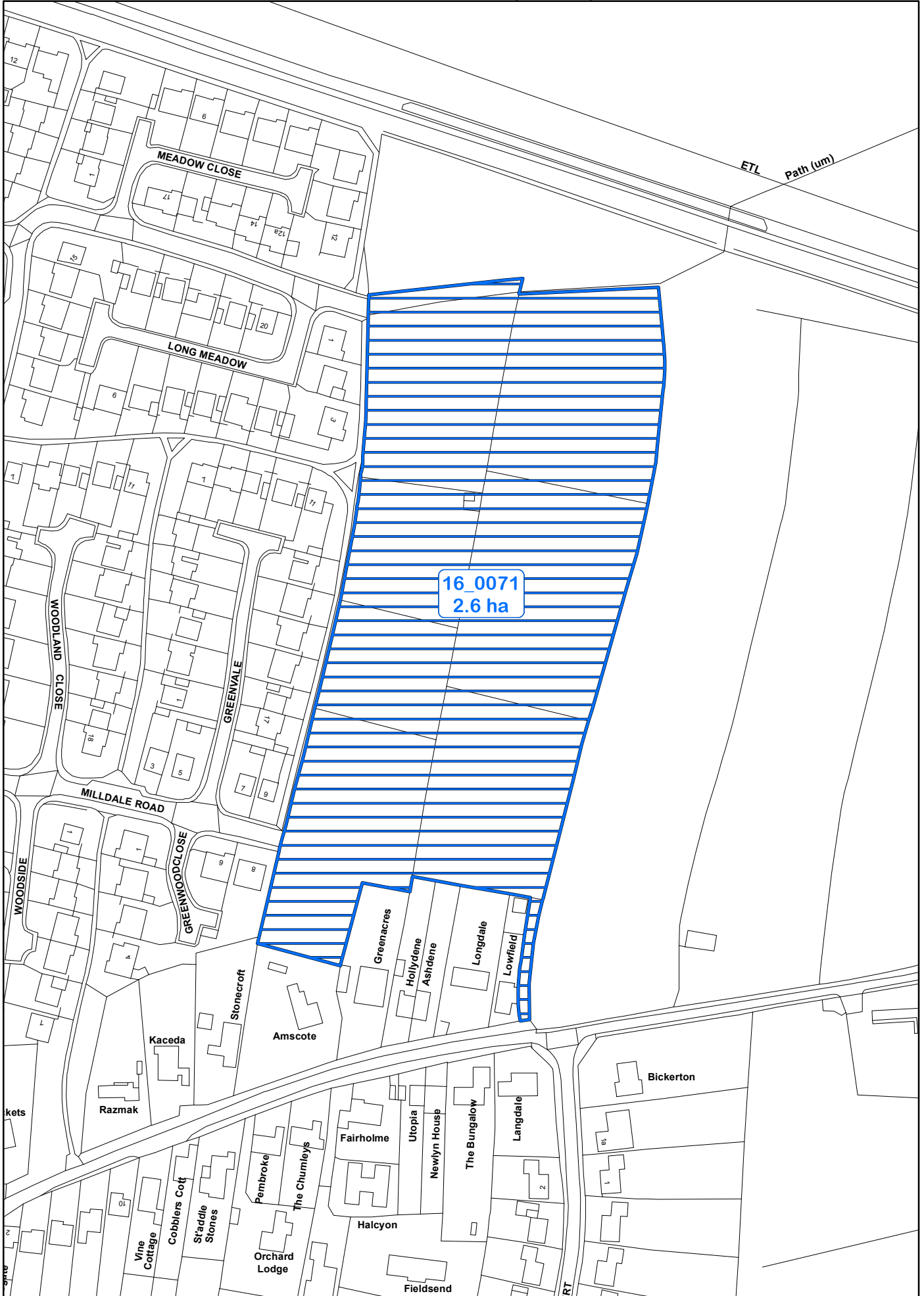
Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

Outline permission (14/01576/OUTM) has been granted for the erection of a maximum of 60 dwellings and garages, public open space and demolition of curtilage buildings.

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

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0072 Site Address Main Street, Farnsfield
Housing/Employment/Both: Housing Area (Ha): 0.81
Parish: Farnsfield Ward: Farnsfield

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Suitable access is unavailable within site frontage. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to address any potential impact on the heritage asset within or nearby the site and the sites location within the Conservation Area. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. Whilst the site lies within the Village Envelope, highways constraints mean that this site is not suitable..

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.81

Area Character: Residential

Setting : Residential

Current Use: Residential garden / orchard

Policy: Suitable

Current Policy Status: Within Village Envelope Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6406m		Proximity to Transport Node: Over 1km from major public transport node	

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Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 476m
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Physical Constraints : Not Suitable

Highway Engineers Comments: Suitable access is unavailable within site frontage.

Topography Constraints: No
Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : N/a Access to Utilities:

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 : May be Suitable

Impact on views:	Impact on existing recreational use: FarnsfieldFP9
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site No	
Conservation Area : Yes	Heritage asset (designated & non designated): Yes. Grade II Listed Barn within and adjacent to site. Grade II Listed Cottage adjacent to site.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 Years Availability Other Issues:

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Viability Comments:

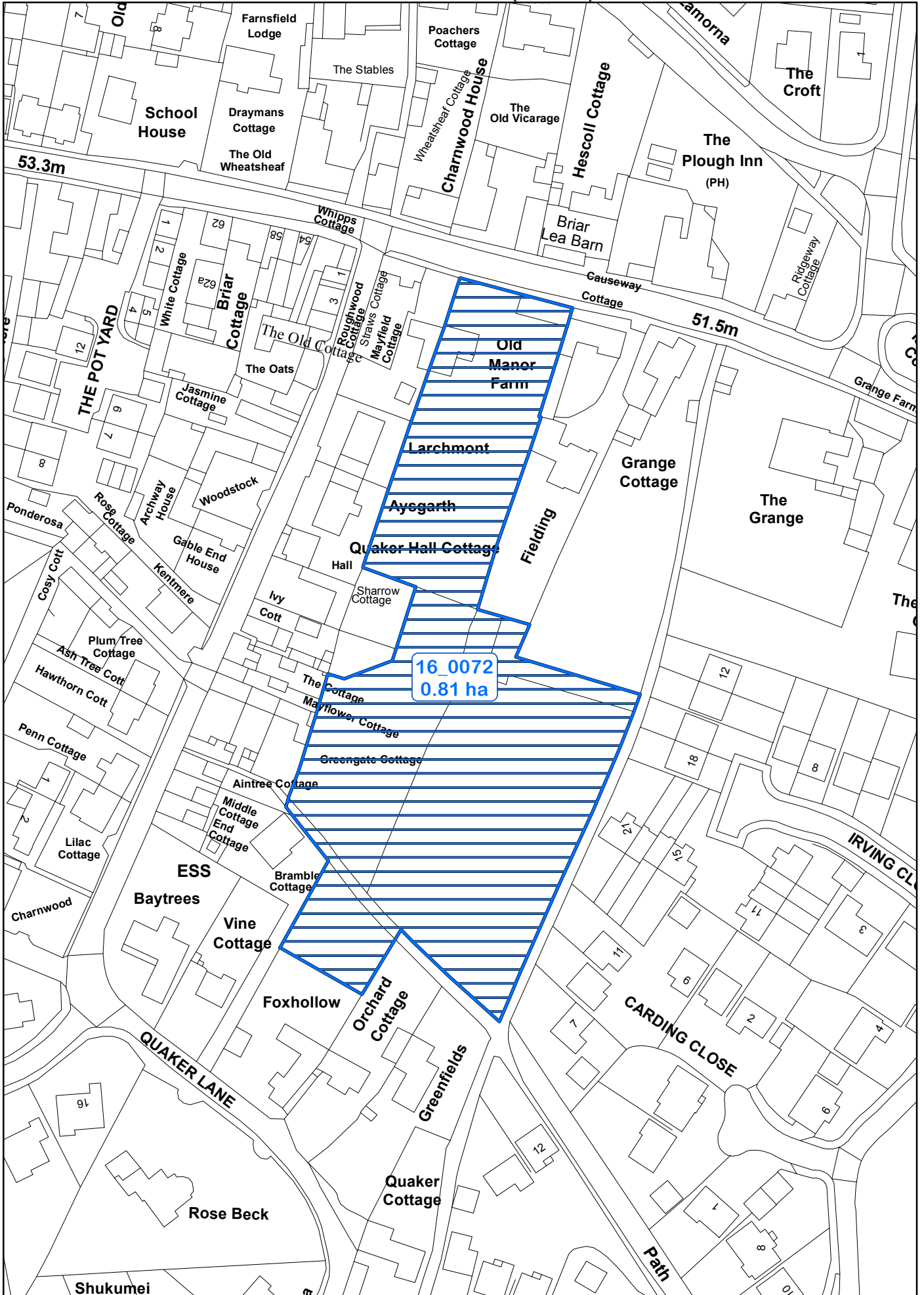
Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

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

SHELAA 2016 Sites (Portrait)



Rolleston

Site Reference Number: 16_0084 Site Address Land off Fiskerton Road, Rolleston
Housing/Employment/Both: Housing Area (Ha): 0.06
Parish: Rolleston Ward: Trent

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Outline permission for residential development of up to two new dwellings has been granted
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 has the benefit of Outline 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 settlement PDL/Greenfield PDL
 Area: PDL 0.06 Area: Greenfield

Area Character: Residential
 Setting : Residential
 Current Use: Vacant

Policy: Suitable

Current Policy Status: SP3 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: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5322m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 69m	

Physical Constraints : Suitable

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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: 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 2 Very Good

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: Site gains access on a tight bend in the village

Flood Zone: 0.5% Flood Zone 3, 22% Flood Zone 2

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):
Yes. Grade II Listed Village Cross adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Outline permission for residential development of up to two new dwellings has been granted

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

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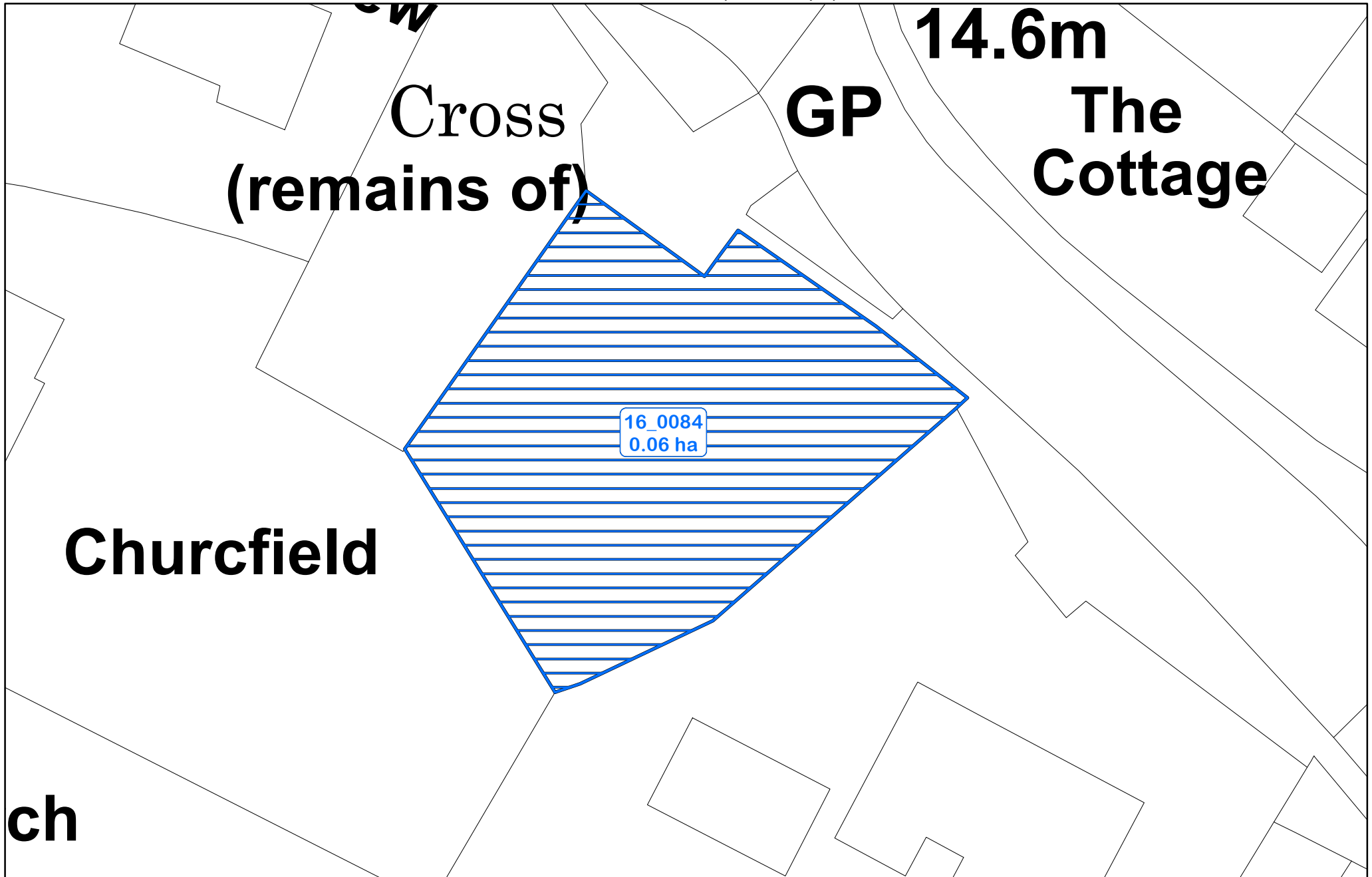
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Outline permission for residential development of up to two new dwellings has been granted (16/00202/OUT)



Southwell

Site Reference Number: 16_0025 Site Address Nottingham Road, Southwell (opp Springfield Bungalow)
Housing/Employment/Both: Retail **Area (Ha): 0.56**
Parish: Southwell **Ward: Southwell**

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:
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 would need to take account of the impact on Southwell Protected Views. Access off Park Lane only. However, 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 Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.56
 Area Character: Agriculture/residential
 Setting : Transitional countryside settlement
 Current Use: Agriculture/grazing

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints: CP8, So/PV
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: Yes	Bus Stop: Yes
GP/Health Centre: No	Cash Machine Post Office:
Store of Local Importance:	Supermarket:
Proximity to town centre: Over 1km from a town centre. 1054m	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: 7m
	Retail Area: Hospital: No
	Employment: Yes

Physical Constraints : May be suitable

Highway Engineers Comments: Access off Park Lane only. 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: Land slopes up to south and the western boundary along the A612

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: None Neighbour Issues: Rugby club to west has floodlights

Flood Zone: Surface Water Flooding: 0.6% of site at high risk, 0.9% at Medium risk, 2.7% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: The site is relatively low lying and filtered from views from the south by intervening vegetation. If developed it could form part of a visual mass of development, rather than imposing a prominent element to the view from the south to the Minster. Further exploration of potential impact on views of the heritage assets within Southwell , consideration of scale, mass, siting, and proposed mitigation measures would need to be made before an assessment of inclusion of this site can be made.

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site Some trees within site. Drainage ditch along Park Lane boundary.

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:

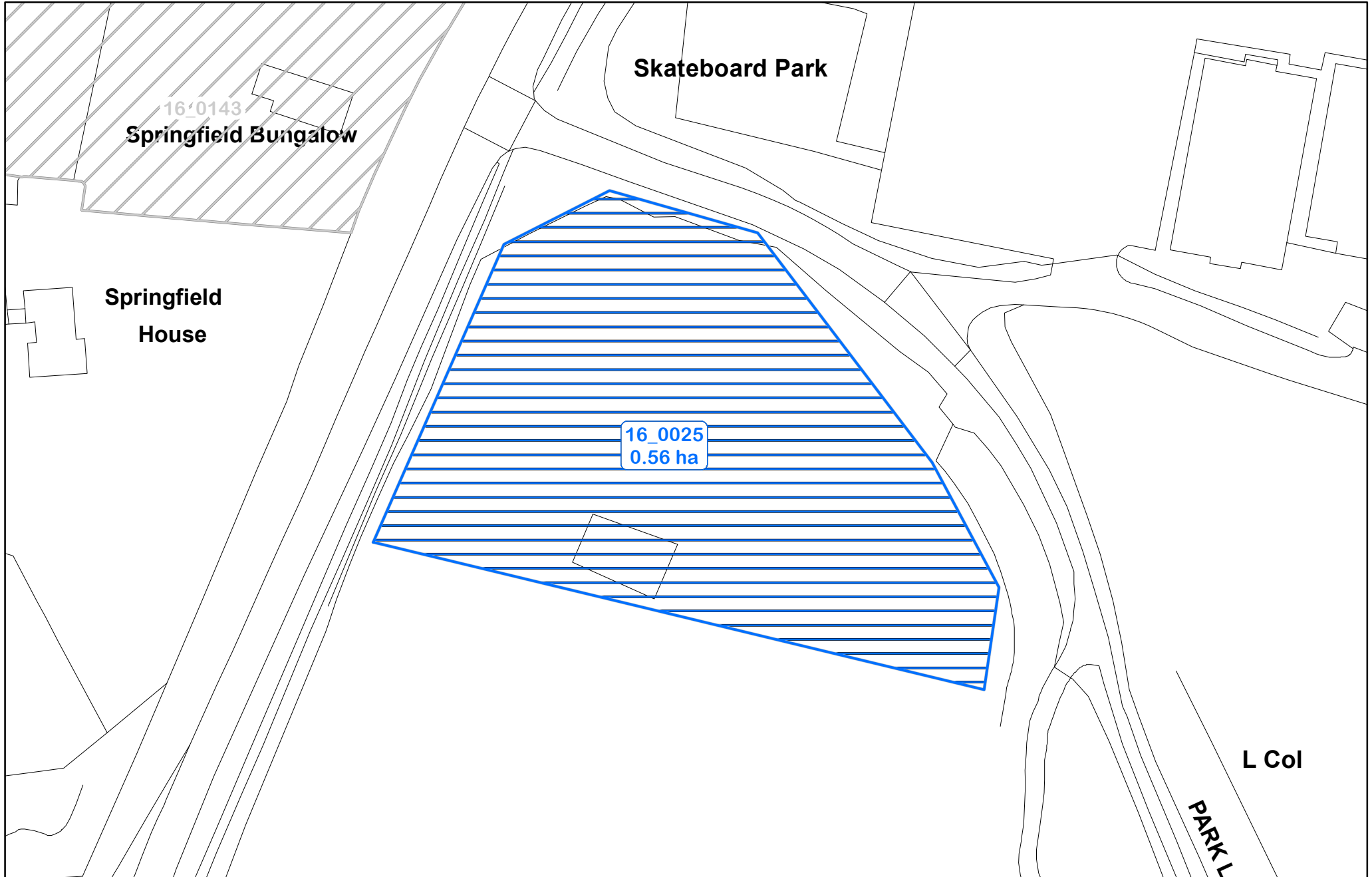
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0142 Site Address East of Allenby Road (So/Ho/1)
Housing/Employment/Both: Housing Area (Ha): 2.63
Parish: Southwell Ward: Southwell

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

OVERALL CONCLUSION:

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 where necessary. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site. The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.63
 Area Character: Countryside/Residential
 Setting : Countryside/Residential
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated So/Ho/1 Other Policy Constraints:
 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: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1408m		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: 540m	

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?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 2 Very Good

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 5% of site at high risk, 6% at medium risk, 11% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views:

Impact on existing recreational use:
SouthwellFP29 / SouthwellFP29 /
SouthwellFP32

Protected Species/Habitats :

Tree Preservation Order: TPO N146 - Group 1 with 2 individual trees in linear band through site and Group 2 plus 6 individual trees on eastern boundary. Approx 8% of site

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Allocated

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

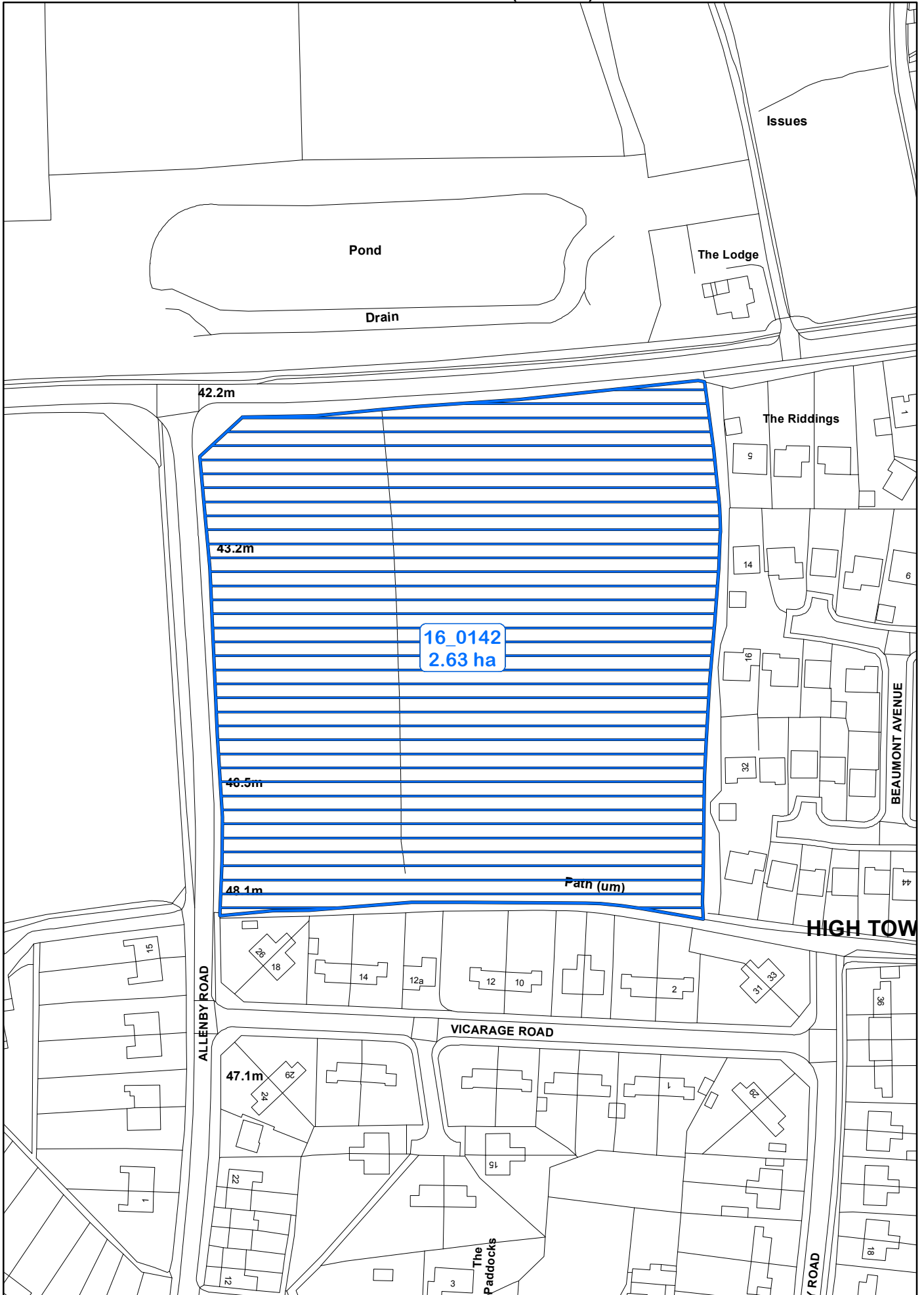
Ownership Constraints:

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	

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0143 Site Address South of Halloughton Road (So/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 1.66
Parish: Southwell Ward: Southwell

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 is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development on this site will need to demonstrate that it will not negatively impact on the views of heritage assets in accordance with policy So/PV.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area: PDL Area: Greenfield

Area Character: Residential/Countryside
 Setting : Residential/Countryside
 Current Use: Residential Garden and greenfield

Policy: Suitable

Current Policy Status: Allocated So/Ho/2 Other Policy Constraints: So/PV - Application pending on part of site

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: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1718m		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: 263m	

Physical Constraints : Suitable

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

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?: 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: 0.2% 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:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

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

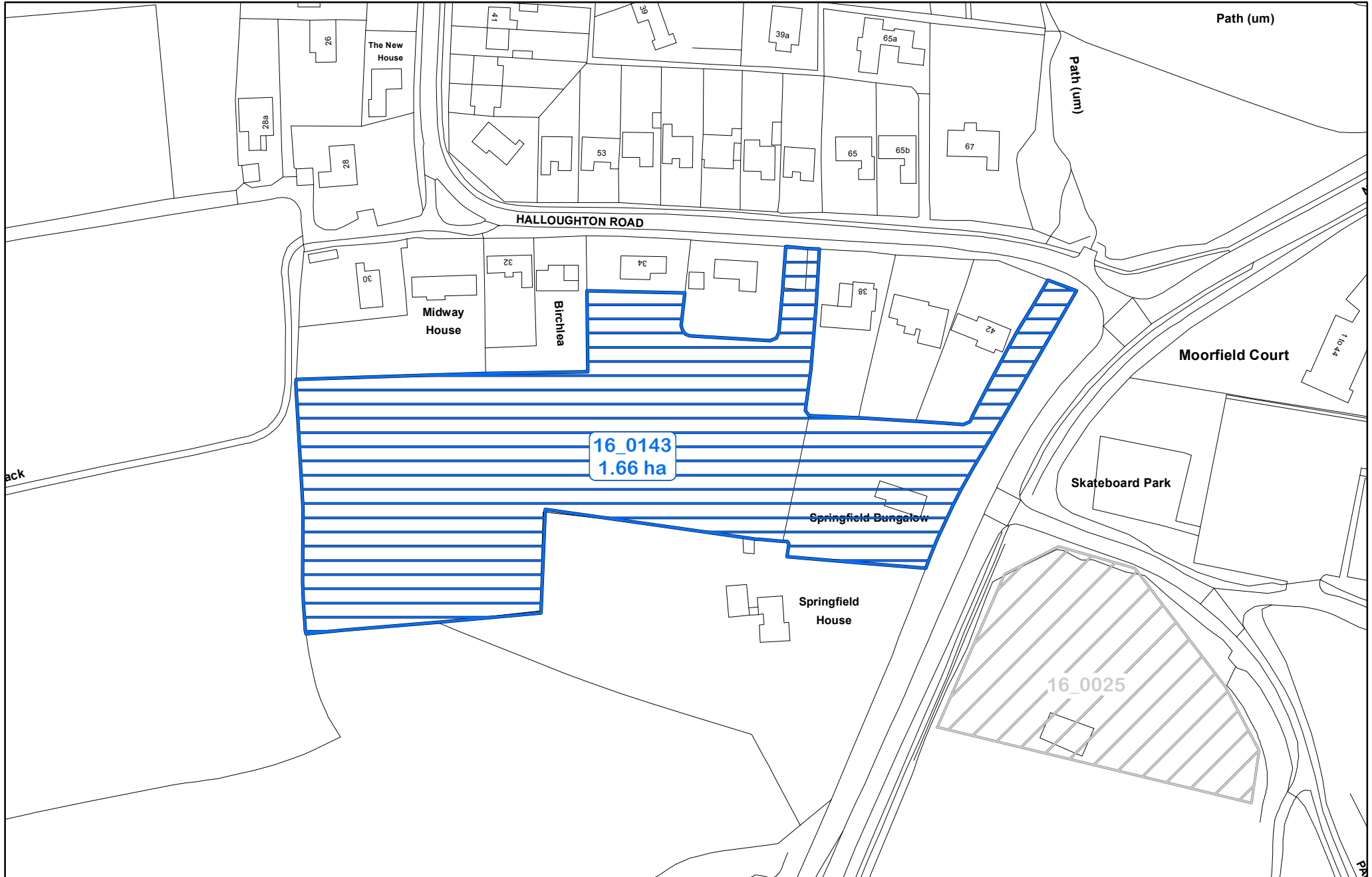
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

15/01295/FULM Pending application with resolution to grant subject to the Signing of a Section 106 agreement. Proposed residential development of 38 dwellings and conversion and extension of existing residential property to form 12 supported living units.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0144 Site Address East of Kirklington Road (So/Ho/4)
Housing/Employment/Both: Housing Area (Ha): 1.94
Parish: Southwell Ward: Southwell

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 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:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. 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. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area: PDL Area: Greenfield
 Area Character: Residential/Open Space
 Setting : Countryside/Residential
 Current Use: Residential/Former allotments/Open Space

Policy: Suitable

Current Policy Status: Allocated So/Ho/4 Other Policy Constraints: Application for dwellings on part of site withdrawn
 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: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1184m		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: 514m	

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

Viability Comments:

Availability Conclusion: Available within 5-10 Years

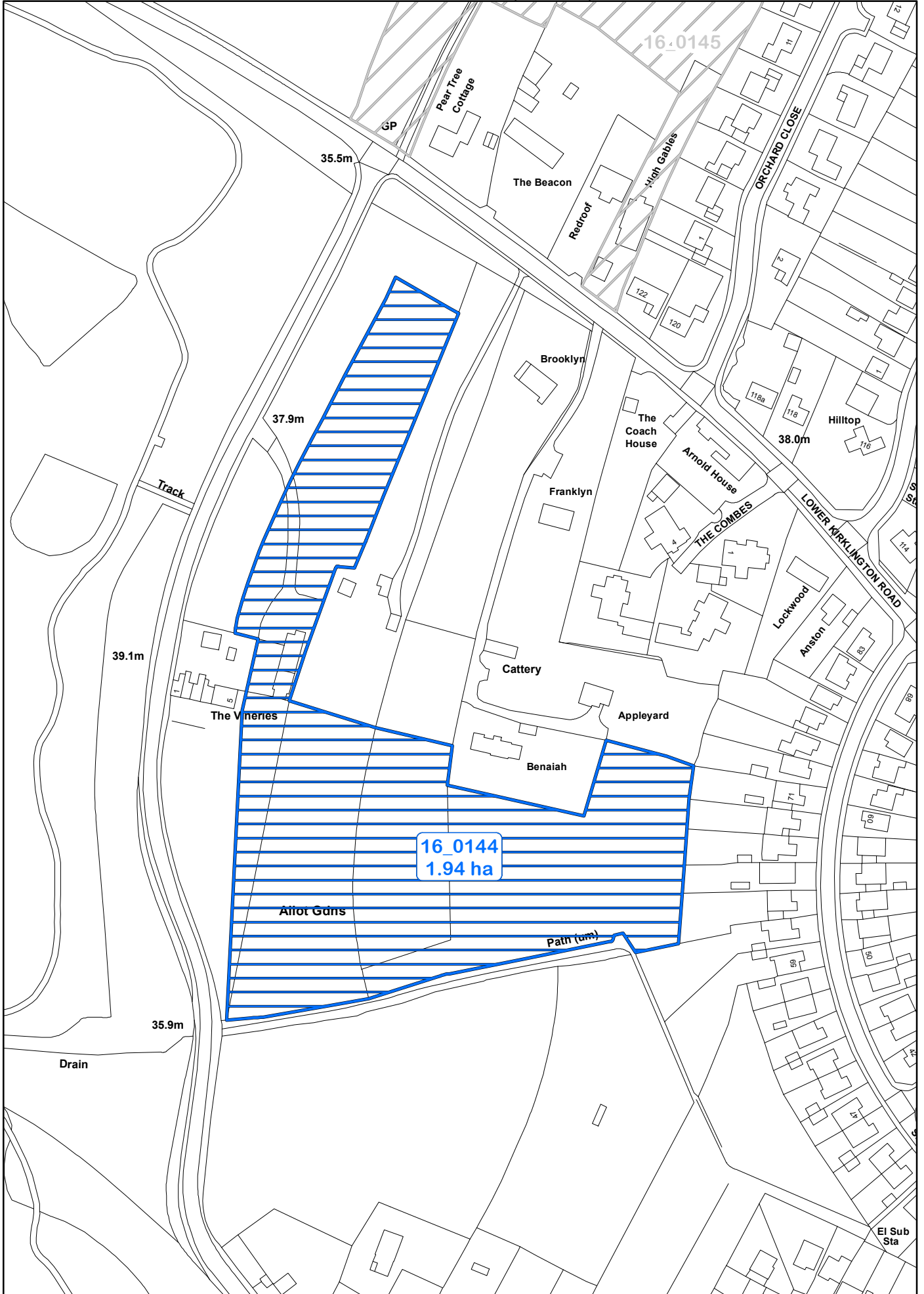
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

16/01352/OUT Application for 9 houses on part of site withdrawn.

Note: The allocation covers a wider area to allow for a buffer zone to the edge of the settlement

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0145 Site Address Off Lower Kirklington Road (So/Ho/5)
Housing/Employment/Both: Housing Area (Ha): 3.25
Parish: Southwell Ward: Southwell

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Outline permission on part of site for 12 dwellings
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 part has the benefit of Outline Permission. The site is both available and achievable. Potential contamination issues in the locality 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 within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.25
 Area Character: Countryside/Residential
 Setting : Countryside/Residential
 Current Use: Vacant greenfield

Policy: Suitable

Current Policy Status: Allocated So/Ho/5 Other Policy Constraints: Outline permission on part of site for 12 dwellings
 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: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1286m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 616m	

publicly accessible green space

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 : 91.70% Grade 2 Very Good, 8.30% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 19% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Impact on existing recreational use: SouthwellFP57 / SouthwellFP57 / SouthwellFP58

Protected Species/Habitats : Potential Species Habitat Tree Preservation Order:

Natural Features on site

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Outline permission on part of site for 12 dwellings

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

Ownership Constraints: Ownership Comments:

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

Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

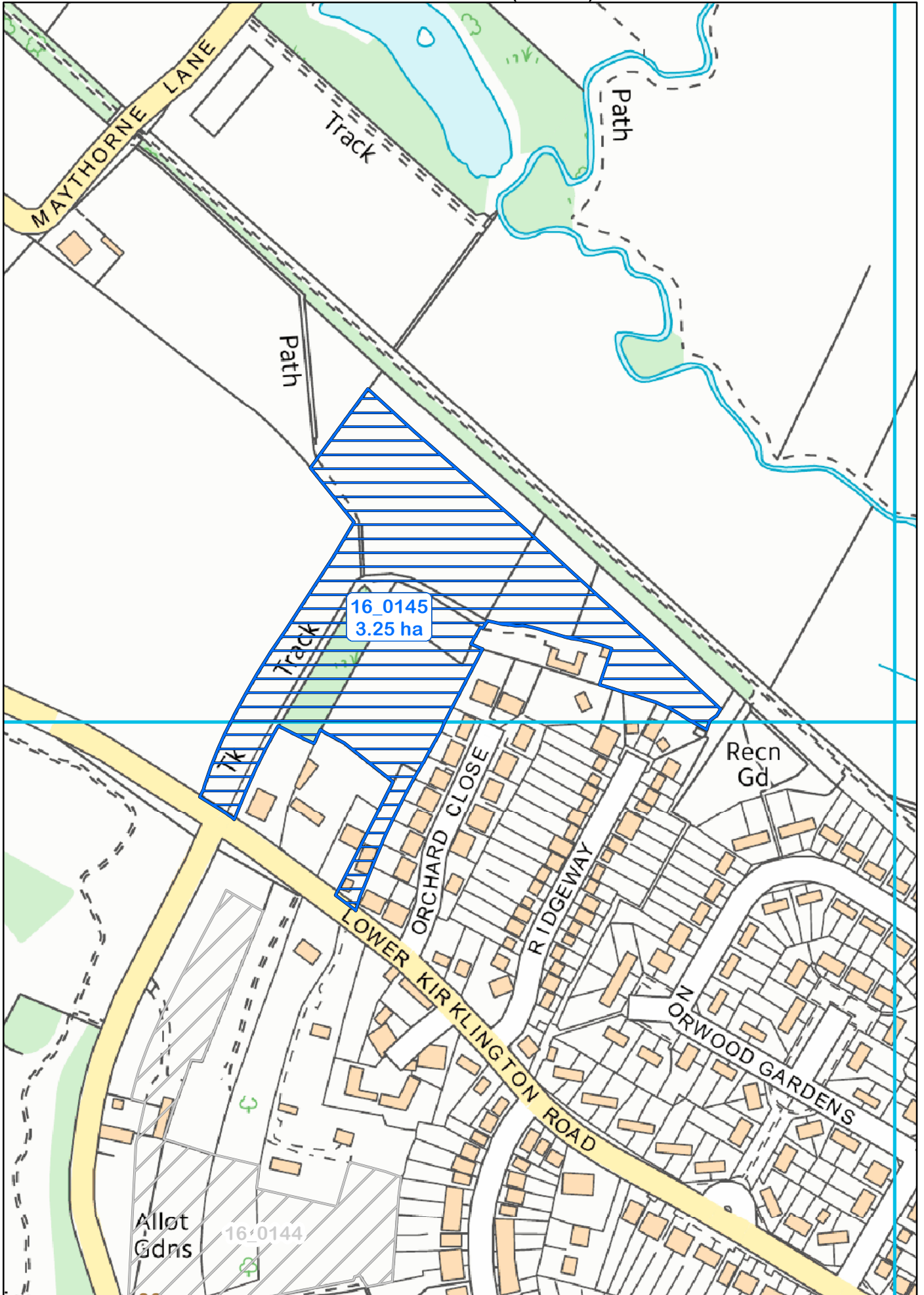
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

15/00475/OUTM Outline permission granted for a maximum of 12 dwellings on part of site.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0146 Site Address Southwell Depot (So/Ho/7)
Housing/Employment/Both: Housing Area (Ha): 0.38
Parish: Southwell Ward: Southwell

Suitability Conclusion: 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:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality 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.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.38 Area: Greenfield
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Former Highways depot

Policy: Suitable

Current Policy Status: Allocated So/Ho/7 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: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a Town Centre. 973m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 269m	

Physical Constraints : Suitable

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

Highway Engineers Comments: Access for upto 15 dwellings could be taken direct from Fiskerton Road. For development above that level, ideally the access from Fiskerton Road into the application site should be closed off and reinstated as verge, and access into the site taken from Cottams Close. However, it is understood that the verge on the south side of Cottams Close is not part of the adopted public highway, and this would need to be crossed to gain access to the application site. It is understood that this verge is unregistered land. A legal process could be commenced to seek the adoption of this verge as public highway under Section 228 of the Highways Act 1980. This process involves the displaying of public notices and invites any objections. So the outcome is not guaranteed and the process could only reasonably be started if the developer considered it as a positive approach to gaining access.

Topography Constraints:

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:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 6% of the site 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 :

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

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

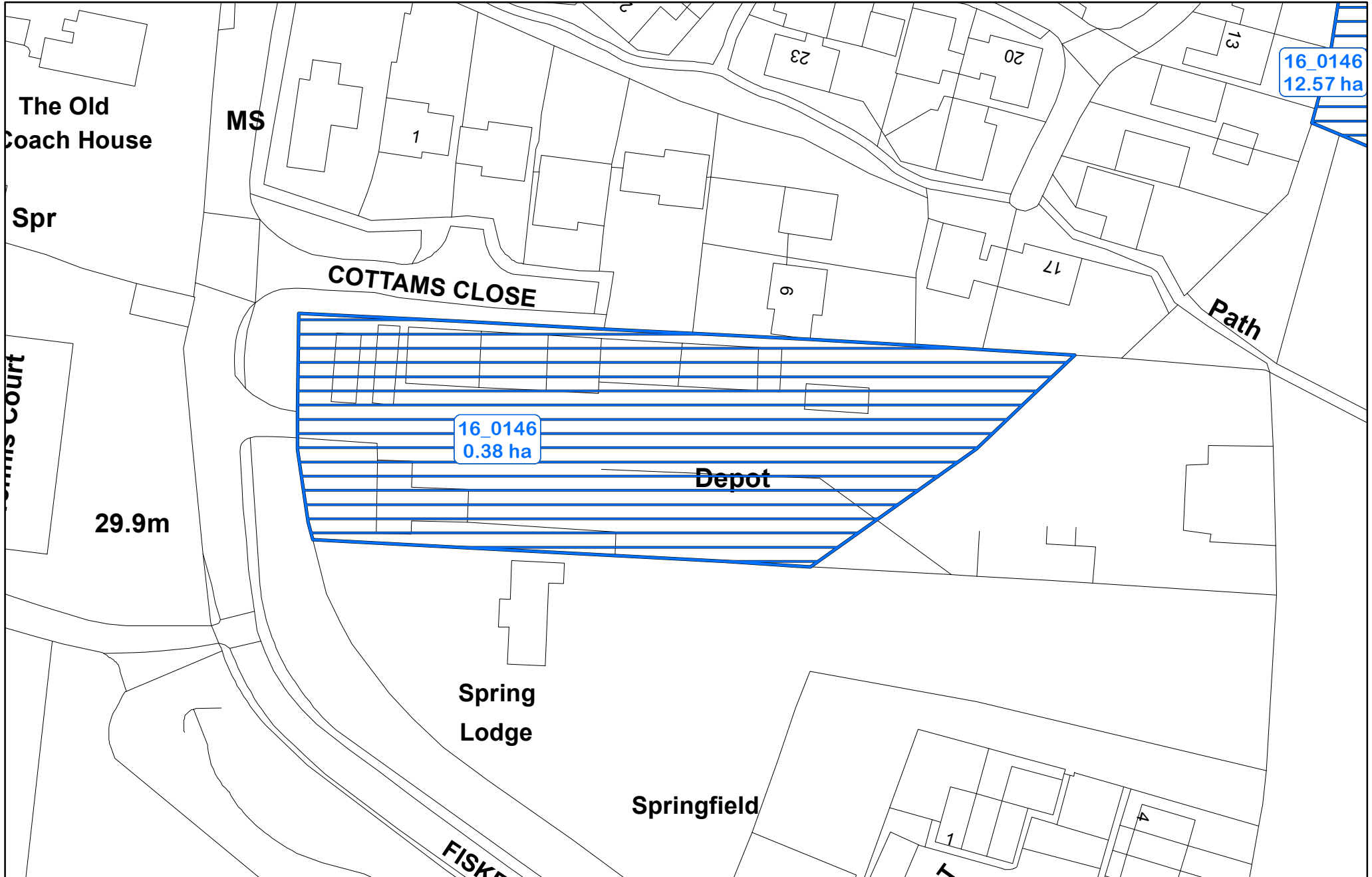
Ownership Constraints:

Ownership Comments:

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

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	
16/01304/FUL Application for 9 dwellings recently refused	

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0147 Site Address Land to the East of Crew Lane (So/E/2)
Housing/Employment/Both: Employment Area (Ha): 2.72
Parish: Southwell Ward: Southwell

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.
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 for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. 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 within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area Character: Employment/Countryside Area: PDL Area: Greenfield 2.72
 Setting : Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated So/E/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No

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

Store of Local Importance: Proximity to town centre: Over 1km from a town centre. 8597m Green Space Standards: Within 400m of publicly accessible green space	Supermarket: Proximity to Transport Node: Over 1km from major public transport node Green Space Strategy Comments: 82m	Employment: Yes
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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?: Yes
Contamination Category: A - Potentially contaminative usage has been identified at the site

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

Site Apparatus:

Neighbour Issues:

Flood Zone: 38.5% Flood Zone 2

Surface Water Flooding: 33% of site at high risk, 50% at medium risk, 71% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use:
SouthwellFP2

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: Proposals for the Southwell By Pass are no longer included within the County Council's Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.

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

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:

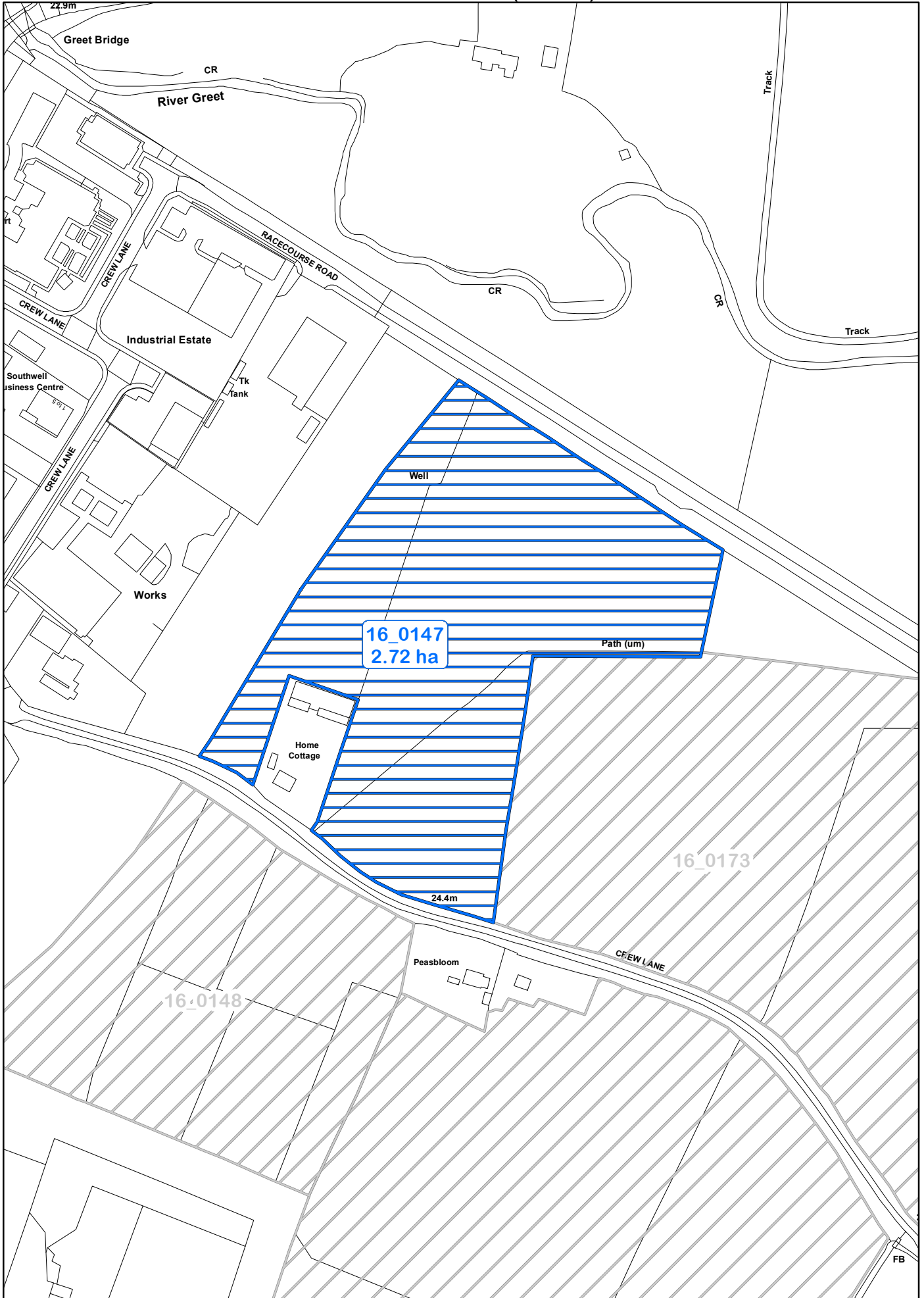
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0148 Site Address South of Crew Lane (So/E/3)
Housing/Employment/Both: Employment Area (Ha): 2.18
Parish: Southwell Ward: Southwell

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.
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 for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues in the locality 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.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.18
 Area Character: Countryside/Employment
 Setting : Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated So/E/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

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

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

town centre. 8522m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 218m
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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 - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.4% of site at high risk, 0.5% at medium risk, 3.1% 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: Proposals for the Southwell By Pass are no longer included within the County Council's Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:

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

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

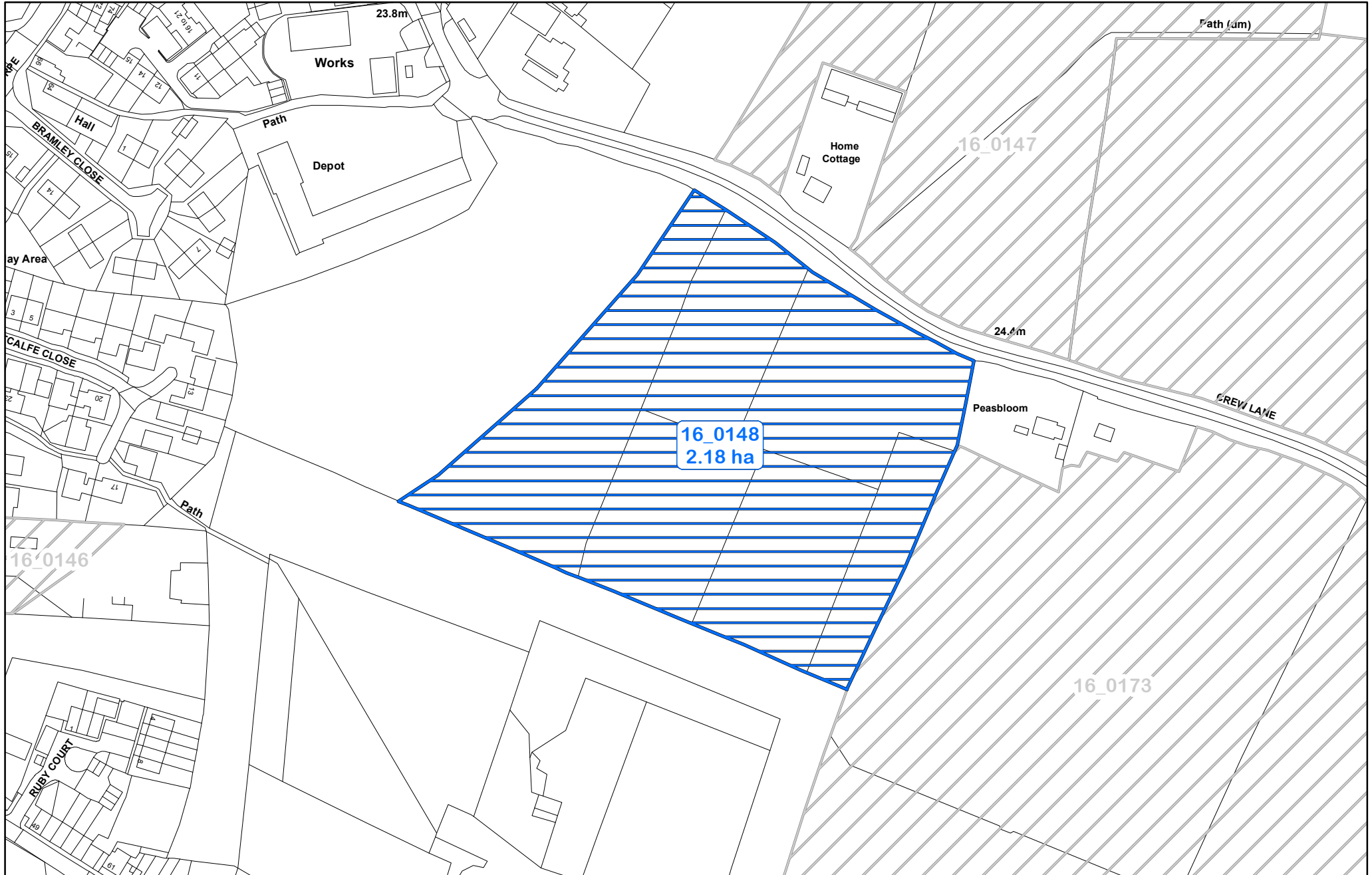
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0173 Site Address Land at Crew Lane / Fiskerton Road, Southwell
Housing/Employment/Both: Area (Ha): 15.55
Housing/Employment
Parish: Southwell Ward: Southwell

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

OVERALL CONCLUSION:
Access to the site is constrained with poor connectivity and sustainability. 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 within the site. However, highways constraints in this location mean this site is not suitable.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Urban Boundary PDL/Greenfield 15.55
 Area: PDL Area: Greenfield 15.55
 Area Character: Countryside
 Setting : Countryside
 Current Use: Agricultural

Policy: May be Suitable

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

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3744m		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: 559m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Access to the site is constrained with poor connectivity and sustainability. 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?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: A very small area of this site (less than 0.2%) is in Flood Zone 2

Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 7% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use:
SouthwellFP2 / SouthwellBW5 / SouthwellFP6

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

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:

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

Timescale: 0-5 years

Availability Other Issues:

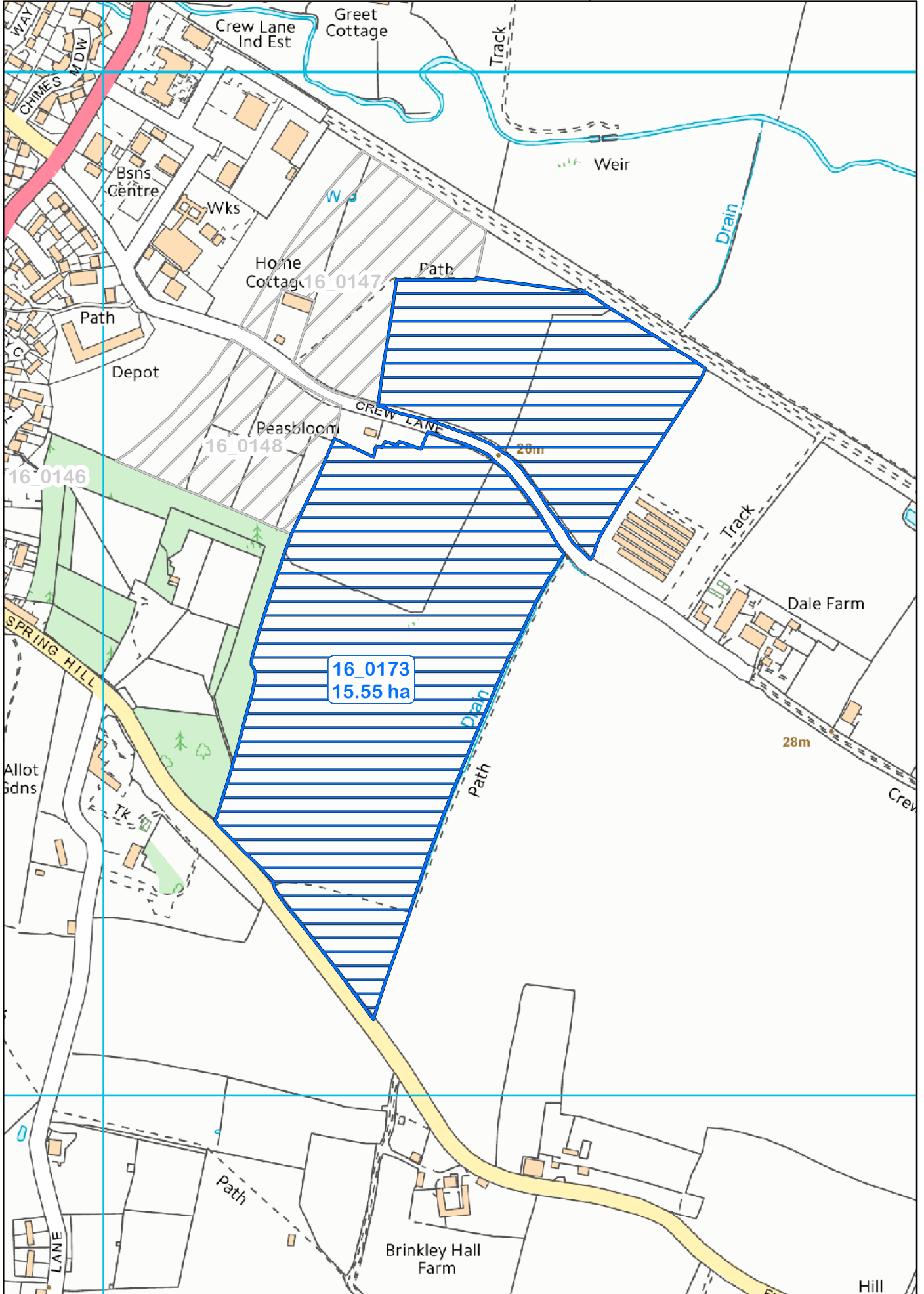
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Thurgarton

Site Reference Number: 16_0080 Site Address The Red Lion, Thurgarton
Housing/Employment/Both: Residential/Public Area (Ha): 0.38
House
Parish: Thurgarton Ward: Dover Beck

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:
At the time of assessment the site has an application for the erection of 4 dwellings pending consideration. The site has full planning permission for two dwellings. Any future application would need to address and if necessary mitigate against any of the issues identified below. The site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within settlement PDL/Greenfield PDL
 Area: PDL 0.38 Area: Greenfield

Area Character: Residential
 Setting : Residential
 Current Use: Public House

Policy: Suitable

Current Policy Status: SP3 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: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5186m		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: 166m	

Physical Constraints : Suitable

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

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: Site slopes steeply up from road to the north-west.

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: Public house with outbuildings plus car parking. Neighbour Issues: No

Flood Zone: Surface Water Flooding: 6% at Medium risk, 32% 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 No

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: 0-5 years Availability Other Issues:

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

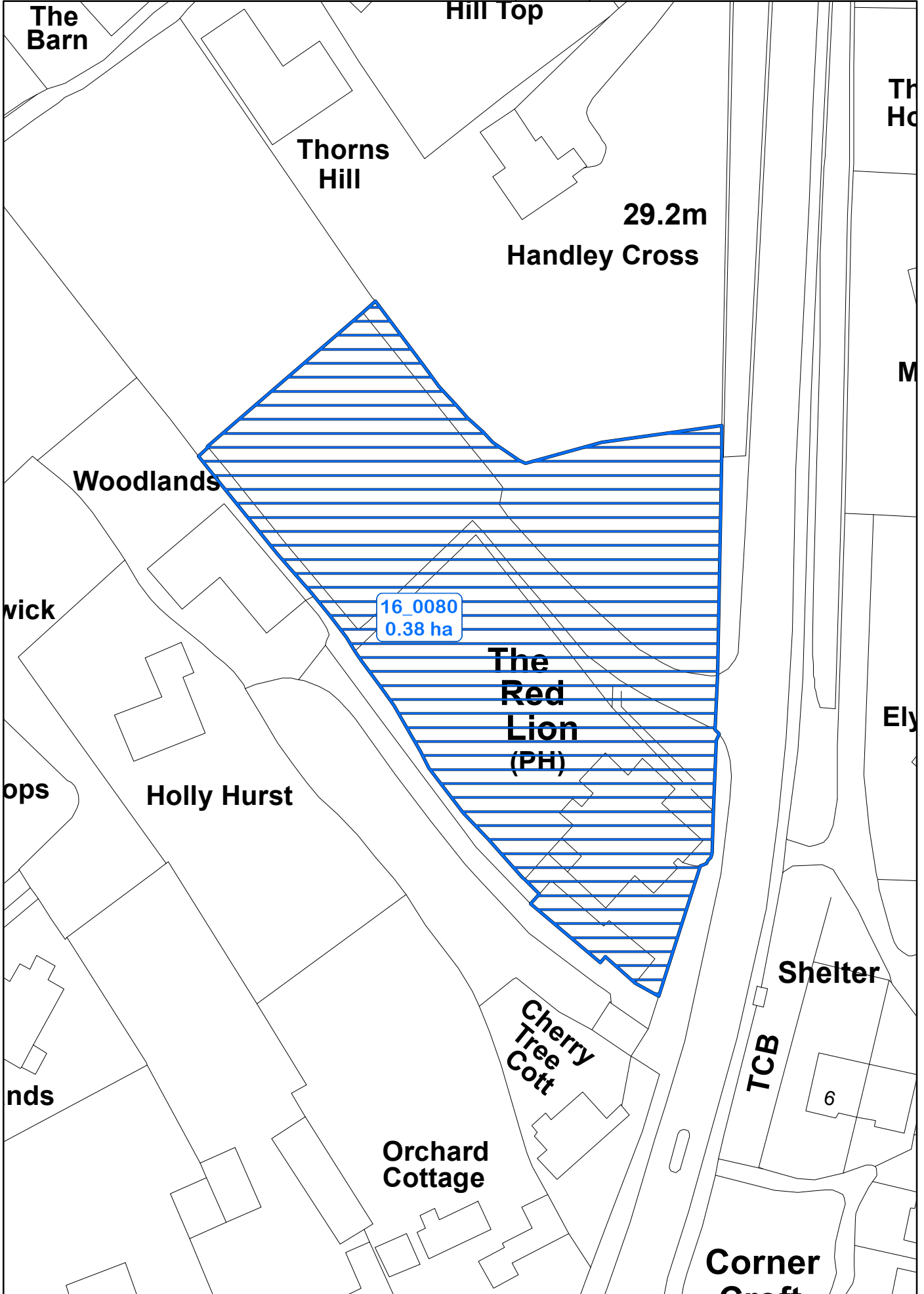
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

An application (16/00965/FUL) for the retention of 'The Red Lion' public house and the construction of 4 new dwellings was pending consideration at the time of writing.



Site Reference Number: 16_0081 Site Address Priory Farm, Thurgarton
Housing/Employment/Both: Housing Area (Ha): 0.39
Parish: Thurgarton Ward: Dover Beck

Suitability Conclusion: 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:
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: Within settlement PDL/Greenfield PDL
 Area: PDL 0.39 Area: Greenfield

Area Character: Residential

Setting : Residential / countryside

Current Use: Vacant

Policy: Suitable

Current Policy Status: SP3 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: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5375m		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: 101m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's

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

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?: Maybe 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: Yes

Site Apparatus: Range of former farm buildings. Neighbour Issues: Site access in a narrow part of the main road.

Flood Zone: Surface Water Flooding: 0.1% 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 No

Conservation Area : Yes Heritage asset (designated & non designated):
Yes. Grade II Listed Pigeoncote And Attached
Stabling And Granary At
Manor Farm House adjacent site. Grade II Listed
Manor Farm House adjacent site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

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:

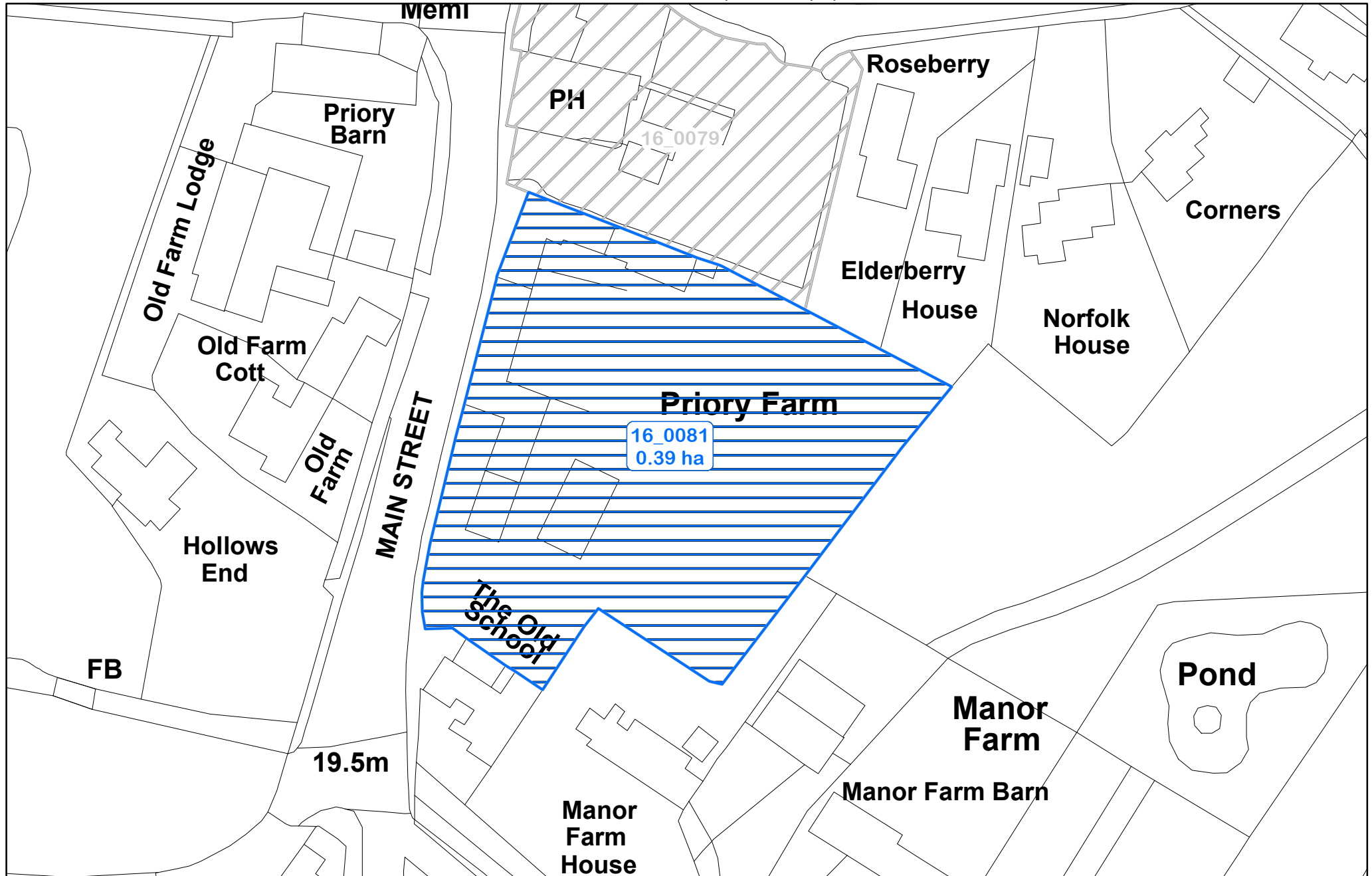
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission has been granted for residential development for 7 units on this site (16/00529/FUL).

SHELAA 2016 Sites (Landscape)



Upton

Site Reference Number: 16_0117 Site Address Main Road (Chapel Farm) Upton
Housing/Employment/Both: Housing Area (Ha): 0.31
Parish: Upton Ward: Trent

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: This site has an extant permission which has not been built out
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: Suitable

Location: Adjacent Village PDL/Greenfield Mixed
 Area: PDL Area: Greenfield
 Area Character: Residential
 Setting : Village
 Current Use: Agricultural Farmyard

Policy: Suitable

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

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. 3539m		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: 289m	

Physical Constraints : Suitable

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Highway Engineers Comments: Access agreed as part of planning permission

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: 0.3% 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 : Yes

Heritage asset (designated & non designated):
Yes. Grade II Listed Threshing Barn within and adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: This site has an extant permission which has not been built out

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

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

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Old permission for residential development on this site

SHELAA 2016 Sites (Portrait)

