



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

GYPSY & TRAVELLER LAND AVAILABILITY ASSESSMENT (GTLAA)

MAIN REPORT

September 2023

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1.0 Introduction

- 1.1 The Gypsy and Traveller Land Availability Assessment ('GTLAA') concerns Gypsy and Traveller pitches only and sets out an assessment of the suitability, availability and achievability of sites to address Gypsy and Traveller accommodation needs in Newark & Sherwood District. This assessment forms a key component of the evidence base to underpin the policies in the Development Plan for Gypsies and Travellers, including supporting the delivery of land to meet identified need for this use.
- 1.2 The Government's *Planning Policy for Traveller Sites* (2015) (PPTS) seeks to encourage local planning authorities to identify land to accommodate Traveller sites and to plan for sites over a reasonable timescale. The document sets the overarching aims in respect of Travellers, to ensure fair and equal treatment for the travelling community that facilitates their traditional and nomadic lifestyles, whilst respecting the interests of the settled communities.
- 1.3 The National Planning Policy Framework ('NPPF') provides Councils with a statutory requirement to produce a Strategic Housing Land Availability Assessment ('SHLAA'), as set out in paragraph 67: *"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...planning policies should identify a sufficient supply and mix of sites"*
- 1.4 An assessment should:
- identify specific, deliverable sites (for years one to five of the plan period) and specific, developable sites or broad locations with potential for development for years 6-10 and, where possible, for years 11-15 of the Plan;
 - assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.5 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The GTLAA simply determines which sites may be suitable, available and achievable for Gypsy and Traveller accommodation development.**
- 1.6 Please refer to the separate Strategic Housing and Employment Land Availability Assessment ('SHELAA') for housing and employment sites.

2.0 Planning Policy for Traveller Sites (PPTS, 2015)

2.1 'Planning Policy for Travellers' was updated in August 2015 and sets out the Government's overarching aims in respect of Gypsy and Travellers.

2.2 The PPTS defines 'gypsies and travellers' to mean:

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'

2.2 However, the decision from the Lisa Smith v The Secretary of State for Housing, Communities and Local Government and others [2021] EWHC 1650 (Admin) for this definition to unlawfully discriminate in its exclusion of Gypsies or Travellers who have permanently ceased to travel due to old age, disability or due to caring responsibilities. Whilst no updated national policy guidance has been provided, a revised definition is now being used by the Planning Inspectorate at appeal:

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'

2.4 The PPTS states that Local Planning Authorities should, in producing their Local Plan:

- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
- Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

2.5 Policy C states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.

2.6 Policy D states that if there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites.

3.0 Gypsy and Traveller Accommodation Assessment (GTAA) (2020)

3.1 The primary objective of the Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Newark & Sherwood District Council (the Council) – in line with the requirements of the PPTS.

Key Findings – Gypsies and Travellers

3.2 In summary there is a need for:

- 118 pitches in Newark & Sherwood over the GTAA period to 2034 for Gypsy and Traveller households that met the planning definition;
- 21 pitches for undetermined Gypsy and Traveller households that may meet the planning definition; and
- 30 pitches for Gypsy and Traveller households who did not meet the planning definition.

3.3 This provides for an overall need of 169 pitches.

Key Findings – Travelling Showpeople

3.4 As no Travelling Showpeople were identified in Newark & Sherwood, the assessment has identified no need for plots to address Travellers from this background.

Key Findings – Transit Provision

3.5 Due to low historic low numbers of unauthorised encampments, and the existence of private transit pitches, it was not recommended that there is a need for a formal public transit site in Newark & Sherwood at this time. However, there is a need for a more strategic approach to transit provision across Nottinghamshire. In addition, the Council should consider the establishment of a network of emergency stopping places to enable the Police to use their powers to move households on.

4.0 Methodology

4.1 The District Council’s standard methodology for assessing housing and economic land availability is as set out in the PPG with regard to the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report.

4.2 This Assessment adopts broadly the same process as that used for the Strategic Housing and Economic Land Availability Assessment (SHELAA) produced by the Council for ‘bricks-and-mortar’ housing, albeit with amendments to provide a suitable approach for assessing Traveller sites. The Assessment follows relevant Guidance as set out in the National Planning Practice Guidance (PPG) and takes account of the

requirements of the National Planning Policy Framework (2021) and Planning Policy for Traveller Sites (2015).

4.3 There are a number of stages to the methodology¹, these are as follows:

1. Identification of sites and broad locations;
2. Sites / broad location assessment
3. Windfall assessment;
4. Assessment review;
5. Final Evidence base.

Stage 1: Identification of Sites and Broad Locations

4.4 In accordance with the PPG, the area for assessment comprises² the district of Newark and Sherwood. The PPG requires plan-makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

4.5 DCLG’s ‘*Designing Gypsy and Traveller Sites Good Practice Guidance*’ (2008) states that an average family pitch must be capable of accommodating a lockable shed, drying space/small garden area, a large trailer, a touring caravan and an amenity building, together with space for two vehicles parking.

4.6 As such, a minimum pitch size of 550sqm has been determined in line with Core Policy 5 of the Amended Core Strategy.

4.7 The PPG outlines potential sources that may be used to collate the GTLAA sites as part of a ‘desktop review’; these are listed in the table below and have been amended accordingly. The second column sets out the data sources typically used for such categories of sites in Newark & Sherwood:

Table 1: Sources of Traveller Sites

Type of Site	Potential Data Source(s)
Existing authorised, temporary or unauthorised Traveller sites	Gypsy & Traveller Accommodation Assessment Local knowledge
Land with an extant planning permission for Traveller accommodation which is yet to be implemented or where planning permission has expired.	Planning Application Database
Planning applications that have been refused (including those subject to appeal) or withdrawn.	Planning Application Database

¹ NPPG Paragraph 001 – What is the purpose of the assessment of land availability?

² NPPG Paragraph 006 – What geographical area should the assessment cover?

Undetermined planning applications, including those subject to pending legal (Section 106) agreements.	Planning Application Database
Land in local authority ownership	Engagement within NSDC and general day-to-day liaison.
Surplus public land / land likely to become surplus	Engagement with public bodies via informal 'call for sites' exercise.
Rural sites	Desktop review Existing SHELAA sites Local Knowledge Local Plan evidence base
Sites in and adjoining settlements	

- 4.8 Landowners with sites previously submitted as Traveller sites have been contacted to confirm if they would like their land to remain considered available for this use.
- 4.9 Formal 'Call for Sites' exercises have been undertaken in July 2019 (through the Issues Paper consultation) and July 2021 (as part of the Options Report consultation), which followed earlier similar exercises. Landowners and agents have also been able to submit new sites on an ongoing basis throughout the Plan Review. Sites in the planning process have also been identified.

Stage 2: Sites / Broad Location Assessment

- 4.10 Stage 1 results in a list of identified sites for further assessment Gypsy & Traveller development. Stage 2 involves an assessment of the development potential of these sites, and whether they are considered deliverable or developable. The NPPF provides definitions of 'deliverable' and 'developable' as follows:

"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged."

- 4.11 The assessment is thus an assessment of potential capacity, availability, suitability and achievability.
- 4.12 As there is a limited supply of land for Gypsy & Traveller use, what constitutes a potentially appropriate location for Gypsy and Traveller accommodation is different to the approach taken towards assessing the suitability of land for 'bricks-and-mortar' housing. Core Policy 4 of the Amended Core Strategy sets out that future pitch provision will be provided in line with the Council's Spatial Strategy with the focus of the Council's efforts being to seek to secure additional provision in and around the Newark Urban Area. It is considered that locations within reasonable proximity to, but

beyond, the Urban Boundary for the Newark Urban Area could be deemed 'around' and so meet the requirements of the policy.

- 4.13 Given the emphasis on allocation in line with the Spatial Strategy, then this would also be the case for locations in and around those settlements central to the delivery of the spatial strategy. For locations beyond this, then it is the site-specific criteria within Core Policy 5 of the Amended Core Strategy which will determine locational suitability, with reasonable access to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities being key. However reflecting land availability, a level of pragmatism in what will constitute 'reasonable access' is necessary. There are also a number of existing Traveller sites within the District, including some in open countryside locations. It is considered that the further intensification of authorised or tolerated (sites without planning permission but established beyond the time period within which enforcement action could be taken) is locationally appropriate in principle. This reflects the approach in Core Policy 4 whereby the Council has committed to pursue all necessary means to meet pitch requirements– including the provision of additional pitches at existing sites through further appropriate intensification of use or the expansion of the site.
- 4.14 To cautiously take account of site-specific constraints and the complexities around delivery, when considering the Gypsy and Traveller accommodation potential of sites (no. of pitches), the Council has had regard to:
- The yield set out in any planning permission;
 - The yield indicated in 'Call for Sites' submissions;
 - GTAA findings over current and future need for existing sites. Where these are privately run sites then they have only been assumed to be available to meet GTAA pitch needs;
 - Site constraints, including parts of the site that may not be developable (e.g., due to flood risk or nature conservation value);
 - Density assessments based on the Amended Core Strategy Policy (CP5), and on local circumstances.

Assessment of Suitability

- 4.15 The PPG requires an assessment of the suitability of the site for the intended use or mix of uses. These may include, but are not limited to market housing, affordable housing, self-build, housing for older people, and economic development sites. The assessment of the suitability of sites is guided by the Development Plan and national policy, and by market and industry requirements.
- 4.16 The Council will assess the suitability, availability and achievability of each potential site taking into consideration a number of factors (see Appendix 1: Assessment Criteria

of Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008)).

- 4.17 By considering the 'performance'; of each site against the criteria, a judgement can be made as to the site's suitability for development. It may also be necessary to consider whether mitigation may allow for some constraints to be overcome.

Assessment of Achievability

- 4.18 A site is considered achievable where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.

- 4.19 As it is impractical to undertake a detailed viability assessment of each of the GTLAA sites, the Council has drawn from the following in order to make an assessment of achievability:

- Information taken from Call for Sites forms
- Informal discussions with landowners
- Existence of any interested parties
- Existing evidence base
- Identified constraints, e.g., ground conditions, abnormal costs

Assessment of Deliverability / Developability

- 4.21 The final element of Stage 2 draws together the information gathered in the assessment of a site's availability, suitability and achievability to determine whether the site is deliverable or developable, as per the NPPF definitions.

- 4.22 Each site has been assessed to inform a judgement on when a site might expect to deliver pitches. The GTAA identifies some existing Traveller sites to have a need which is spread across the plan period as a whole, rather than confined to one five year period, or that occurs part way through the overall 15 period. There are also sites with large theoretical capacities, where delivery would be expected to occur across five year periods. Consequently, in addition to the typical five year period timescales of 0-5, 5-10 and 10-15 normally categorised in the SHELAA, the GTLAA includes additional categories. The timescales are therefore as follows:

- Within 5 years;
- Within 10 years;
- Within 15 years;
- Within between 5-10 years;
- Within between 5-15 years;
- Within between 10-15 years; or;

- No yield assumed owing to major policy or physical constraint identified in the suitability assessment.

Stage 3: Windfall Assessment

4.23 NPPF paragraph 70 states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

4.24 All sites in the District have been windfall sites, as there has previously been no land allocated for gypsy and traveller accommodation. However, as it is proposed to allocate additional sites, the amount of windfall sites coming forward may start to decrease, although they are likely to come forward if insufficient sites can be allocated.

Stage 4: Assessment Review

4.25 Following completion, the Council will review the assessment. It is important to note that the outcome of the GTLAA will show the level of deliverable and developable land but that given the ‘policy-off’ approach of the assessment; this will not automatically suggest that any site will be allocated or receive planning permission.

Stage 5: Final Evidence Base

4.26 The final GTLAA comprises a list of all the sites identified and assessed, along with a judgment as to their availability, suitability and achievability. Each Gypsy & Traveller site identified is accompanied by a site plan, details on potential pitch capacity, estimated timeframe for delivery, policy constraints / designations, and performance against sustainability criteria, for example proximity to services such as public transport.

4.27 As described above, the GTLAA forms an important part of the evidence base for emerging development plans.

5.0 Site Appraisals

5.1 This report presents an analysis of the potential capacity for Gypsy & Traveller accommodation sites from both within and outside the planning process over a 15 year time period. Sources of sites include:

- Sites submitted by landowners/agents (not currently in the planning system);

- Unimplemented/outstanding planning permissions for traveller sites (sites which are not started or where development has commenced but has now stalled);
 - Existing sites identified through the GTAA.
- 5.3 Sites submitted to the Council have been appraised, but where they are categorised as `Suitable' or `May be Suitable' subject to policy change/mitigation, then this does not mean that planning permission would be granted or that it will be allocated for Gypsy & Traveller accommodation within the Plan Review. There may be overriding factors which have not been identified. Similarly, sites which have been assessed as being `Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 5.4 It should be noted that in respect of access to facilities and services, where a walk to the bus stop is further than 800m or longer than 10 minutes in time, it is categorised as not accessible, but in reality, this may not be the case, and reasonable walkable access to some services and facilities may be available at greater distances. Access to services and facilities is a further area where a level of pragmatism, reflecting the scarcity of land and the location of existing Traveller sites which can often be found in countryside locations, is appropriate. There may be instances where the location of a potential Traveller site means that the majority of journeys may need to be made by private motor vehicle, but that these journeys may be short in duration and so offer a preferable level of access to more isolated countryside sites.
- 5.5 The full Site Assessment Details form part of an appendix document and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.

6.0 Summary Results

6.1 The following table show the summary results of all the site assessments of the sites contained in the GTLAA.

6.2 Appendix 1 provides a summary of the individual results of the site assessments.

	0-5yrs	0-10yrs	0-15 yrs	5-10yrs	5-15 yrs	10-15yrs	Total
Total Suitable Pitches	0	0	0	0	0	0	0
Total May be Suitable Pitches	168-180	95	173	38	7	0	481-493
Grand Total	168-180	95	173	38	7	0	481-493

Appendix 1: Summary of Site Assessments

GTLAA Ref	Site Address	Site Area	No. of Pitches	Suitability	Availability	Achievability
19_0001	Land at Barnby Road & Clay Lane, Newark	1.52ha	27	May be Suitable	Available	Achievable
19_0002	Land at Fen Lane, Balderton	0.93ha	2	May be Suitable	Not Available	May be Achievable
19_0003	Land at Denton Road, Balderton	1.56ha	0	Not Suitable	Available	May be Achievable
19_0004	Former Belvoir Ironworks (North), Newark	2.35ha	15-27	May be Suitable	May be Available	May be Achievable
19_0007	Green Park, Tolney Lane, Newark	1.24ha	10	May be Suitable	Available	Achievable
19_0008	Park View, Tolney Lane, Newark	0.39ha	13	May be Suitable	Available	Achievable
19_0009	The Old Stable Yard, North of Winthorpe Road, Newark	0.46ha	14	May be Suitable	Available	Achievable
19_0010	Land at Station Road, Collingham	5.13ha	93	May be Suitable	Not Available	May be Achievable
19_0011	Land adjacent Shannon Caravan Site, Ollerton	2.73ha	49	May be Suitable	Available	Achievable
19_0012	Land off Newark Road (North), Ollerton	0.3ha	6	May be Suitable	Available	Achievable
19_0013	Land off Newark Road (South), Ollerton	0.24ha	0	Not Suitable	Available	May be Achievable
19_0014	Land at Cottage Farm, Cross Lane, Blidworth	2.35ha	0	Not Suitable	Not Available	May be Achievable
19_0016	Gravelly Lane, Fiskerton	2.54ha	46	May be Suitable	Not Available	May be Achievable
19_0017	Trent Lane, Newark	1.67ha	15	May be Suitable	Not Available	Not Achievable
19_0018	Land at Chestnut Lodge, Barnby-in-the-Willows	0.39ha	19	May be Suitable	Available	Achievable
19_0019	Land at Seven Oaks, Edingley	0.13ha	0	Not Suitable	Available	Not Achievable
19_0020	Shannon Caravan Site, Ollerton	1.72ha	9	May be Suitable	Available	Achievable
19_0021	The Paddock, Ollerton	0.56ha	3	May be Suitable	Available	Achievable
19_0022	The Stables, Ollerton	0.34ha	4	May be Suitable	Available	Achievable
19_0023	Dunromin, Ollerton	0.20ha	4	May be Suitable	Available	Achievable
19_0024	Greenwood, Ollerton	0.14ha	1	May be Suitable	Available	Achievable
19_0025	The Mulberries, Collingham	1.04ha	19	May be Suitable	Available	May be Achievable
19_0026	Land between Tinkers Lane and A1133, Girton	1.72ha	31	May be Suitable	Available	Achievable
19_0027	Bowers, Tolney Lane, Newark	0.38ha	0	May be Suitable	Available	Achievable
19_0028	Church View, Tolney Lane, Newark	1.08ha	10	May be Suitable	May be Achievable	May be Achievable
19_0029	Shannon Falls, Tolney Lane, Newark	1.04ha	21	May be Suitable	Available	Achievable
19_0030	Hose Farm, Tolney Lane, Newark	0.76ha	0	May be Suitable	Available	Achievable
19_0031	Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark	0.64ha	0	May be Suitable	Available	Achievable
19_0032	Castle View, Tolney Lane, Newark	1.26ha	0	May be Suitable	Available	Not Achievable
19_0033	Riverside Park, Tolney Lane, Newark	0.57ha	9	May be Suitable	May be Available	May be Achievable
19_0034	The Paddocks, Tolney Lane, Newark	0.32ha	3	May be Suitable	Available	Achievable

19_0035	New Paddocks & Ark Bungalow, Tolney Lane, Newark	0.18ha	0	May be Suitable	Available	Not Achievable
19_0036	Sandhill Sconce, Tolney Lane, Newark	1.31ha	11	May be Suitable	Available	Achievable
19_0037	Hirram's Paddock, Tolney Lane, Newark	2.68ha	7	May be Suitable	Available	Achievable
19_0038	Taylor's Paddock, Tolney Lane, Newark	0.03ha	1	May be Suitable	Available	Achievable
19_0039	Price's Paddock, Tolney Lane, Newark	0.19ha	1	May be Suitable	Available	Achievable
19_0040	Maryland Paddock, Tolney Lane, Newark	1.03ha	19	May be Suitable	Available	Achievable
19_0041	Ropewalk Farm, Tolney Lane, Newark	0.91ha	17	May be Suitable	May be Available	May be Achievable
19_0042	The Burrows, Tolney Lane, Newark	0.23ha	2	May be Suitable	Available	Achievable
19_0043	Land at Newark Road, Wellow	0.43ha	0	May be Suitable	Not Available	Not Achievable

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0001
Site Address	Barnby Road (Land at Appleby Lodge)
Parish	Newark
Ward	Beacon
Area (ha)	1.52ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is no evidence to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site is located within the urban boundary. Providing highways visibility standards can be met and the gas pipeline easements addressed, both of which appear possible, then the site may be suitable. Resolution to grant planning permission (23/00060/FUL) for 8no. permanent pitches and 2no. amenity buildings on land south of the pipeline. This application has suitably addressed the pipeline easements and highways visibility standards. The site is considered available and achievable.</p> <p>Approximate yield: 27 pitches (8 pitches within area to the south of oil pipeline)</p>	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.52ha (Greenfield)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Paddock
Policy	
Current Policy Status:	Within urban boundary
Other Policy Constraints:	Suitable for allocation under CP4 and CP5
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	None		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	The HA would be unable to support any access from Clay Lane. It is unadopted but could be classed as unregistered highway due to it linking several footpaths/public rights of way. It has no lighting or footways. To increase vehicular traffic down here without costly improvements would be dangerous. There has been previous consideration given to access from Barnby Road, and there would appear to be a possibility of access at Appleby Lodge/Beacon View. It's difficult to say with certainty without a speed survey, as this would determine the required visibility towards the bridge, which is finite, restricted by its apex. (Whilst it is in a 30mph speed limit, it is open which may encourage higher speeds). Further Comments: The summary of Officers additional comments are that the likelihood is that sufficient visibility from the current bungalow access can be achieved. However, any planning application would need to support the maximum available visibility splay to the crown of the bridge.
Cadent Gas Pipeline Comments:	There is a gas pipeline running through the centre of the site, Cadent possess a total easement of 6m (3m either side of the pipeline). The easement will need to be kept free of pitches, and any on-site infrastructure which crosses it (e.g., roads) will need to be demonstrated to be acceptable in terms of potential impact on the pipeline. Potential for an initial area to be allocated outside of the easement, with further expansion beyond the pipeline if demonstrated to be acceptable.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	Maybe
Agricultural Land Quality:	Potentially contaminative usage has been identified in close proximity
Site Apparatus:	Trees and existing buildings on site. Gas pipeline runs through site with associated easements
Access to Utilities:	Unknown
Neighbour Issues:	Adjacent to East Coast Mainline
Flood Zone:	Flood Zone 1
Surface Water Flooding:	The eastern portion of the site suffers low risk of surface water flooding
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	None
Protected Species/Habitats:	Close proximity to LWS Biosinc 2/ 638 Ballast Pit
Tree Preservation Order:	No
Natural Features on Site:	Hedges, ditch
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential for archaeological interest (brick kiln)

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land has been submitted to the Call for Sites
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	Site within Traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

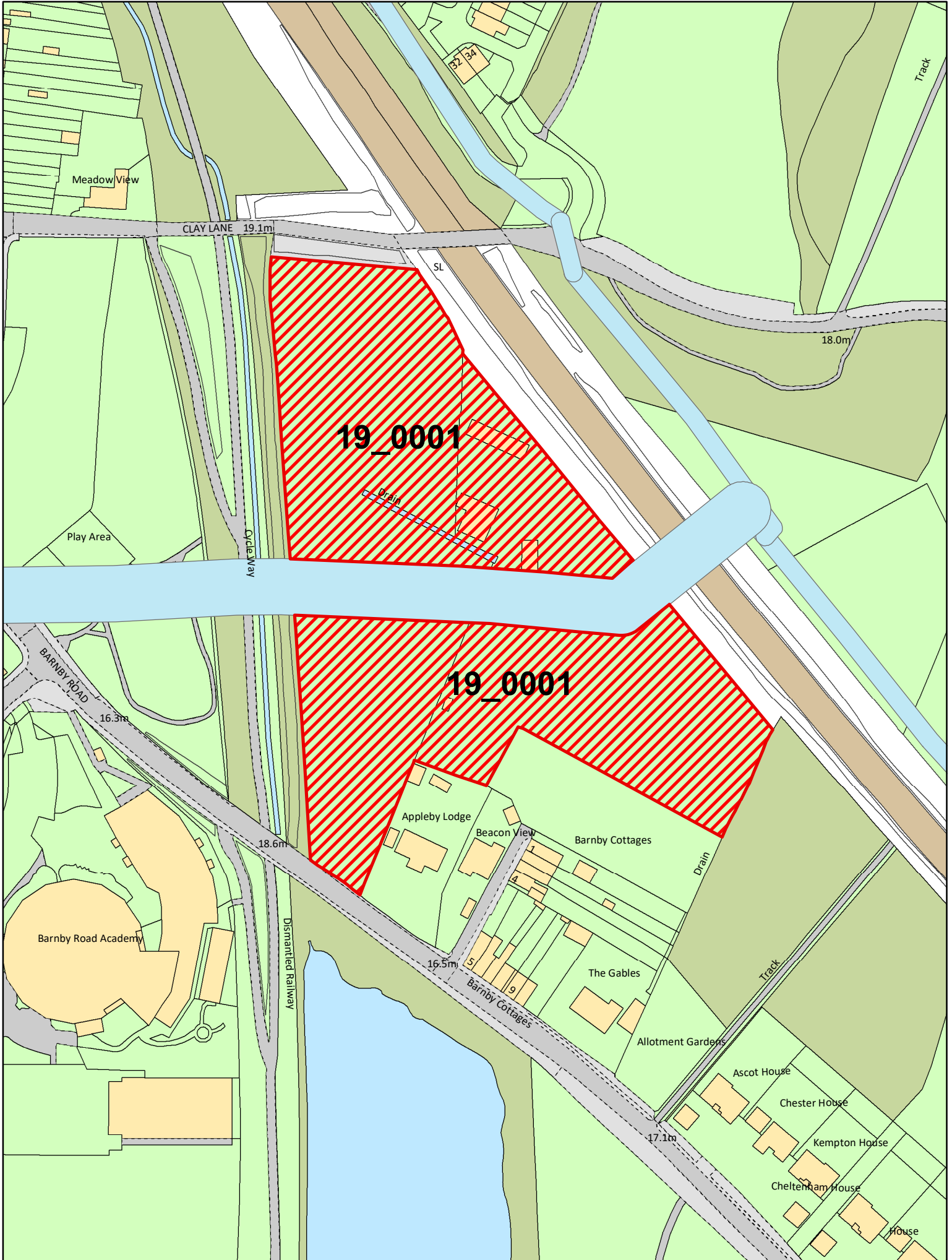
Site also known as 08_0632 (part) and 16_0264.

Site is part of an officially recognised migratory route for toads (Froglife ID237 SK809532).

One bungalow has now been permitted on part of the site (18/02049/FUL) and the area for consideration has been altered. Resolution to grant planning permission (23/00060/FUL) for 8no. permanent pitches and 2no. amenity buildings on land south of the pipeline.



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Site Reference	19_0002
Site Address	Fen Lane (Land at)
Parish	Balderton
Ward	Balderton North & Coddington
Area (ha)	0.93ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Not Available
Availability Comments:	Site currently being marketed for sale
Achievability Conclusions:	May be Achievable
Achievability Comments:	Presence of oil pipeline easement severely restricts the developable area and is likely to affect site viability
OVERALL CONCLUSION:	
The site may be suitable and achievable although the presence of an oil pipeline easement severely affects the site limiting its viability and achievability. The site is however not considered available given it is being marketed for sale.	
Approximate Yield: 2 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Urban (outside but within proximity to urban boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.93ha (Greenfield)
Area Character:	Residential / agricultural
Setting:	Rural
Current Use:	Grazing / Animal boarding / Recreation
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Open Countryside

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location, and the Balderton Local Centres in particular. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This adopted highway has no lighting or footpaths but is signposted as a bridleway. To increase traffic along here would be considered to be of detriment to highway safety, without improvement works, to include widening lighting and footways.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Oil pipeline runs through the site with total easement of 100m. Severn Trent pipeline also under the site
Access to Utilities:	Electricity
Neighbour Issues:	Adjacent to A1
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Small area of low risk along rear extent of the site
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential for archaeological interest

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Land submitted to call for sites but currently marketed for sale. No longer considered available
Achievability Comment:	The oil pipeline easement severely affects the site, limiting its viability and achievability
Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	Easement with Severn Trent and oil pipelines
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	Property and land being marketed for sale.
Viability Comments:	Oil pipeline easement may effect site viability

AVAILABILITY CONCLUSION: Not Available

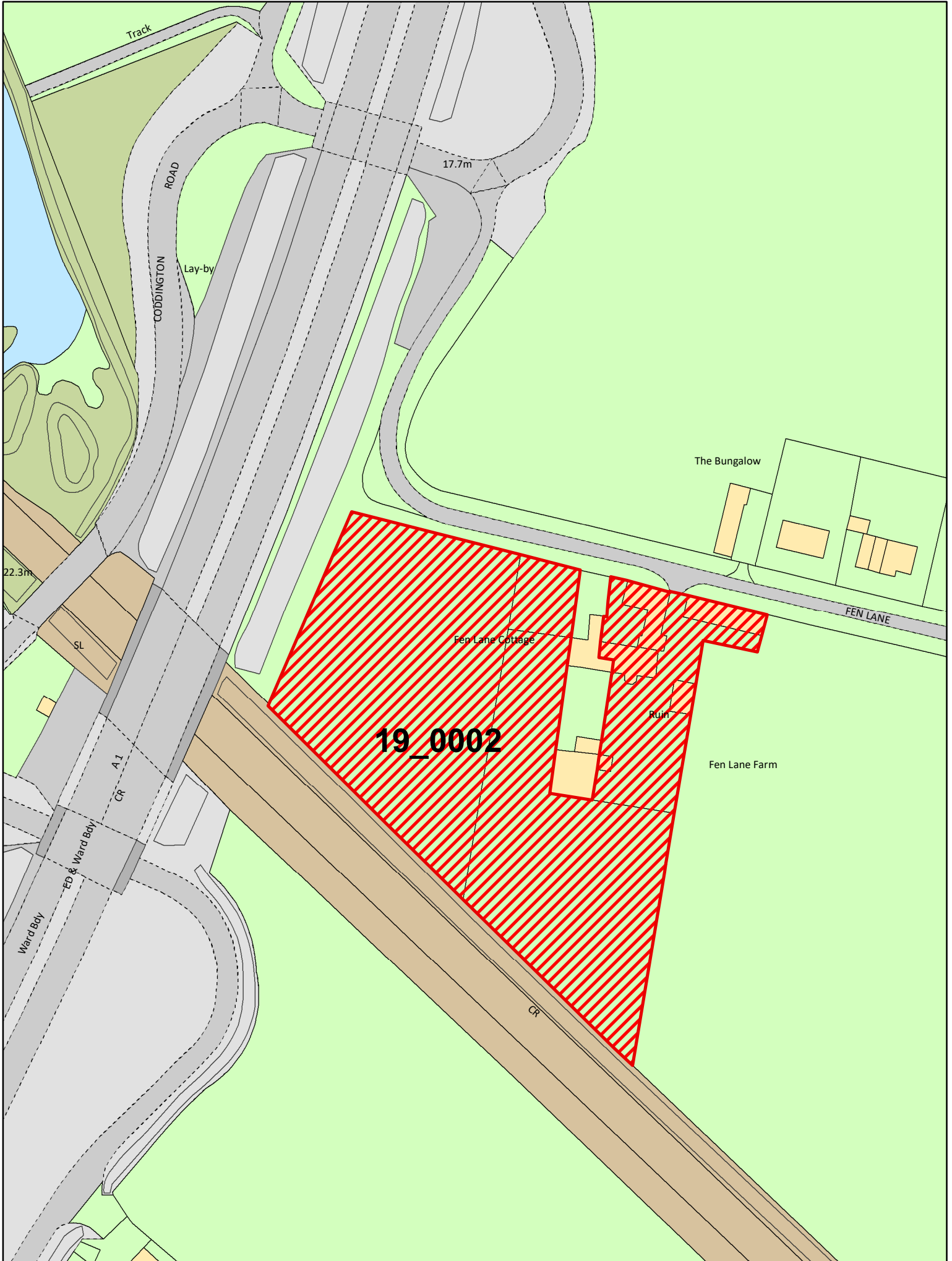
ACHIEVABILITY CONCLUSION: May be Achievable

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

ADDITIONAL COMMENTS

16/SCR/00015 for clean water pipeline (now implemented). Oil pipeline easement limits developable area of the site to 0.12ha, sufficient to accommodate 2 pitches (at 550 sqm).

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0003
Site Address	Denton Close (Land off)
Parish	Balderton
Ward	Balderton South
Area (ha)	1.56ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	Access to site is under a ransom strip so site may not be achievable
OVERALL CONCLUSION:	
The site lies almost entirely within Flood Zone 3. The site access is potentially held to ransom by property owners on Denton Close. The site is therefore considered not suitable. The site is available but is not considered suitable or achievable.	
Approximate Yield: 0 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Urban fringe (outside but adjacent to urban boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.56ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Countryside
Current Use:	Scrubland
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Partly in Flood Zone 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	464m	Proximity to Transport Node	Over 1km
Access to Services Comments:	None		

Physical Constraints:	
Highway Engineers Comments:	The site is served by suitable access roads and footways although as an existing residential estate this would need to be demonstrated with suitable swept paths. The only point of access would appear to be off Denton Close, although the site boundary isn't shown linking to this.

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	The existing highway is suitable to serve the likely number of pitches which could be accommodated on this land. However, the embankment beyond the highway boundary appears to have been repaired as part of flood defence works under application number 19/00445/FULM and amendments to this may result in flooding issues or present difficulties in achieving required gradients to the rear of highway.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Treatment works to south
Flood Zone:	81% in Flood Zone 3, 83% in Flood Zone 2
Surface Water Flooding:	56% Low Risk, 3% High Risk, 8% Medium Risk. Low risk across a large portion of the site. Areas at high risk confined to locations around the drain.
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Track running through the site
Protected Species/Habitats:	Yes – LWS on western boundary, abuts SINCE 2/803
Tree Preservation Order:	Yes (40% of site area)
Natural Features on Site:	Drainage ditches
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Owner confirmed availability in June 2023
Achievability Comment:	Site may not be accessible. Size restricted by TPOs
Ownership Constraints:	Dwellings at end of Denton Close have taken access point into their ownership. Potentially a ransom strip
Ownership Comments:	Site within non-traveller ownership who wishes to dispose of the site
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	Developable area restricted by TPOs which may affect viability

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: May be Achievable

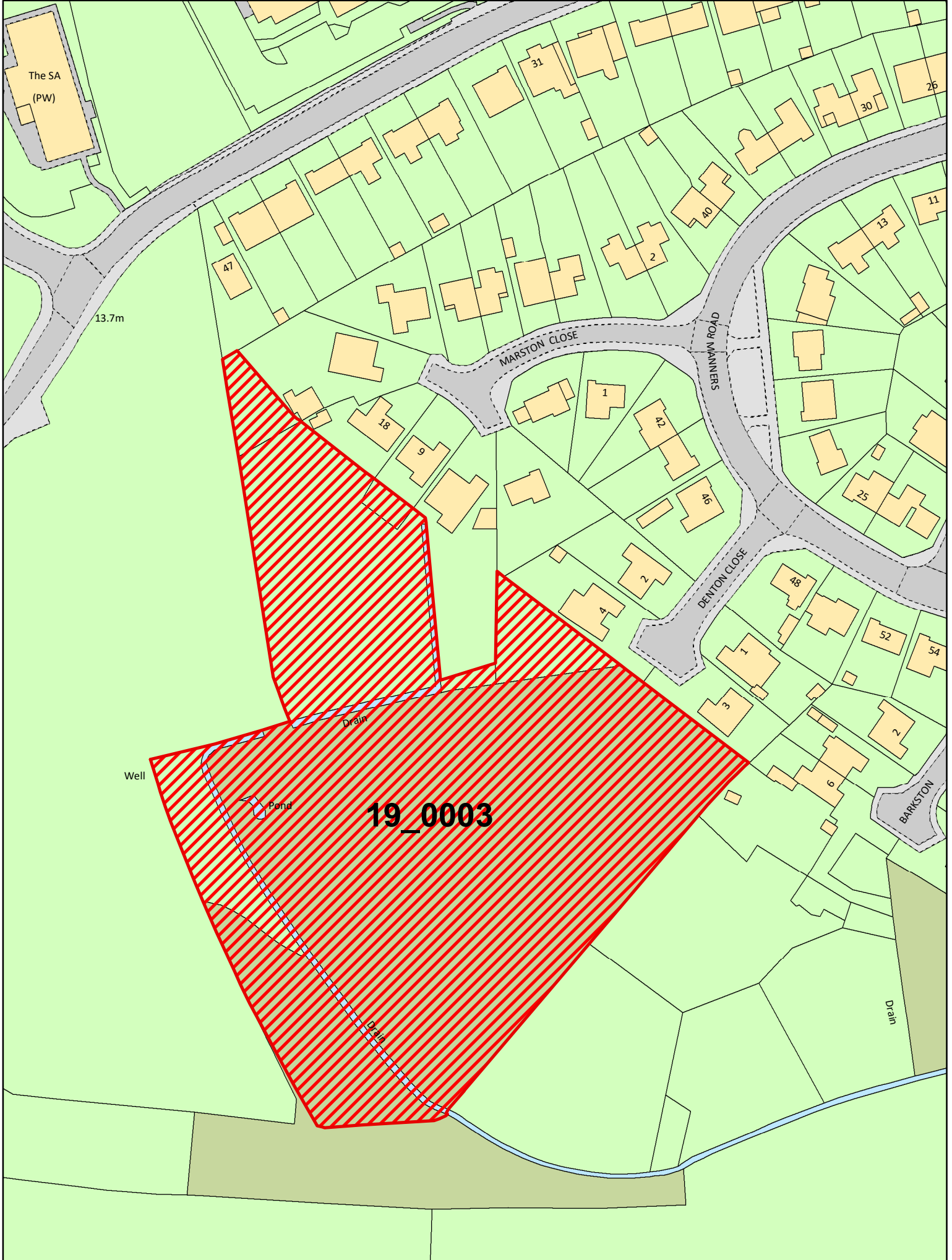
**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

ADDITIONAL COMMENTS

Site forms flood defences – 19/SCR/00009, 19/00445/FULM, EXP/00037/19.

The site is split between Flood Zones 2 and 3 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. Whilst the guidance identifies the use to be incompatible with Flood Zone 3 this is dependent upon the outcome of application of the Sequential Test.

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0004
Site Address	Former Belvoir Ironworks (North)
Parish	Newark
Ward	Farndon & Fernwood
Area (ha)	2.35ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	May be Available
Availability Comments:	Site within non-traveller ownership
Achievability Conclusions:	May be Achievable
Achievability Comments:	Site would require Council action to deliver the site
OVERALL CONCLUSION:	
Site is located within NAP2a. The site may be suitable, with access to services improving as the Land South of Newark strategic site is delivered. The previous potentially contaminative usage will need to be resolvable to a standard that can support residential occupation. Site is within non-Traveller ownership and may be available for the Council to deliver, the site would however need to prove viable for this to occur.	
Approximate yield: 15-27 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside but within proximity to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.35ha (Greenfield)
Area Character:	Marginal industrial / residential / agricultural
Setting:	Semi-rural
Current Use:	Vacant
Policy	
Current Policy Status:	SP3 / DM8 / NAP2a / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Small area of site in Flood Zone 2

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 1,500m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Access to services and facilities will be improved through delivery of the Land South of Newark Strategic Site. This will entail delivery of a Local Centre (incorporating convenience retail provision and other services and facilities) in the part of the strategic site closest to the Belvoir Ironworks site. This will		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

	also involve the bringing forward of 50ha of employment land, substantial Green Infrastructure and open space provision as well as integration of public transport services.
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Physical Constraints:

Highway Engineers Comments:	An independent report has been submitted objecting to this site. The cited trip generation is based on a single site which was counted in 2010 and the outputs are not included in the appendices so cannot be verified. The HA have not been able to locate the site on the TRICs data base but have located the site on Google maps. The trip rates may be high and linked to the poor sustainability of this site which has access only to the major road network with no footways / no community facilities within walking distance. The site in question has a footway/cycleway link to the Middlebeck development and beyond, linking to the Newark urban area. It is also noted in the introduction to this note that trip rates may also be higher per unit due to Gypsy communities which often have extended families all living together. This of course is not in itself a reason to object to a site, and instead requires application of a lesser threshold for provision of a TA/TS. If the submitted report is correct, it would be appropriate to require one for this site. In terms of site access, the site is just within a national speed limit, on the edge of a 30mph speed limit. The bends on each approach to possible access to this land are such that they are considered speed reducing features, and whilst it is quite possible that vehicles will be exceeding 30mph due to the current open aspects, it is thought unlikely that the 85th%ile speed will be 60mph. Visibility to the north of around 100 metres is available and visibility to the south is around 140m which is considered to be adequate here in consideration of the likely speeds, constrained by the bends. The adopted highway corridor in the vicinity of the access is approximately 21 metres wide, which should accommodate the suggested ghost island if demonstrated to be required.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	0.43% in Flood Zone 2
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	None
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is within non-traveller ownership but are open to sale
Achievability Comment:	Would require Council action to deliver site as landowner would not intend to do this themselves
Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	Site would need to be viable for the Council to deliver

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: May be Achievable

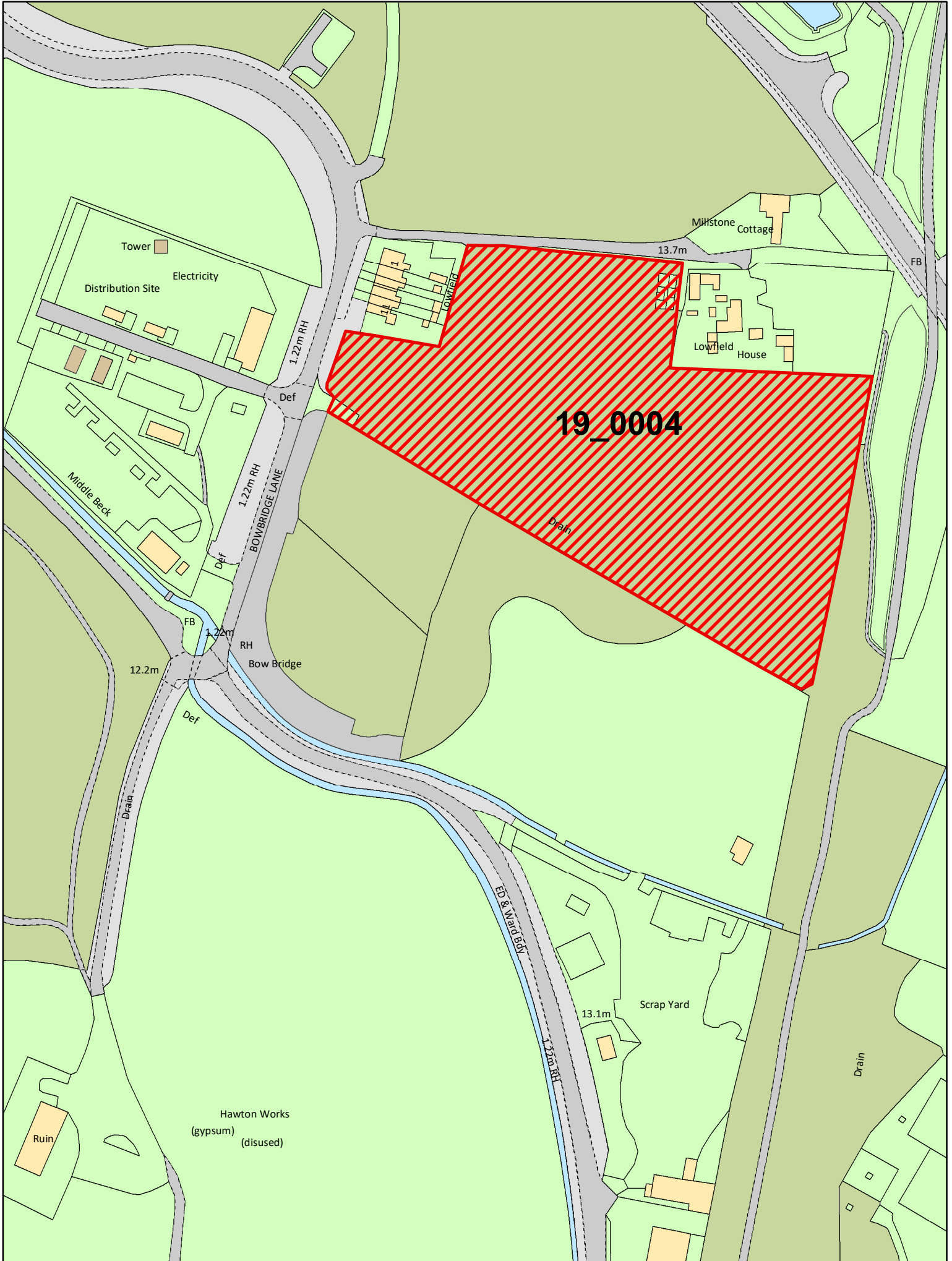
ADDITIONAL COMMENTS

Subject of dismissed appeal 3181015 (15/01250/OUTM) in large part due to location, although some issues around infrastructure provision relevant to that specific scheme were identified (affordable housing, open space and education provision)- though this did not weigh heavily against the scheme. Section of Bowbridge Lane at the access to the site located within Flood Zone 2. As part of planning appeal flood depths were considered to be shallow (and acceptable) turning right when leaving site, but deep and unacceptable turning left. Was deemed acceptable if restricted to right turn only during times of flooding. Emergency access option onto the Sustrans route was also considered. There is the potential that appropriate emergency access arrangements could be put in place, subject to further detailed investigation.

Section of Bowbridge Lane at the access to the site located within Flood Zone 2. As part of planning appeal in 2015 the flood depths were considered to be shallow (and acceptable) turning right when leaving site, but deep and unacceptable turning left. Was deemed acceptable if restricted to right turn only during times of flooding. Emergency access option onto the Sustrans route was also considered. There is the potential that appropriate emergency access arrangements could be put in place, subject to further detailed investigation. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.

Yield: 15 – 27 pitches

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0007
Site Address	Tolney Lane (Green Park)
Parish	Newark
Ward	Castle
Area (ha)	1.24ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas of the site at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.</p> <p>Approximate Yield: 10 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.24ha (PDL)
Area Character:	Edge of settlement
Setting:	Concentration of caravan sites
Current Use:	G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 and 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Within 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comments:	Site is located within 20-minute walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	<p>Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’.</p> <p>Response to Highways Engineers Comments: Site suitability will be dependent upon an assessment of the highway’s capacity of the Tolney Lane / Great North Road junction. Following discussions, the Highways Authority accept that provision of a second point of access is not feasible.</p>
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	n/a (developed)
Site Apparatus:	In use as G&T pitches
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	97% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	None
Protected Species/Habitats:	None
Tree Preservation Order:	Protected hedges on the northwest and southeast boundaries
Natural Features on Site:	None
Conservation Area:	No

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Heritage Assets (Designated & Non-Designated)	Site within proximity of the Conservation Area
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SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is currently occupied and authorised under 21/00891/S73 with temporary consent until 30 th November 2023. Site has also been submitted by owner’s agent.
Achievability Comment:	Site is currently in G&T use
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with first five year need and future need identified
Other Availability Issues:	None known
Viability Comments:	Temporary planning consent.

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

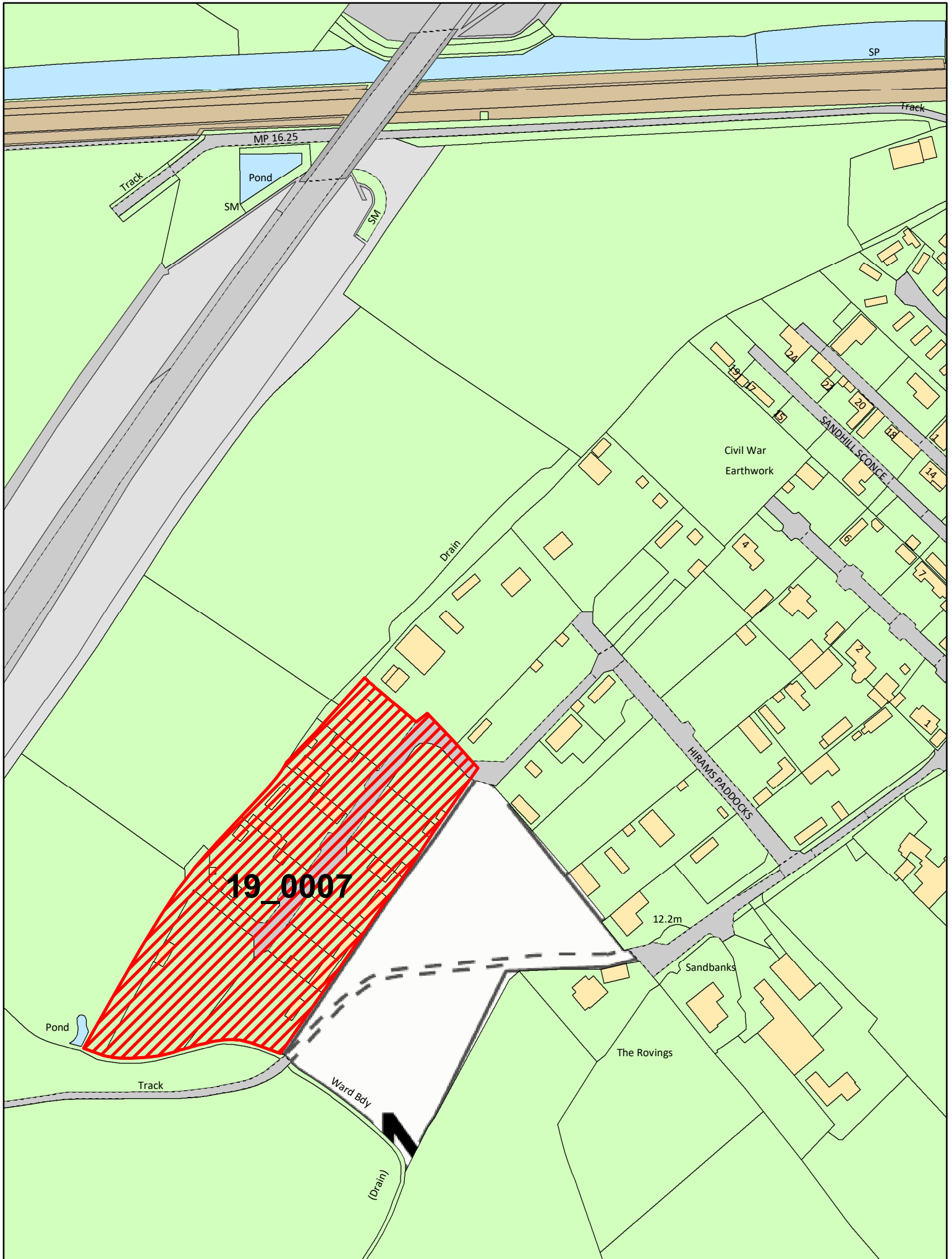
18/01443/FUL limited temporary permission to 30/11/2021 and 21/00891/S73 was granted to extend the temporary permission to 30th November 2023.

This site lies almost entirely within Flood Zone 3, with a significant proportion also within the functional floodplain (Flood Zone 3b). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be a benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

Yield: 10 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0008
Site Address	Tolney Lane (Park View)
Parish	Newark
Ward	Castle
Area (ha)	0.55ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.</p> <p>Approximate Yield: 13 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Within settlement boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.55ha (PDL)
Area Character:	Edge of settlement
Setting:	Concentration of caravan pitches
Current Use:	G&T pitches
Policy	
Current Policy Status:	Temporary permission
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comments:	None		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	<p>Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’</p> <p>Response to Highways Engineers Comments: Site suitability will be dependent upon an assessment of the highways capacity of the Tolney Lane / Great North Road junction. Following discussions, the Highways Authority accept that provision of a second point of access is not feasible.</p>
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A (developed)
Site Apparatus:	Site already developed
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	Small area of low risk, located to the rear of the site.
Identified within the SFRA?	Functional floodplain
SFRA Comments	

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

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site is currently occupied with a temporary permission and site has been submitted by the agent.
Achievability Comment:	Site currently occupied and owners are in a position to take site forward
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with current and future need identified
Other Availability Issues:	None
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

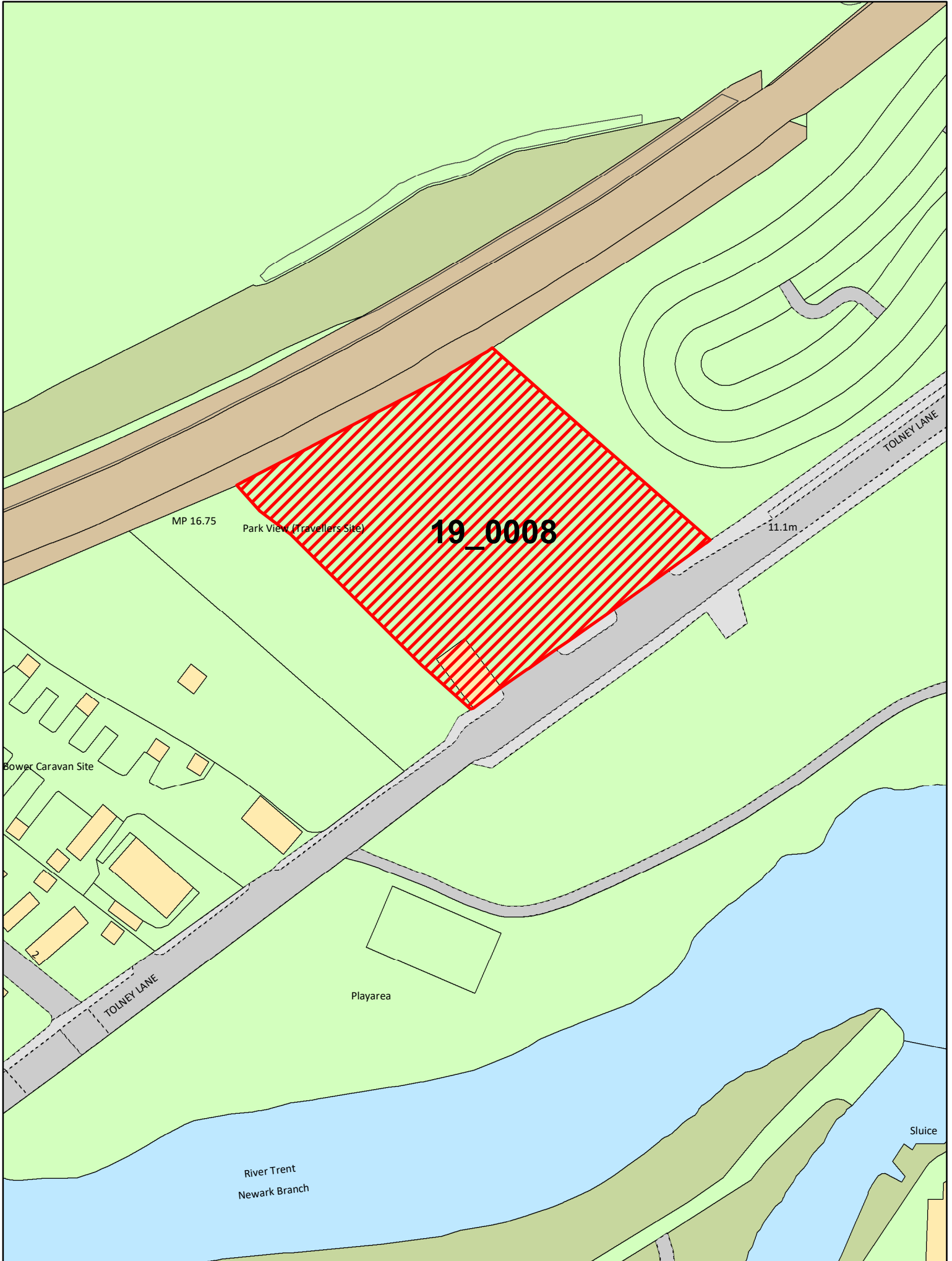
ADDITIONAL COMMENTS

18/01430/FUL – to 30/11/2021.
21/02492/S73 – to 31/01/2025

This site lies wholly within Flood Zone 3 and with a significant proportion of this also within the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Site Reference	19_0009
Site Address	Winthorpe Road (Old Stable Yard)
Parish	Newark
Ward	Bridge
Area (ha)	0.30ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test, seeking to locate new pitches in the areas of the site at least flood risk and a design and layout that limits the level of impact on the Open Break to that of a localised nature. Surface water risk would need to be appropriately managed. Despite the open countryside location, the site is within reasonable proximity to a higher order settlement with services and facilities and considered able to meet the emphasis on provision in and around the Newark Urban Area within Core Policy 4. Mitigation measures to reduce the noise impact on residential amenity from the adjacent A1 and A46 roads and kennels will need to be explored. Site is both available and achievable.</p> <p>Approximate yield: 14 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village by A1
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.30ha (Greenfield)
Area Character:	Agricultural
Setting:	Agricultural / residential
Current Use:	Unauthorised G&T site
Policy	
Current Policy Status:	SP3 / DM8 / NUA/OB/1
Other Policy Constraints:	None
Conflicting Issues:	NUA/OB/1 – Winthorpe Open Break. Detailed landscape visual advice has demonstrated that the site can be accommodated within the designation with a level of impact on its openness limited to that of a localised nature, subject to integration of design and layout requirements. Should localised impact occur then the designation will not be compromised. It is considered that the local need for Gypsy and Traveller accommodation has the potential to clear the threshold of built development not normally being acceptable within the designation

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Officer Comments:	Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.		

Physical Constraints:	
Highway Engineers Comments:	This site is accessed directly from a National Highways Road (the A46) and consultation should be made with them.
Topography Constraints:	No
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	N/A
Site Apparatus:	Unauthorised G&T site
Access to Utilities:	Unknown, but likely
Neighbour Issues:	Adjacent to A1, A46 and kennels.
Flood Zone:	100% Flood Zone 2
Surface Water Flooding:	Contains an area of high, medium and low surface water flood risk
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site submitted to Call for Sites
Achievability Comment:	Site currently occupied by Travellers on an unauthorised basis. Unable to accommodate 14 pitches at 550 sqm per pitch. However existing occupants have confirmed that the site can address the needs of 14 households through the pragmatic management of the existing pitches and use of communal facilities.
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with first five year need and future need identified
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

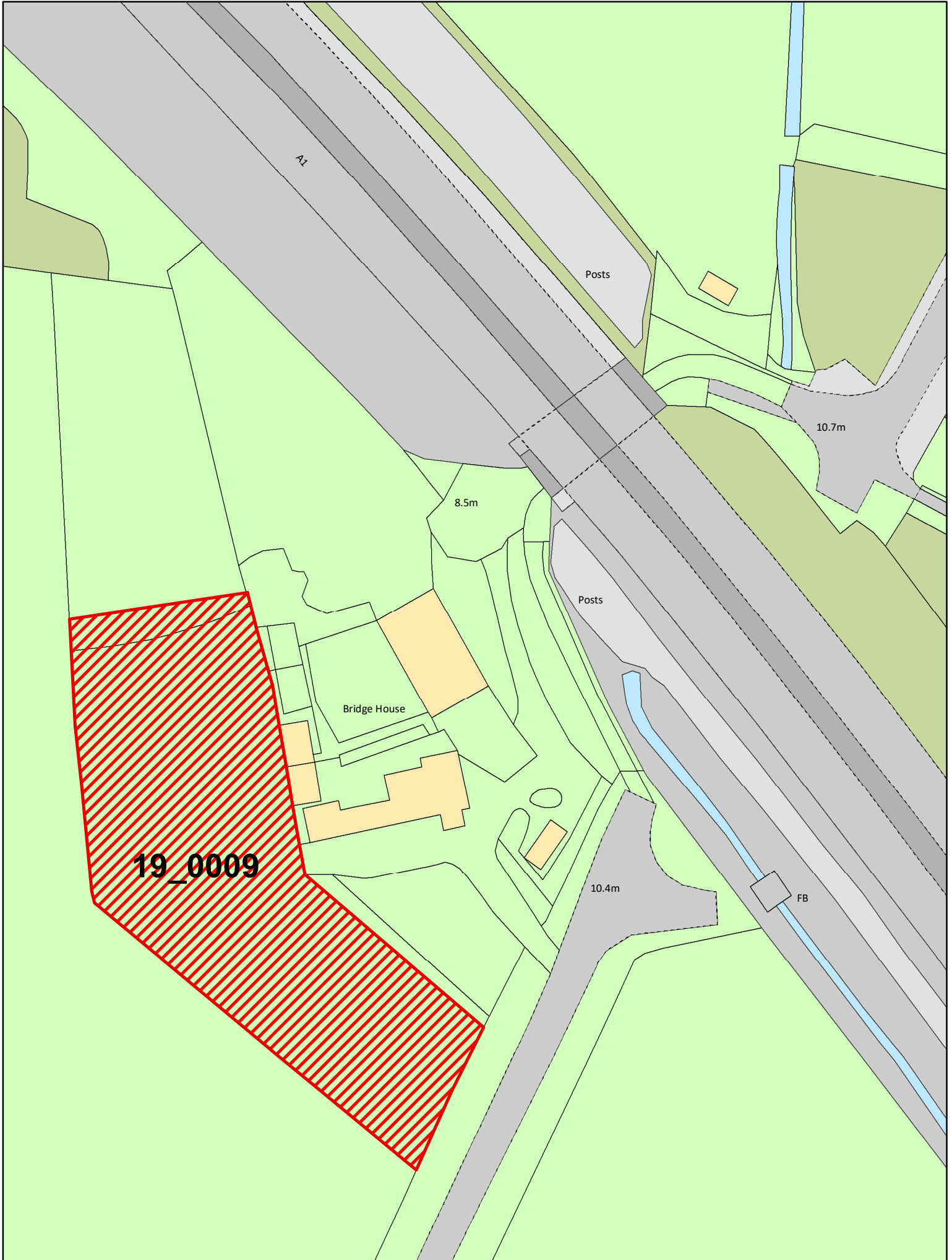
ADDITIONAL COMMENTS

The sites' location is capable of meeting the emphasis within Core Policy 4 on providing new provision around the Newark Urban Area. Location may be suitable subject to there not being sufficient supply of suitable, available and achievable land in the Newark Urban Area. Noise generation from nearby uses will have an impact on the level of residential amenity that can be achieved. Potential mitigation measures to reduce impact will need to be explored. Site contains an area of high, medium and low surface water flood risk– which would need to be able to be managed. This site lies wholly within Flood Zone 2 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.

Enforcement action against development at the site upheld at re-heard appeal (3196972). Application 18/00343/FUL withdrawn.



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

Site Reference	19_0010
Site Address	Station Road
Parish	Collingham
Ward	Collingham
Area (ha)	5.13ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Not Available
Availability Comments:	Site Not Available
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require sale to a third party of Council to deliver
OVERALL CONCLUSION:	
<p>This site may be suitable subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4. There are concerns regarding the impact of development on the setting of the listed Collingham Station House. The site is adjacent to the existing Village Envelope and is well related to services and facilities within the village. The site is within non-Traveller ownership and would require its sale or Council action to deliver, it's continued availability for this use has however not been confirmed by the landowner, and so the land is considered not available. Site may be achievable.</p> <p>Approximate yield: 93 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Separated from urban boundary by railway line
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.13ha (Greenfield)
Area Character:	Rural / agricultural
Setting:	Rural
Current Use:	Agricultural field
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Less than 1km
Officer Comments:	Site is located adjacent to the village envelope, with proximity to services and facilities in Collingham. Site lacks a footpath		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	connection to the village, which could feasibly be provided to allow for safe and sustainable access to them. Without this there may be a dependence on travel by private motor vehicle to access the village, although those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This site has frontages on both Station Road and Cross Lane. Cross Lane is narrow and not appropriate for access. The site frontage on Station Road is such that a suitable access point should be able to be found, but as it is within a national speed limit, it should be determined by 85th%ile speeds. The site appears to be of a size which would accommodate enough pitches to trigger the need for either a TS/TA to demonstrate that the highway in the vicinity is capable of accommodating the additional traffic which would be generated. Offsite highway works should incorporate the provision of footways to facilitate a link from the site to the village and also provide lighting, to include the site vehicular access.
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Pylons across the site
Access to Utilities:	Yes
Neighbour Issues:	Adjacent to railway line
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Northeast portion of site subject to some surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Setting of Grade II Listed Collingham Station House

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Originally submitted by landowner, however its continued availability for this use has not been confirmed.
Achievability Comment:	Would likely require sale of the land to third party or the Council to deliver

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. Site has large theoretical capacity (93 pitches), would likely deliver across five year periods.
Other Availability Issues:	None known
Viability Comments:	Land will need to prove to be viable for Council or third party to deliver.

AVAILABILITY CONCLUSION: Not Available

ACHIEVABILITY CONCLUSION: May be Achievable

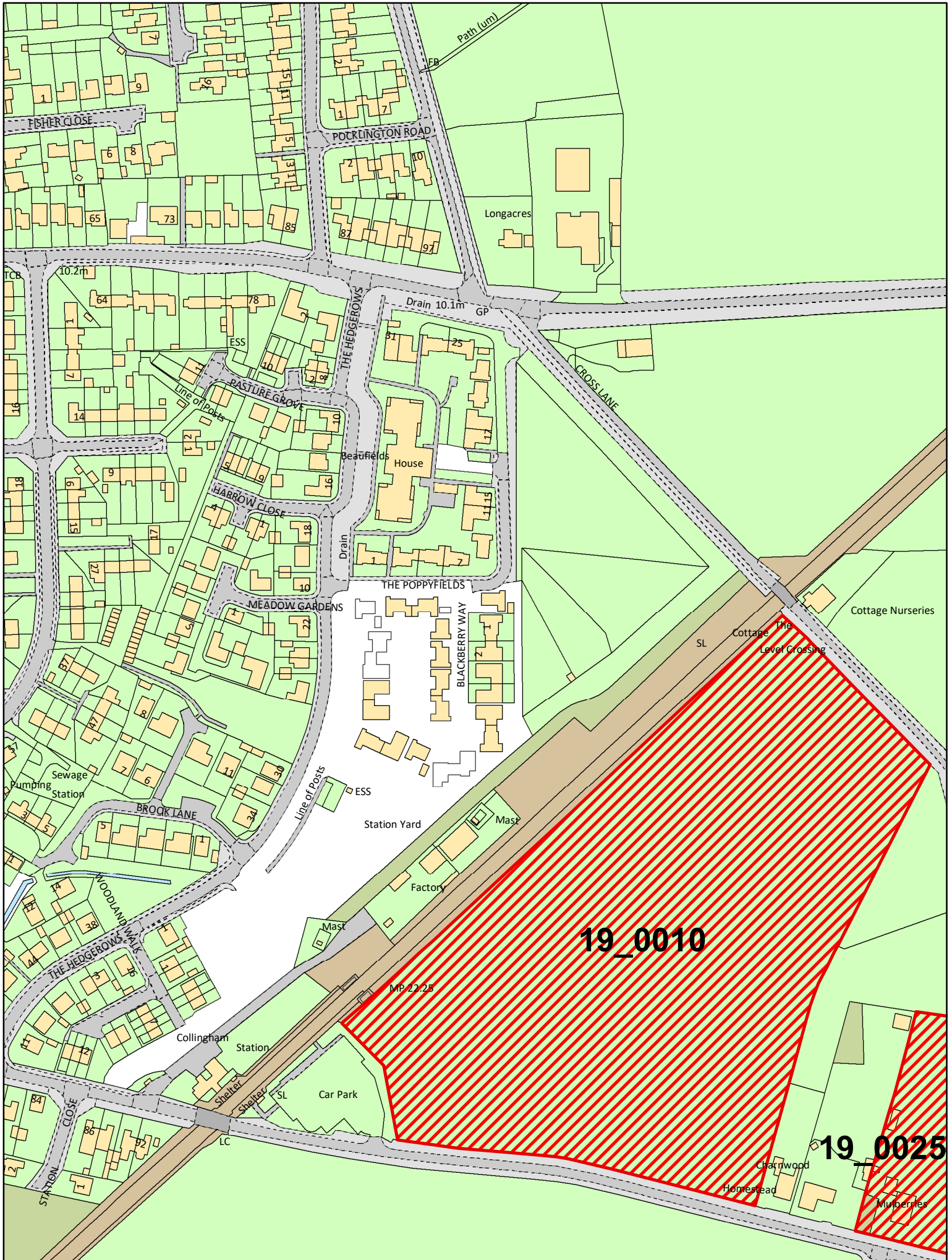
ADDITIONAL COMMENTS

Extensive planning history:

- 16/02148/OUTM for 29 dwellings - Refused
- 14/00932/FULM for 71-bed care home - Refused and Appeal Dismissed
- 13/00715/FUL for change of use to 58 space car park with access road to serve station - Approved
- 10/00088/FUL for change of use to 28 space car park with access road to serve station – Approved
- 10/00088/FUL (change of use to 28-space carpark) and 13/00715/FUL (change of use to 58-space carpark) implemented on some of the land. This does not threaten the cohesion of the site as a whole, nor prejudice potential part-development of the site.



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0011
Site Address	Shannon Caravan Site (Land to the west of)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	2.73ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available 0-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is unachievable
OVERALL CONCLUSION:	
This site may be suitable; it lies adjacent to the urban boundary and has an existing access. Would represent an extension to an existing authorised site and is considered available and achievable. Approximate yield: 49 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Urban (outside but adjoining the urban boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.73ha
Area Character:	Caravan Park, former colliery site
Setting:	Edge-of-settlement
Current Use:	Pasture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:		None	

Physical Constraints:	
Highway Engineers Comments:	Where a number of smaller sites are all within one area, traffic impact should be assessed comprehensively rather than on a piecemeal basis where sites would not trigger thresholds in their own right. This site has an existing access, but as this is on an A-classified road any extension is likely to be necessary to test the

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	capacity and safety of the access through a TS/TA – the increase in vehicles from this site and also potentially site 19/0022 may require provision of a ghost island, related to capacity and also in the interests of highway safety.
Topography Constraints:	No
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Band of surface water flood risk across the northern third of the site
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Potential Species Habitat. 55m to Ollerton Colliery Local Wildlife Site
Tree Preservation Order:	No
Natural Features on Site:	Trees, existing field boundaries (hedgerows)
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest linked to unregistered park and garden at Wellow Hall

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Submitted by landowner. Subsequent discussions confirm availability
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Would form an extension to adjoining authorised Traveller site. Both parcels of land within same ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-10 years. Site has large theoretical capacity, would likely deliver across five year periods
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

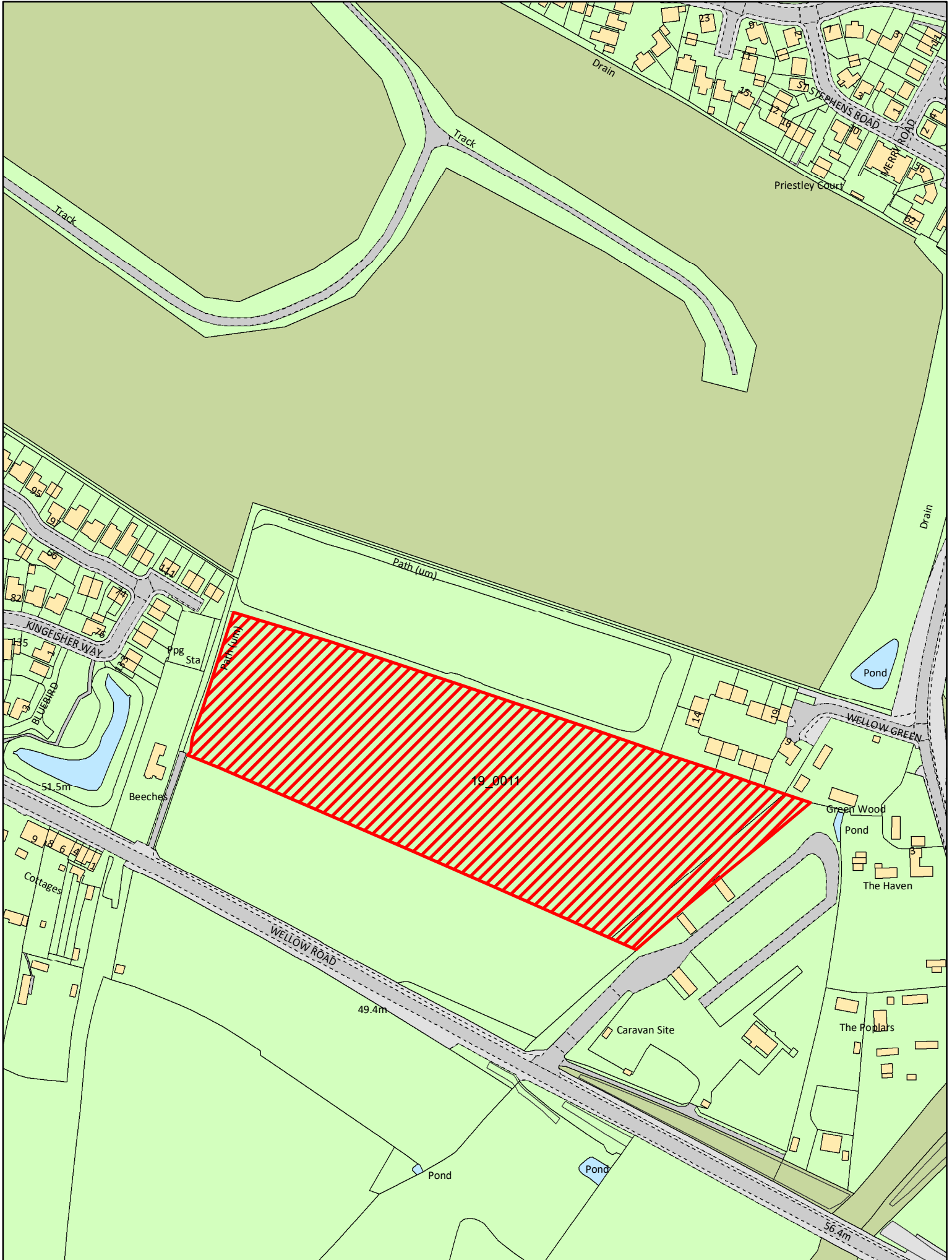
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0012
Site Address	Newark Road (land north of)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.30ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is within Traveller ownership. If highways concerns can be adequately addressed the site may be suitable for development. The site is to be available and may be achievable.	
Approximate yield: 6 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.30ha (Greenfield)
Area Character:	Rural
Setting:	Rural
Current Use:	Scrubland
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Officer Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	Adequate access visibility cannot be achieved to allow development of the site. Additional Comments (08/06/2023) - The trickiest splay is the one to the south, towards the bridge pier wall and this splay almost touches this, but if we can take the information at face value, it is acceptable. I think in this instance I would be happy to do this as they have stated that the survey was carried out using an acceptable methodology. However, I wouldn't like the access to be somehow fixed in the position shown by virtue of any allocation as should it come in for full planning in the future, the access could potentially be moved further north away from the bridge piers if required. The access is also located in the vicinity of a tree which is registered as a highway asset – if this has to be removed, a tree planting compensation scheme would be required.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site.
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Trees
Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Small part of the north of the site at potentially low surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Potential Species Habitat. Adjacent to LWS
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest related to Grade II Listed Wellow Hall and unregistered Park & Garden

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

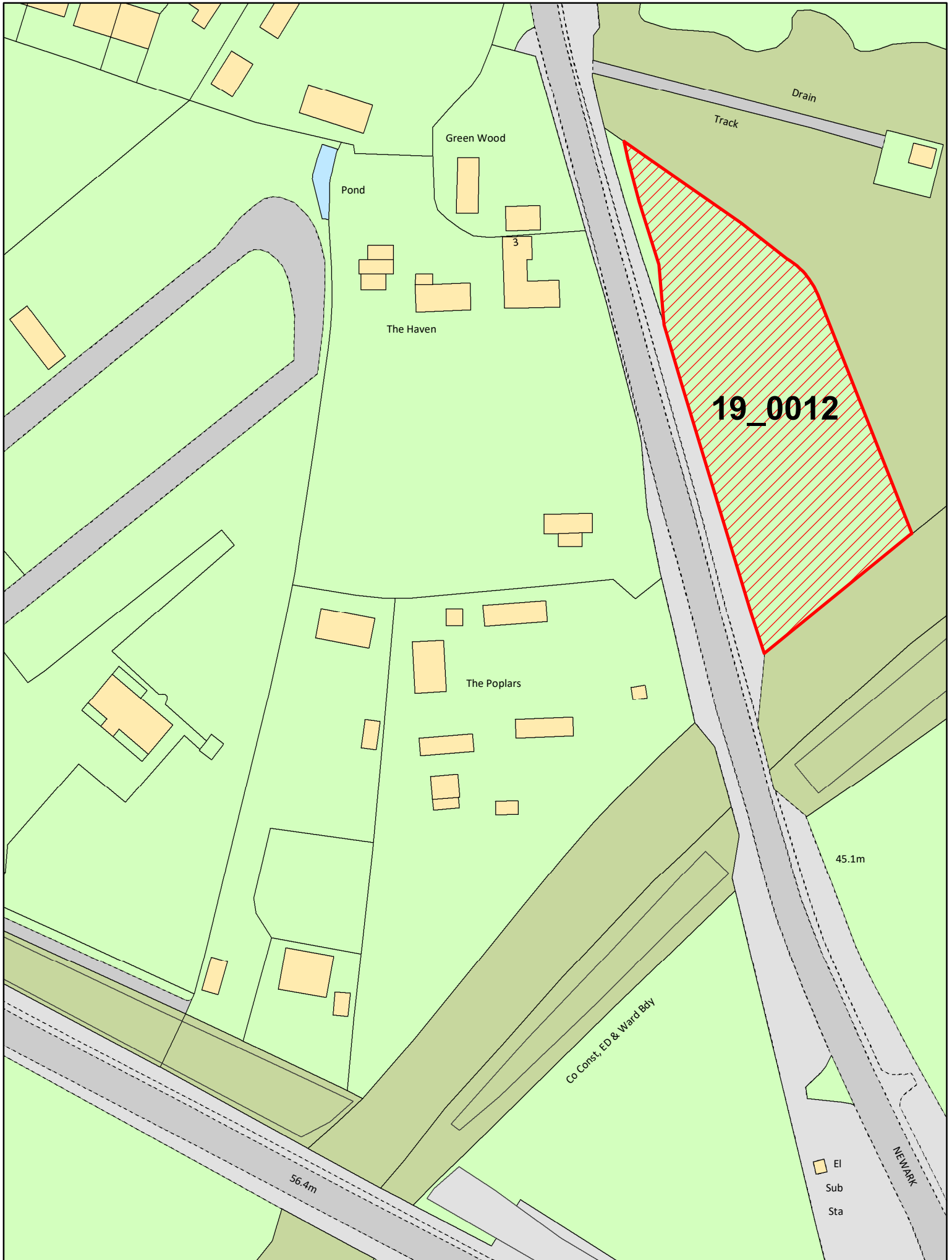
Availability Comments:	Traveller owned who confirms site is available for development
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Land within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

Other Availability Issues:	None known
Viability Comments:	None
AVAILABILITY CONCLUSION: Available	
ACHIEVABILITY CONCLUSION: Achievable	
ADDITIONAL COMMENTS	
Within coal mining reporting area. 100% in development low risk area.	



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0013
Site Address	Newark Road / Wellow Road (Land south of)
Parish	Wellow
Ward	Rainworth North & Rufford
Area (ha)	0.24ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require sale to a third party of Council to deliver
OVERALL CONCLUSION:	
Highway's constraints in this location mean this site is not considered suitable. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.	
Approximate Yield: 0 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.24ha (Greenfield)
Area Character:	Rural
Setting:	Rural
Current Use:	Scrubland
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Officer Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	There is an existing field access serving this land, but intensification of its use is of concern as visibility is restricted by the bridge parapet to the north. The available visibility is unlikely to be appropriate for the likely 85th%ile approach speeds.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B- Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Thick tree coverage
Access to Utilities:	Unknown
Neighbour Issues:	Adjacent Wellow Dam
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Site predominantly at very low surface water flood risk, small band of low risk across north
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Potential Species Habitat. Site is adjacent a Local Wildlife Site
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	200m to Chailey House

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site submitted by landowner
Achievability Comment:	Would likely require the sale of the land to a third party or the Council to deliver.
Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	Land will need to prove viable either to the Council or third party to deliver

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: May be Achievable

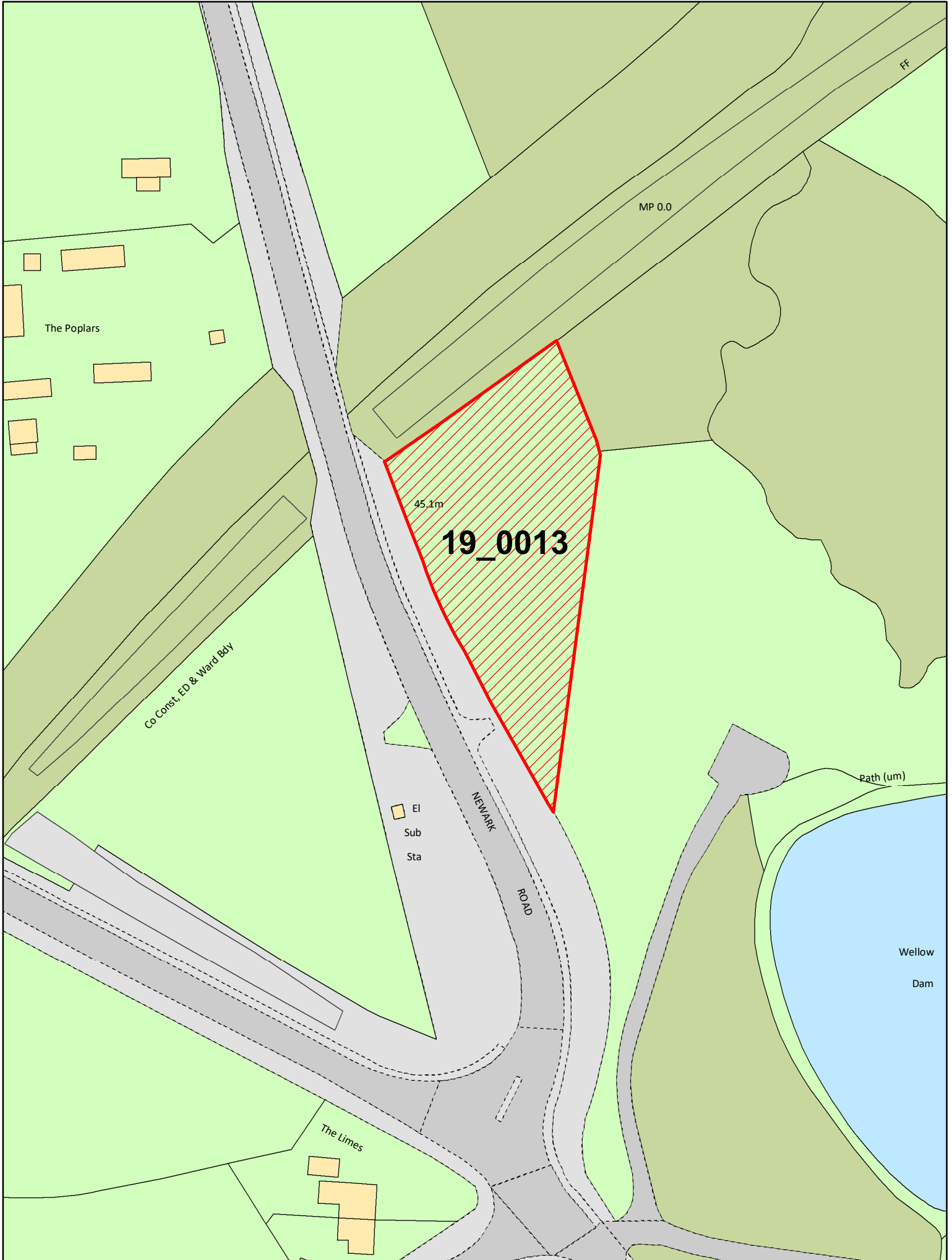
ADDITIONAL COMMENTS

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

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0014
Site Address	Cross Lane (Cottage Farm)
Parish	Blidworth
Ward	Rainworth South & Blidworth
Area (ha)	2.34ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Not Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require sale to a third party or Council to deliver
OVERALL CONCLUSION:	
Green Belt and highways constraints mean the site is not considered suitable. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. The continued availability of the land for this use has not been confirmed by the landowner, and so it is not considered available. Site may be achievable.	
Approximate Yield: 0 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Away from settlement boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	0.18ha (PDL) 2.16ha (Greenfield)
Area Character:	Agricultural / equestrian
Setting:	Agricultural
Current Use:	Disused equestrian
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	None
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments	1,283m	Proximity to Transport Node	Over 1km
Access to Services Comments:	None		

Physical Constraints:	
Highway Engineers Comments:	Cross Lane is approximately 4.2 metres wide which would not support the additional vehicles generated by such a use, without widening works. The site is also unsustainable, being remote with unlit roads and

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	no footways meaning it is not considered suitable for sustainable residential use.
Topography Constraints:	Land falls sharply to the north
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding area.
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Water & Electricity
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Small area at low surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner submitted to Call for Sites, however continued availability not confirmed by landowner.
Achievability Comment:	Would likely require the sale of the land to a third party or the Council to deliver
Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None
Viability Comments:	Land will need to prove viable to the Council or a third party to deliver

AVAILABILITY CONCLUSION: Not Available

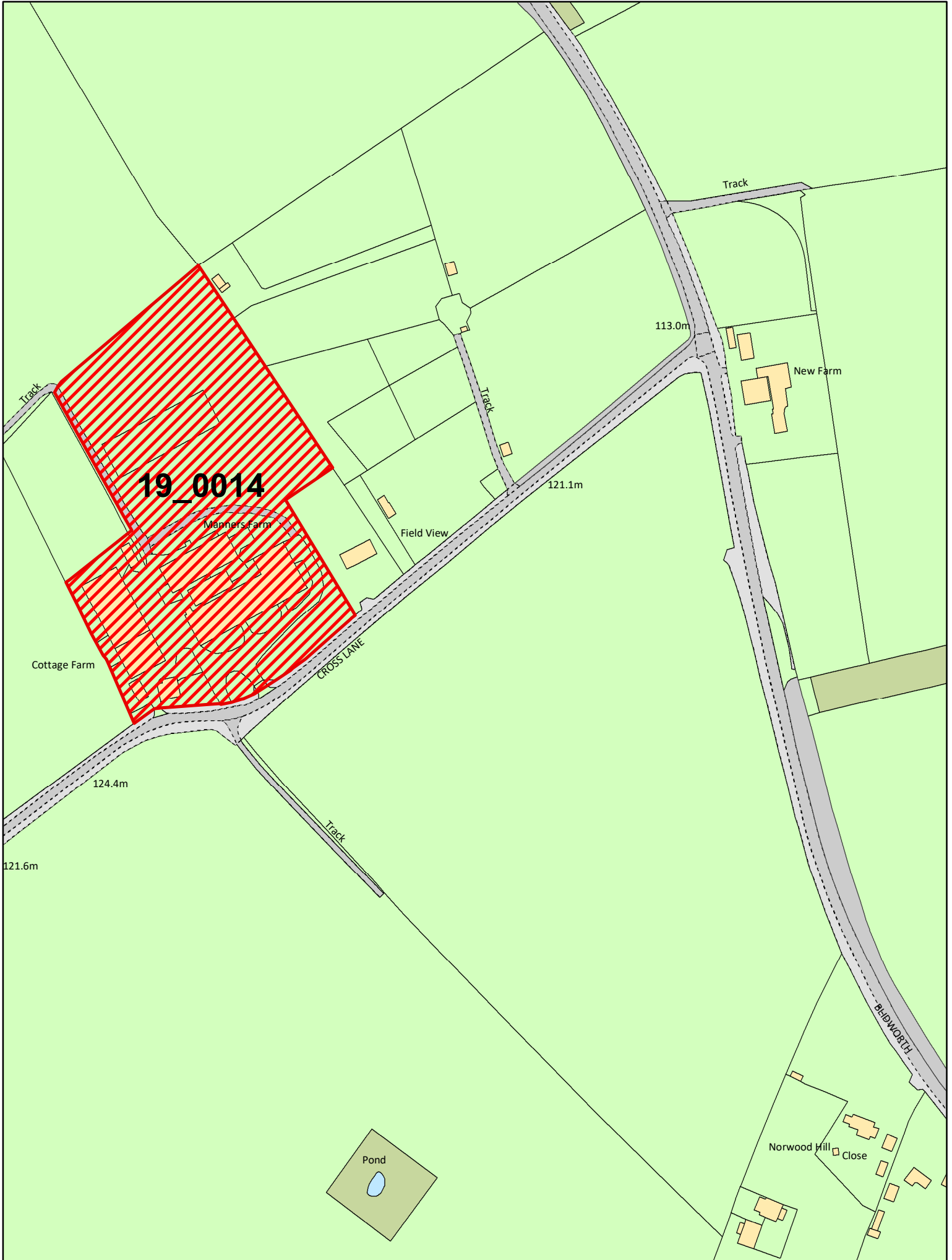
ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

- 16/01780/FUL – change of use 2 farm buildings to equestrian.
- 15/01737/FUL – retrospective ménage
- Within coal mining reporting area. 100% in development low risk area



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Site Reference	19_0016
Site Address	Gravelly Lane (Land to the north of)
Parish	Fiskerton cum Morton
Ward	Trent
Area (ha)	2.54ha
Housing/Employment/Both:	Gypsy and Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Not Available
Availability Comments:	Site put forward in 2014 and no further contact
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require sale to a third party or Council to deliver, and scale of necessary highways improvements will need to be viable.
OVERALL CONCLUSION:	
Site may be suitable subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4 and application of the Sequential and Exceptions Tests. New pitches being sought to be located in the areas of the site at least risk and provision of the necessary highway's improvements to Gravelly Lane. The site has not been confirmed by the landowner to still be available for this use. The land may be achievable, but the scale of required highways improvements raises viability concerns. Approximate Yield: 46 Pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent to Neighbourhood Plan settlement boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.54ha (Greenfield)
Area Character:	Residential / Rural
Setting:	Countryside adjoining village
Current Use:	Grazing pasture
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	643m	Proximity to Transport Node	Over 1km
Officer Comments:	Site is located adjacent to Fiskerton, with proximity to the limited services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	to access those in nearby village (Bleasby for primary education for instance), those trips would be limited in duration given the location. The village has access to a railway station – providing a sustainable option to access services and facilities further away. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This is a relatively unsustainable site, without footways linking to a village with very few facilities, therefore there will be reliance on private motor vehicles. The area of the site indicates that it is of a size that would require formal assessment to consider the impact on the surrounding highway.
Topography Constraints:	None
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Pylons to the south west of the site running along the border
Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 2 (99%)
Surface Water Flooding:	Surface water risk within north of site
Identified within the SFRA?	No
SFRA Comments	

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

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site put forward in 2014 and no further contact. Landowner has not confirmed that the land remains available for this use
Achievability Comment:	Viability concerns relating to the necessary highway improvements to Gravelly Lane
Ownership Constraints:	Site within non-traveller ownership and would likely require its sale to deliver
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-10 years. Site has large theoretical capacity and would likely deliver across five-year periods.

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
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Other Availability Issues:	None
Viability Comments:	Level of highways improvements to Gravelly Lane may render the site unviable. Land will need to prove viable either to the Council or third party to deliver.

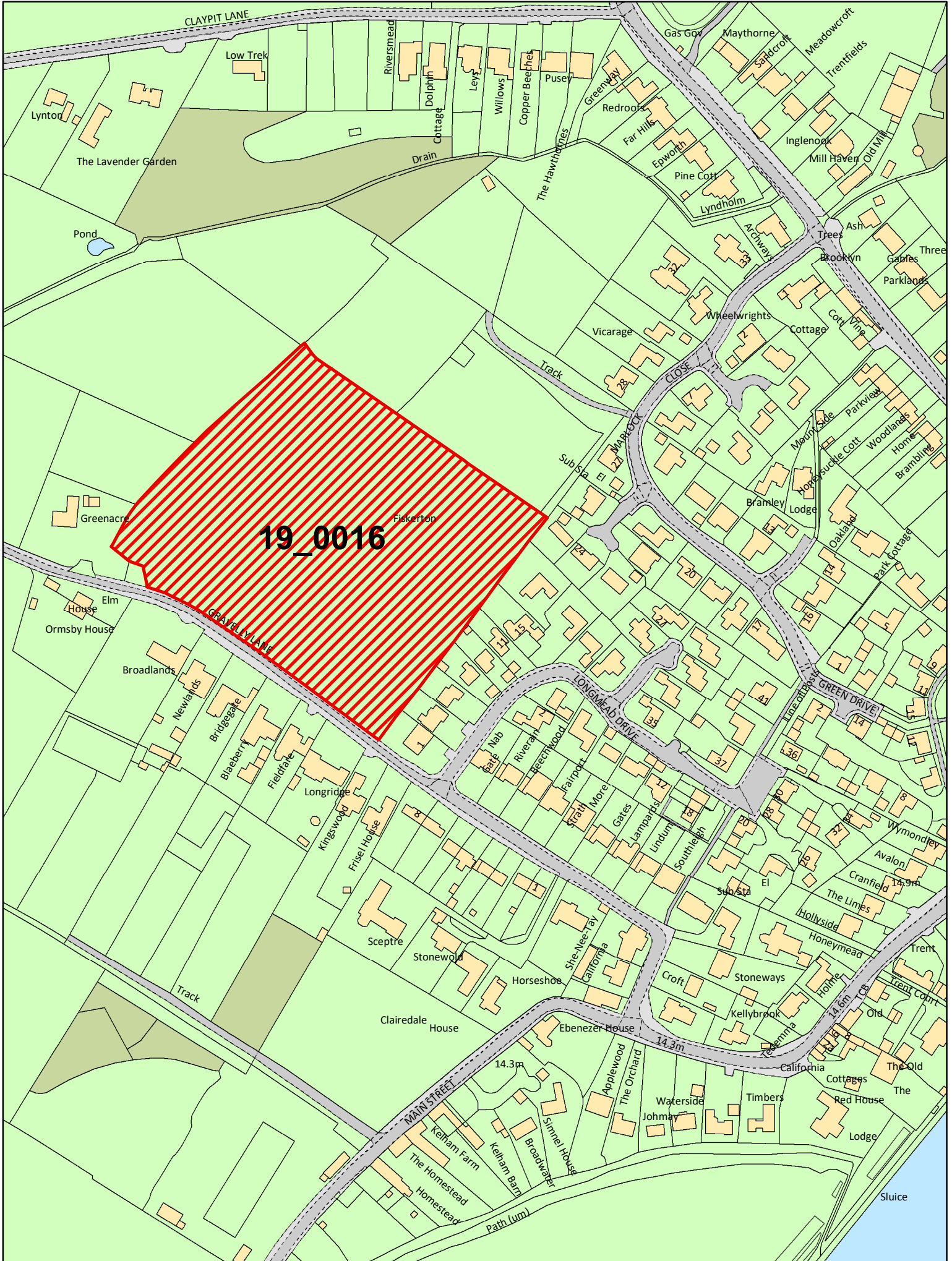
AVAILABILITY CONCLUSION: Not Available

ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

This site lies almost wholly within Flood Zone 2 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.
Approximate yield: 46 pitches

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0017
Site Address	Trent Lane
Parish	Newark
Ward	Castle
Area (ha)	1.65ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Not Available
Availability Comments:	Site withdrawn by landowner
Achievability Conclusions:	Not Achievable
Achievability Comments:	Site would require Council action to deliver, and no agreement could be reached with the landowner

OVERALL CONCLUSION:

Site is within the Urban Boundary and may be suitable subject to application of the Sequential and Exceptions Tests and seeking to locate pitches in the areas at least risk. The potentially contaminative usage would need to be resolvable to a standard that can support residential occupation. An acceptable standard of design and layout – for the developable and non-developable parts of the site would also need to be achievable, given the visibility of the land from the elevated A46 and East Coast Mainline. There may be the need for highways improvements made to the unadopted section of highway. The site would however require Council action to deliver and is no longer considered available or achievable, due to no agreement being reached between the parties. Site subsequently withdrawn by landowner.

Approximate yield: 15 pitches

SUITABILITY

Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.65ha (PDL)
Area Character:	Residential / former industrial
Setting:	Former industrial land / scrubland
Current Use:	Vacant brownfield site
Policy	
Current Policy Status:	Within urban boundary
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Part of site in Flood Zone 2 and 3

Access to Services

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

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	The site is remote from adopted highway with the majority of the road in private ownership, serving an industrial/commercial use. There are sections with no or narrow footway. It is not ideal to mix pedestrians and commercial vehicles, but the highway section has footway and therefore does not present a concern related to highway safety. Please note that the site abuts a pedestrian railway crossing linking to Hatchett's Lane which may be a rail safety concern – there is currently very little if any draw to use this crossing. NSDC Response: The Hatchett's Lane crossing has now been closed.
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A
Site Apparatus:	Vacant brownfield site (site cleared)
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	31% Flood Zone 3, 60% Flood Zone 2
Surface Water Flooding:	Small area of site at low surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Very visible from A46 and East Coast Mainline.
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Close to LWS
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site originally put forward by landowner and has since withdrawn the site so no longer considered available.
Achievability Comment:	Would require Council action to deliver the site and negotiations were unable to be positively concluded so no longer considered achievable.
Ownership Constraints:	Site within non-traveller ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	Non
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	Site would need to be viable for Council to purchase and deliver

AVAILABILITY CONCLUSION: Not Available

ACHIEVABILITY CONCLUSION: Not Achievable

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

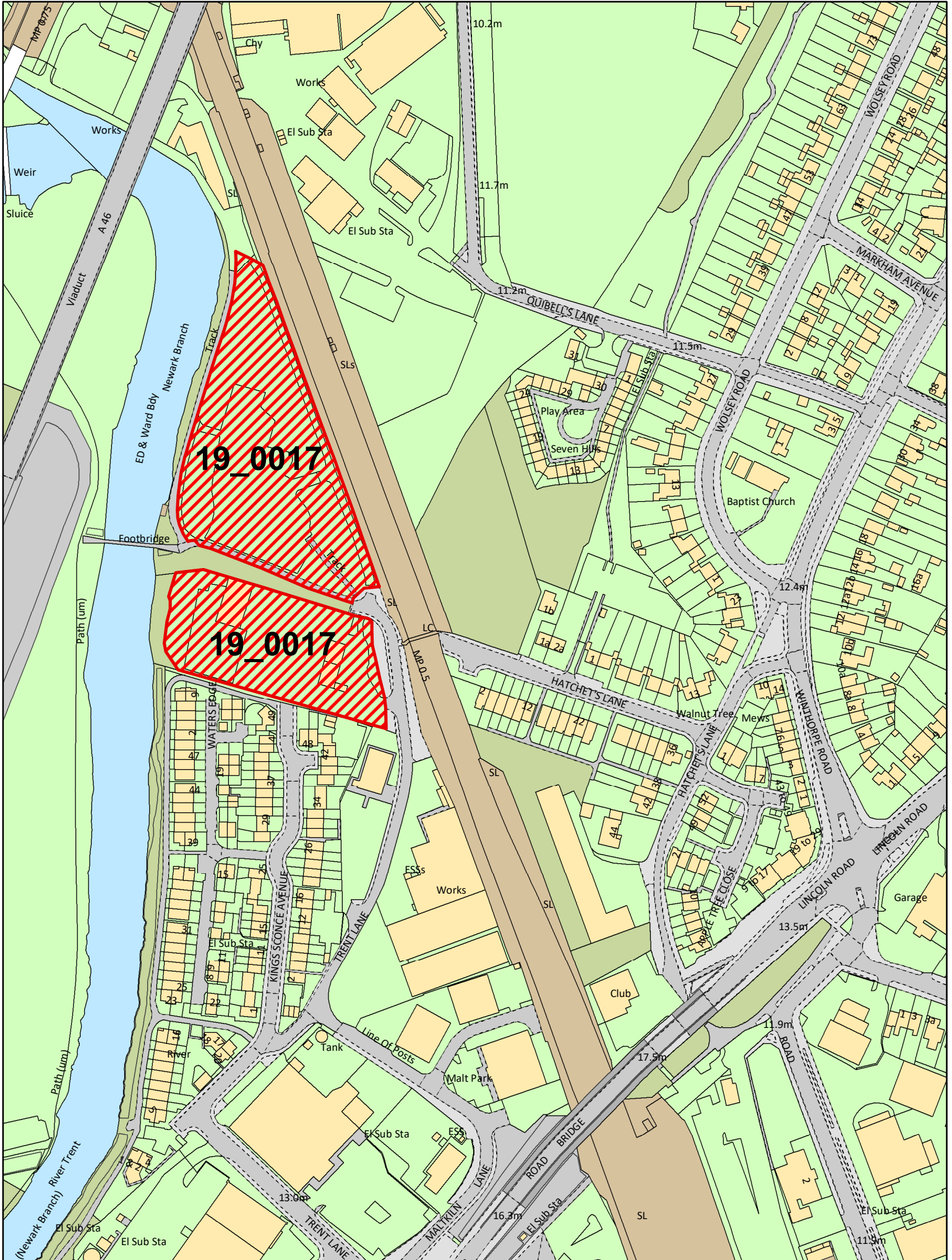
ADDITIONAL COMMENTS

This site is split between Flood Zone 1,2 and 3 and so would need to pass the Sequential and Exceptions Test. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. They are not deemed to be compatible with Flood Zone 3.

Would need to support and appropriate design and layout. Considerations around the non-developable parts of the site too.



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0018
Site Address	Chestnut Lodge (Land at)
Parish	Balderton
Ward	Balderton North
Area (ha)	0.39ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable, dependent on the availability of sufficient suitable, available and achievable land within or adjacent to areas identified within Core Policy 4. Considered that the land would be consistent with the emphasis within Core Policy 4 of securing land around the Newark Urban Area. Despite open countryside location the site is within reasonable proximity to a higher order settlement with services and facilities. Land lays adjacent to existing Gypsy and Traveller site. Given the open countryside location the site will need to be designed and laid out in a way that restricts landscape and visual harm. Site is both available and achievable.</p> <p>Approximate yield: 19 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Separate from, but within proximity to Newark Urban Area
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.39ha (Greenfield)
Area Character:	Agricultural / commercial / residential
Setting:	Countryside
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Officer Comments:	Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location, and the Balderton Local Centres in particular. Whilst there		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This site is remote and unsustainable with no footways supporting residential use. However, it is greater than 2000 metres from the nearest existing community facilities and it would not be expected to create journeys on foot. The carriageway width and general access geometry appear suitable for the likely increase in use, although visibility splays should be established as there is potential encroachment to the east. To be acceptable, any new accesses proposed would need to ensure that visibility splays based on 85th%ile speeds do not cross adjacent accesses (although relaxation with regard the substation access is likely to be satisfactory).
Topography Constraints:	None
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Oil pipeline runs adjacent to the site but its easement leaves it unaffected
Access to Utilities:	Unknown
Neighbour Issues:	Neighbouring car transportation business
Flood Zone:	Flood Zone 1
Surface Water Flooding:	None
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Site will need to be designed and laid out in a way which restricts landscape and visual harm
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Originally put forward by landowner
Achievability Comment:	Nothing to suggest the site in unachievable
Ownership Constraints:	None known
Ownership Comments:	Would form an extension to the adjoining the Traveller site, both parcels of land within the same Traveller ownership.
Legal Issues:	None known
Legal Comments:	None

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Timescale:	0-5 years
Other Availability Issues:	None
Viability Comments:	No viability concerns given the land forms an extension to existing site

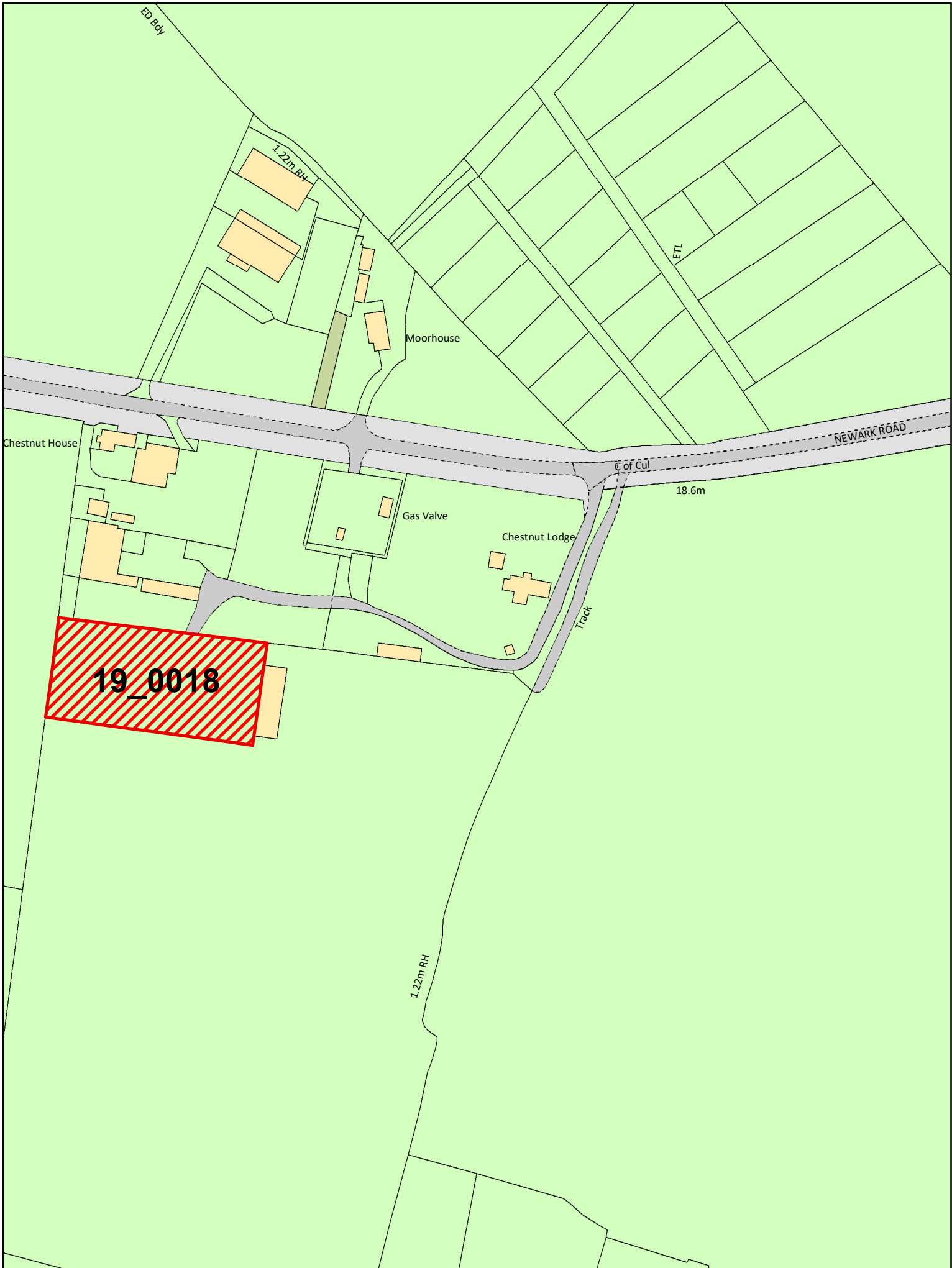
AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Adjoining land granted permission for two Gypsy and Traveller pitches through 21/00027/FUL
Yield: 20 pitches

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0019
Site Address	Allesford Lane (Seven Oaks)
Parish	Edingley
Ward	Farnsfield & Bilsthorpe
Area (ha)	0.15ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Not Achievable
Achievability Comments:	Unable to physically accommodate additional pitches
OVERALL CONCLUSION:	
This existing authorised Gypsy and Traveller site is not suitable on the basis that it is physically unable to accommodate additional pitches. Were this demonstrated to not be the case then it would be necessary for the Sequential and Exception Tests to be passed, the high level and extent of surface water flood risk presents some significant concerns in this respect. Whilst the site is available, it is not achievable due to the physical constraints on additional provision.	
Approximate yield: 0	

SUITABILITY	
Character Land Use Location	
Location:	Away from settlement in open countryside
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.15ha (PDL)
Area Character:	Residential / agricultural
Setting:	Countryside
Current Use:	Authorised G&T Pitches
Policy	
Current Policy Status:	Authorised G&T site
Other Policy Constraints:	May be suitable for allocation under CP4 & CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	None		

Physical Constraints:	
Highway Engineers Comments:	This site is remote and unsustainable with no footways supporting residential use. However, it is approximately 1.6 km from the nearest

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	shop and is less likely to generate journeys on foot. The road is narrow and not really suitable to serve intensified use, but the site is so small it is considered unlikely to create issues. However, it is clear that the highway verge has been churned by vehicles turning in and out of the access and improvements should be made here in the form of some localised widening.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	23% Flood Zone 3, 62% Flood Zone 2
Surface Water Flooding:	Site entirely at high risk of surface water flooding
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	None
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Existing site identified through Pitch Delivery work. G&T site in active use and has a future pitch need identified through the GTAA. Nothing to suggest the site is not available.
Achievability Comment:	The existing site density is such that it would not be able to accommodate additional pitches therefore the site is not achievable.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with current and future need identified
Other Availability Issues:	None known
Viability Comments:	If physical constraints can be overcome, then there would be no reason to question whether intensification of an existing site would be viable.

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Not Achievable

ADDITIONAL COMMENTS

Coal Mining Low Risk Area. Provision of septic tank included as part of original application.

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

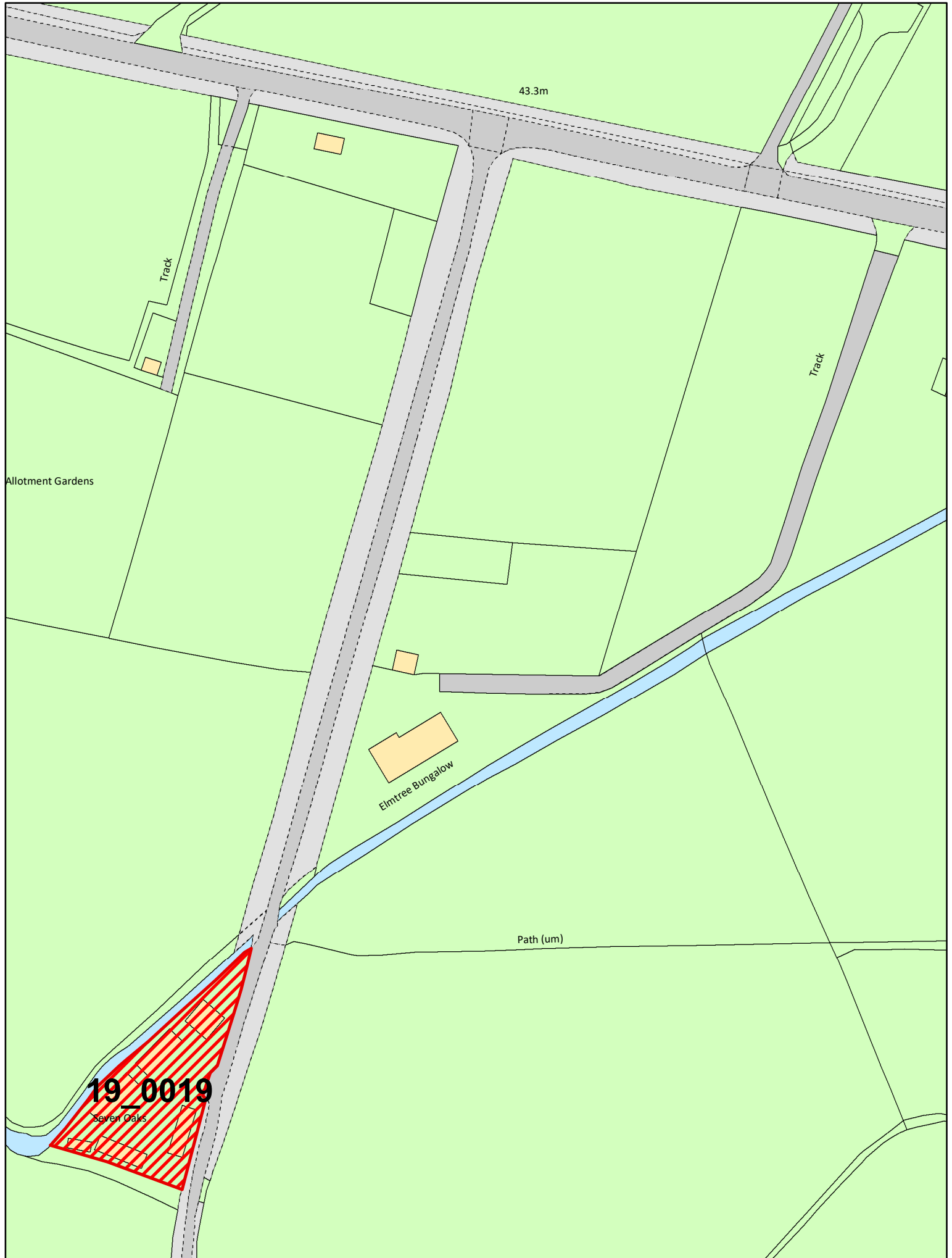
The site is largely Flood Zone 2 with areas of its periphery within Flood Zone 3 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. They are not considered compatible with Flood Zone 3. Based on the Environment Agency mapping the site is entirely at high risk of surface water flooding.

Conclusions drawn from the assessment of the site, as part of the Pitch Delivery Strategy, show that the site is unable to accommodate additional pitches.

Yield: 0



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0020
Site Address	Wellow Road (Shannon Caravan Site)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	1.62ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 9 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.62ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	Authorised G&T pitches
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Site connected via footpath to the urban area. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	This site has an existing access with no accidents associated with its use. However, this should be assessed if further sites are accessed through it.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Narrow strip of high and low surface water risk runs through the centre of the site
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Would be an intensification of an existing site but surrounding context raises little concern
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Within SSSI Impact Zone
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedgerows
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Submitted by landowner, availability reconfirmed in subsequent discussions
Achievability Comment:	Would be an intensification of an existing site. Nothing to suggest the site is unachievable
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with current and future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

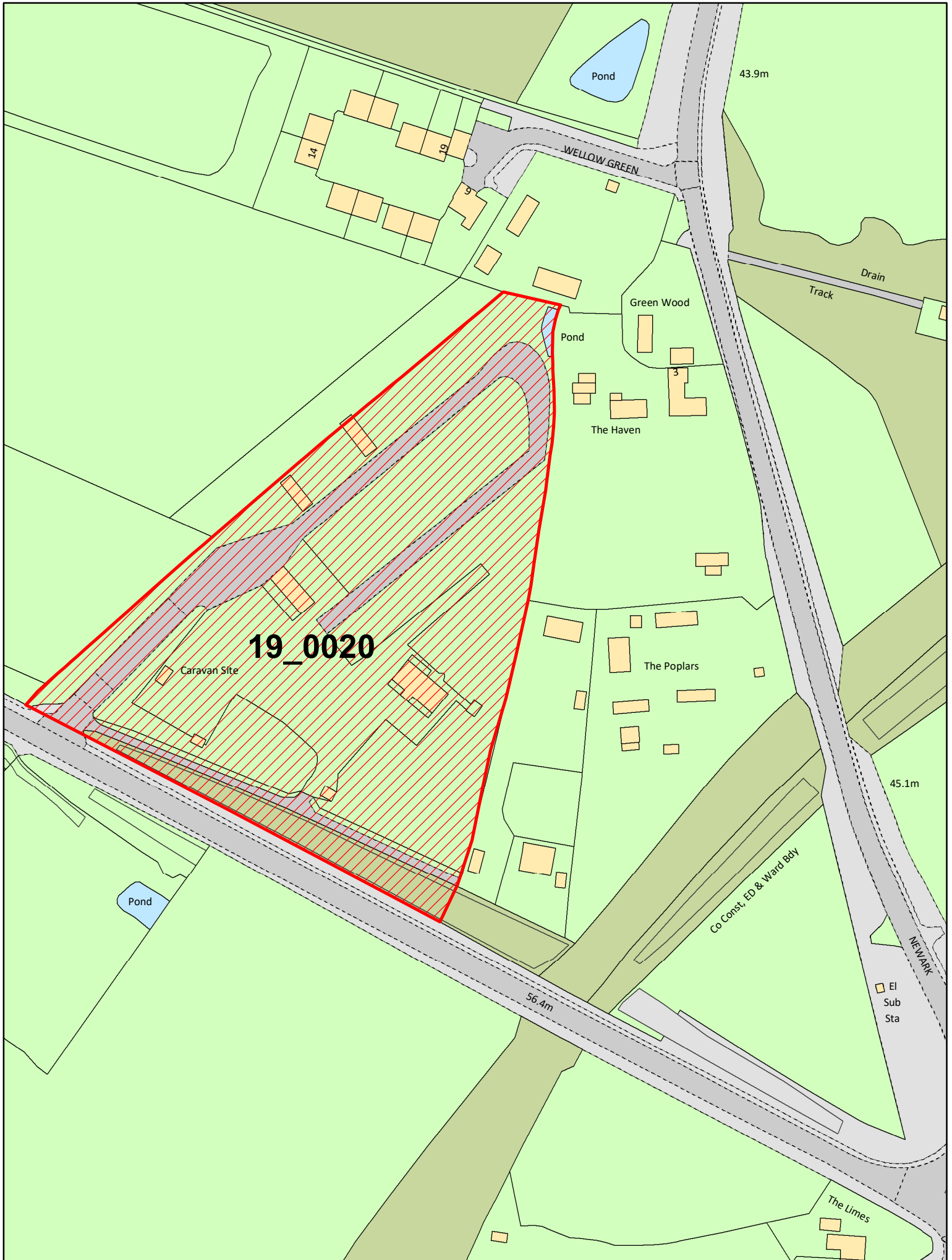
ADDITIONAL COMMENTS

Coal Mining Low Risk Area
Yield: 9 pitches

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0021
Site Address	Newark Road (The Paddock)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.45ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 3 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.45ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	Authorised G&T pitches
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	This site is served by an existing access with suitable visibility. However, it may serve as access to 19/0022 and should be assessed in consideration of additional numbers. See also comments in relation to considering sites comprehensively in a TS/TA. It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4).
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Within SSSI Risk Impact Zone
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedgerows
Conservation Area:	Close to Wellow Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Identified through Pitch Delivery work and following engagement with landowner
Achievability Comment:	Intensification of existing site. Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	In traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with need in first five year period and future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

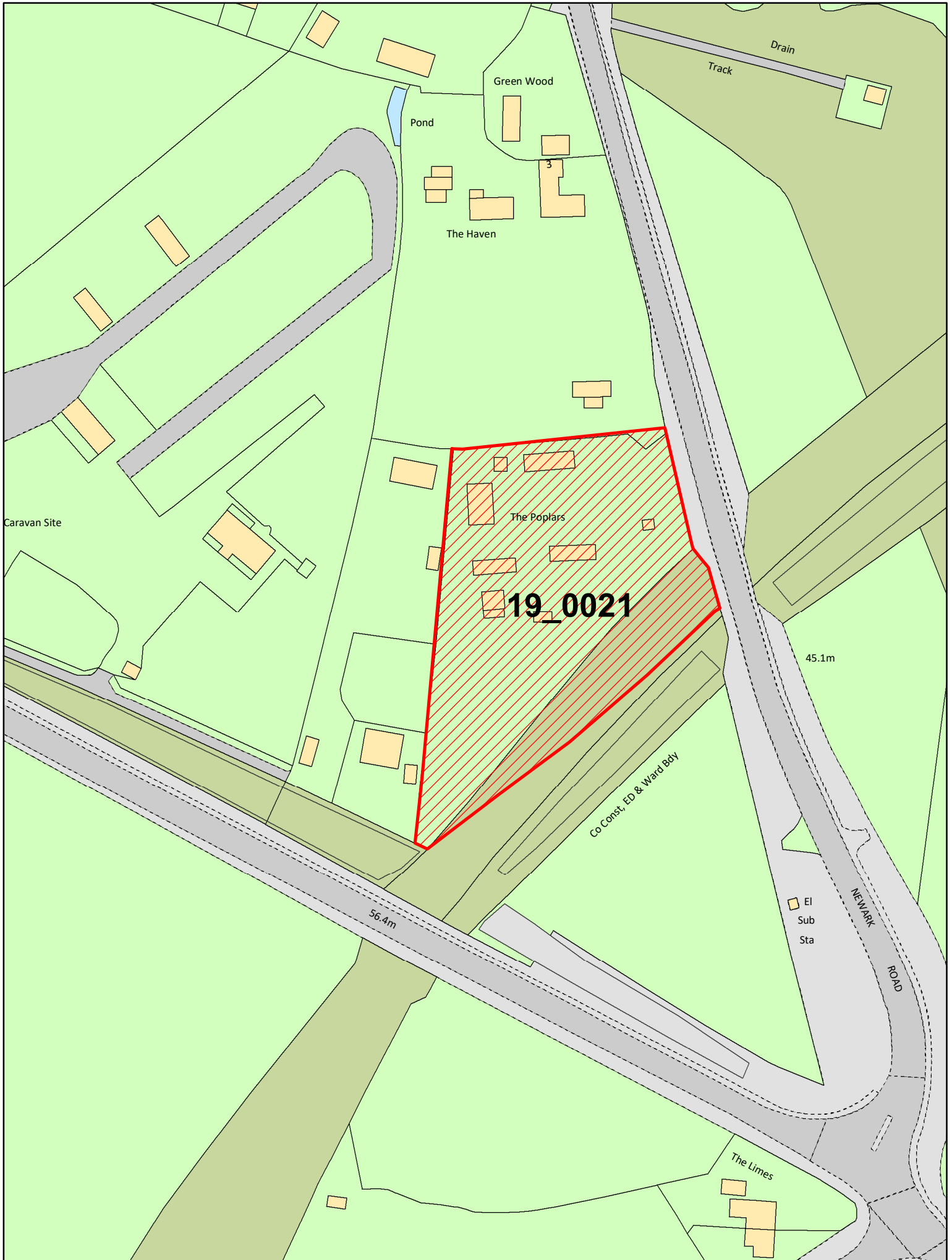
**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

Site appraisal as part of the site delivery work indicates a capacity sufficient to accommodate 3 additional pitches.

Yield: 3 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0022
Site Address	Wellow Road (The Stables)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.29ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Site is available within 5-15 years
Availability Comments:	Available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 4 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.29ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	Authorised G&T pitches
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	This should not have separate access onto the A616 and should be served via sites 19/0020 or sites 19/0021. See also comments in relation to considering sites comprehensively in a TS/TA.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Within SSSI Risk Impact Zone
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedgerows
Conservation Area:	Close to Wellow Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Identified through Pitch Delivery work and subsequent engagement with landowner
Achievability Comment:	Intensification of existing site. Nothing to suggest the site is unachievable.
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years. GTAA future need identified
Other Availability Issues:	None known
Viability Comments:	None

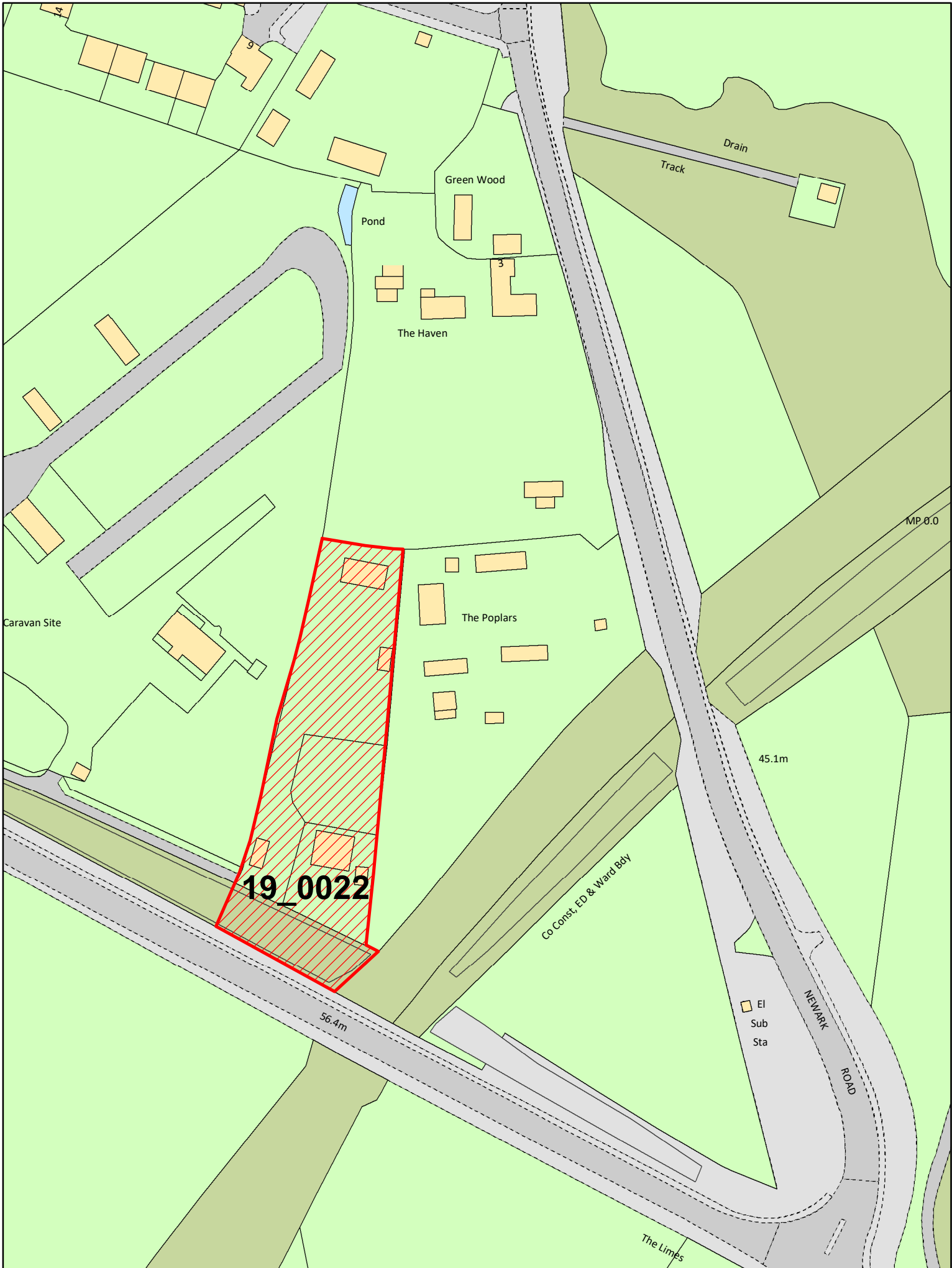
AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 4 pitches

GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0023
Site Address	Newark Road (Dunromin)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.23ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This existing authorised site may be suitable for further intensification, subject to appropriate management of surface water flood risk. The site lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 4 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.23ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	Authorised G&T pitches
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	be preferred to a Traveller site in a more isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This is an existing site with evidence such that it has been in use since 2009 (and likely before). There are no reported injury accidents in the vicinity of this junction since 2005. It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4). See also comments in relation to considering sites comprehensively in a TS/TA.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Site largely split between areas of low and medium surface water flood risk.
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Within SSSI Risk Impact Zone, LWS nearby
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	Close to Wellow Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified through Pitch Delivery work and following engagement with landowner
Achievability Comment:	Would be an intensification of an existing site. Nothing to suggest the site is unachievable.
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years. GTAA site with first five year need.
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

ACHIEVABILITY CONCLUSION: Achievable

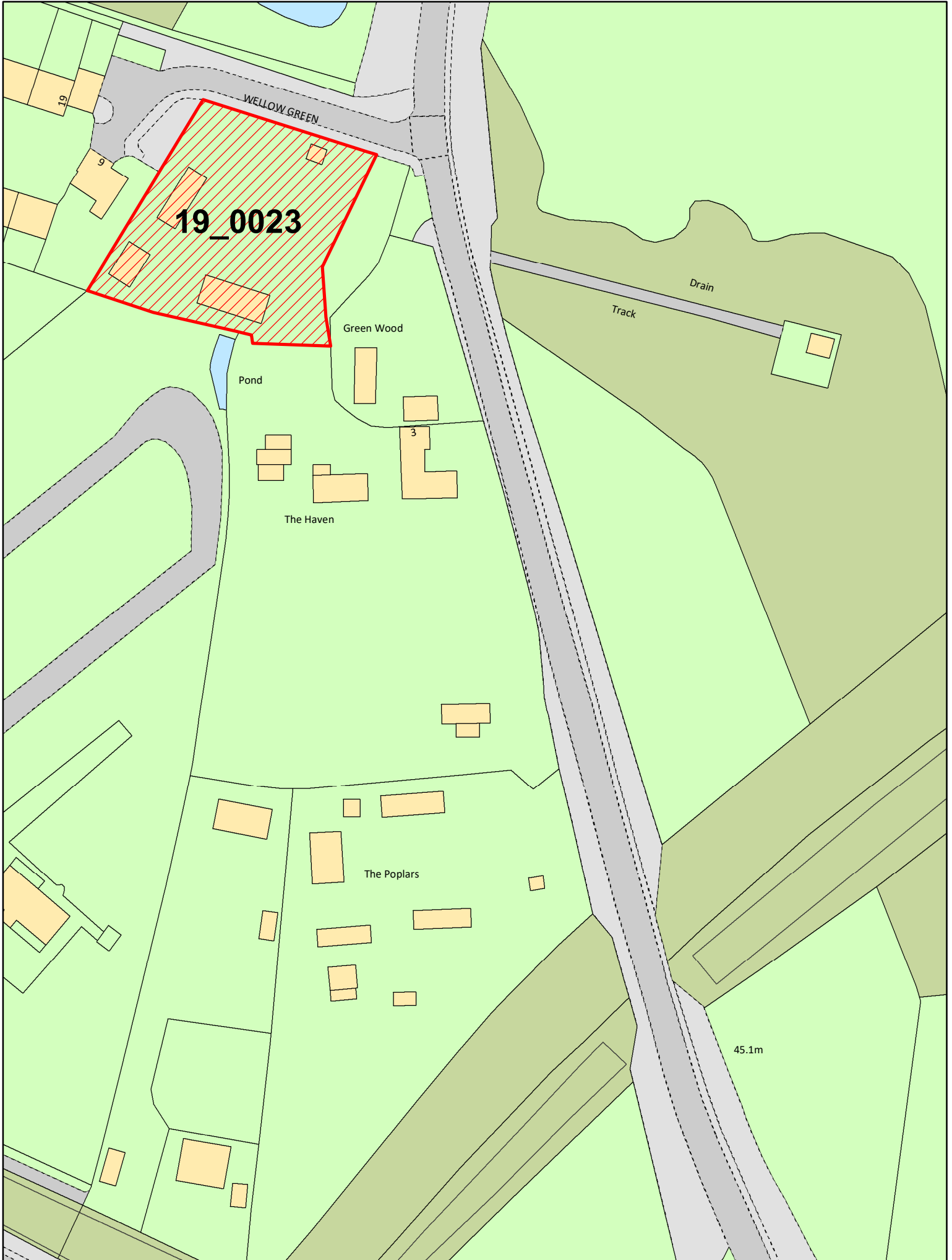
ADDITIONAL COMMENTS

Site appraisal as part of the site delivery work indicates a capacity sufficient to accommodate 4 additional pitches.

Yield: 5 pitches



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0024
Site Address	Newark Road (Greenwood)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.09ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This existing tolerated site may be suitable for further intensification, subject to appropriate management of surface water flood risk. The site lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 1 pitch	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.09ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Tolerated G&T Pitches
Policy	
Current Policy Status:	Tolerated Traveller Site (08/01167/LDC)
Other Policy Constraints:	May be Suitable for allocation under CP4 and CP5
Conflicting Issues:	SP3 / DM8

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	be preferred to a Traveller site in a more isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This site is already in use with an existing access. Whilst this is not designed to appropriate standards, evidence is such that it has been in use with this layout since 2009 (and likely before this) with no recorded injury accidents, which may be attributed to the size of the site/traffic generated. It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4). See also comments in relation to considering sites comprehensively in a TS/TA.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Site split between areas of low and medium surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Within SSSI Risk Impact Zone, LWS nearby
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	Close to Wellow Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified through Pitch Delivery work and following engagement with site owner
Achievability Comment:	Would be an intensification of an existing site. Nothing to suggest the site is unachievable.
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years. GTAA site with future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

ACHIEVABILITY CONCLUSION: Achievable

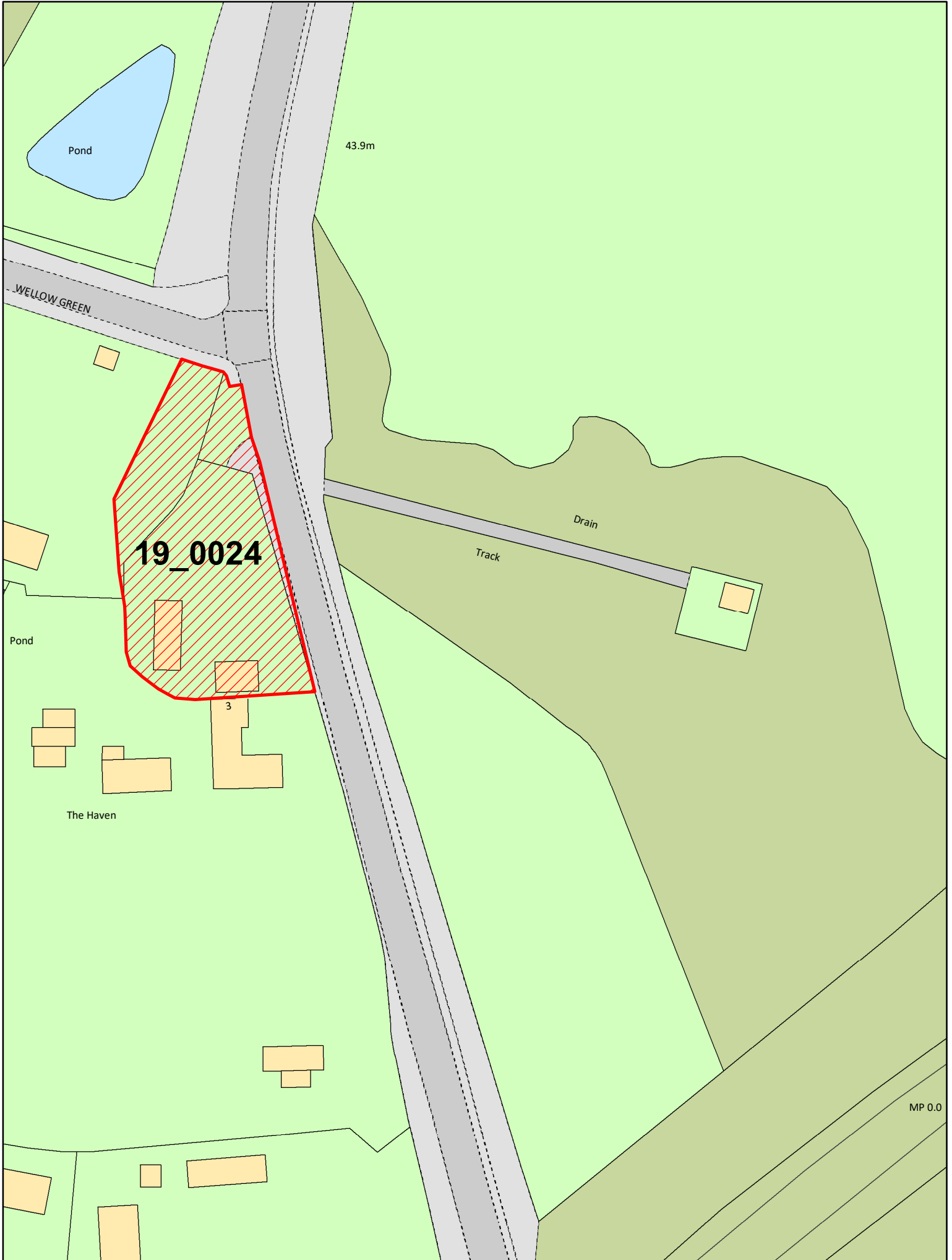
ADDITIONAL COMMENTS

Tolerated Traveller site (08/01167/LDC - Application for certificate of lawful use of land as residential gypsy site allowed at appeal (use by up to 2 caravans for 8 months a year).

Yield: 1 pitch



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0025
Site Address	Station Road (The Mulberries)
Parish	Collingham
Ward	Collingham & Meering
Area (ha)	1.04ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require sale to a third party or Council to deliver site
OVERALL CONCLUSION:	
This site may be suitable; subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4. The land is within reasonable proximity to the Village Envelope, and despite the open countryside location is well related to a higher order settlement with services and facilities. Surface water flood risk will need to be managed. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site may be available and may be achievable.	
Approximate yield: 19 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Separated from urban boundary by railway line
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.04ha (Greenfield)
Area Character:	Rural / residential curtilage
Setting:	Rural
Current Use:	Pasture / residential curtilage
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	None

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 1,500m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Less than 1km
Access to Services Comments:	Site is located within reasonable distance of Collingham, with proximity to services and facilities in that location. Site lacks a footpath connection to the village, and so there would likely be		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	a dependence on travel by private motor vehicle to access them although those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	This site has frontages on both Station Road and Cross Lane. Cross Lane is narrow and not appropriate for access. The site frontage on Station Street is such that a suitable access point should be able to be found, but as it is within a national speed limit, it should be determined by 85th%ile speeds and set away from the junction with Cross Lane to avoid turning conflicts. The size of this site is such that it may not accommodate enough pitches to generate the requirement for formal highway impact assessment. However, this should be considered alongside 19_0010 and a TS/TA should be provided to demonstrate that the highway in the vicinity is capable of accommodating the additional traffic which would be created. Any such transport work should incorporate the provision of footways to link the site to the village and also provide lighting, to include the site vehicular access.
Topography Constraints:	None
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Residential curtilage
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Areas of high, medium and low surface water flood risk along the sites eastern and southern perimeter, which also affects the likely access off Potterhill Road.
Identified within the SFRA?	No
SFRA Comments	

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

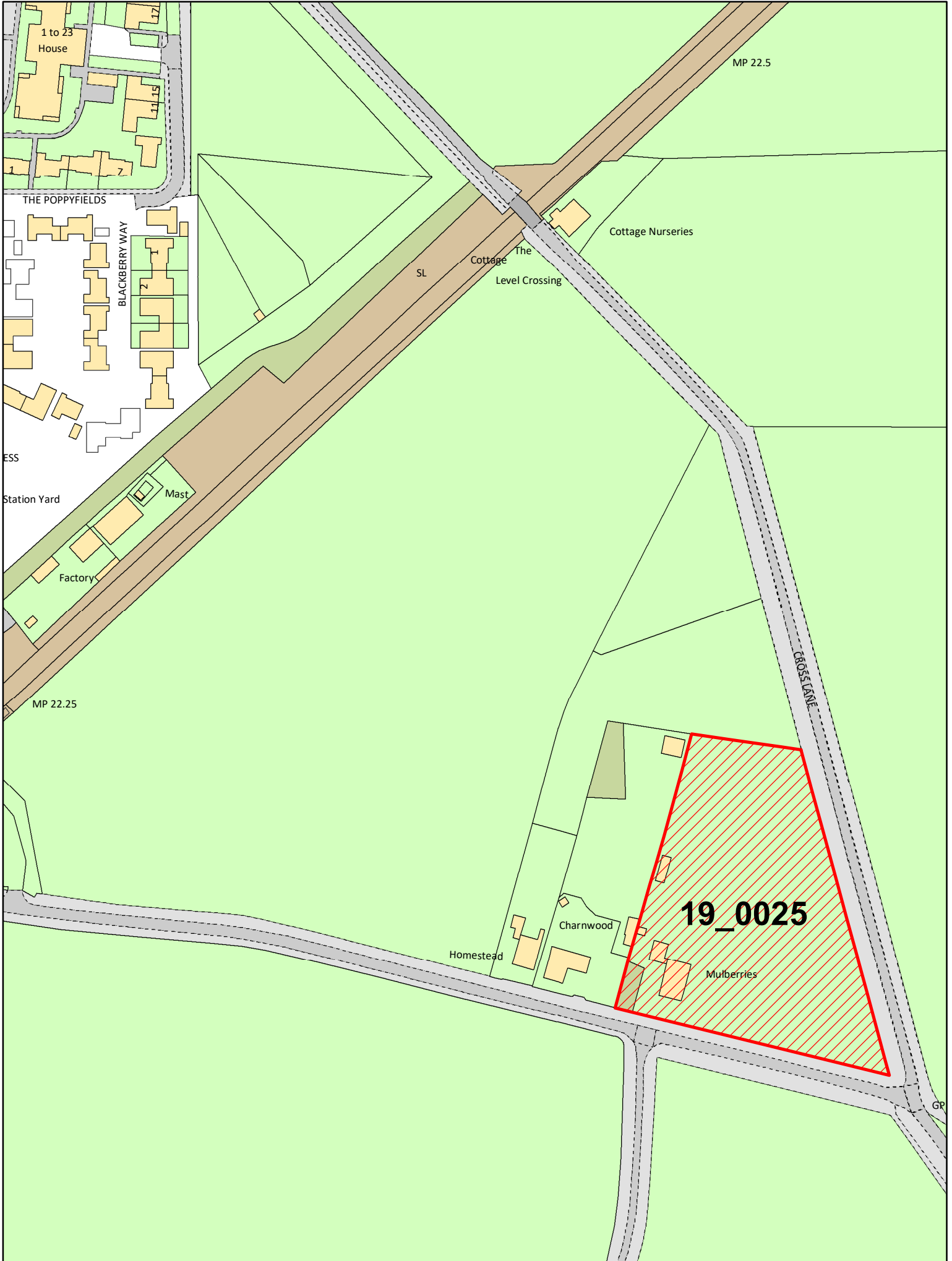
SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Submitted by landowner
Achievability Comment:	Would likely require sale to third party of Council in order to deliver the site
Ownership Constraints:	Site within non-traveller ownership

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	Land will need to prove viable to deliver
AVAILABILITY CONCLUSION: Available	
ACHIEVABILITY CONCLUSION: May be Achievable	
ADDITIONAL COMMENTS	
Yield: 19 pitches	

GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Site Reference	19_0026
Site Address	Tinker Lane & A1133 (Land between)
Parish	Girton
Ward	Collingham & Meering
Area (ha)	1.74ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	May be Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
This site may be suitable; subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4 and the ability to pass the Sequential and Exceptions Tests. Despite the open countryside location, the site has reasonable access to a higher order settlement with services and facilities. The site is available and achievable.	
Approximate yield: 31 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Open Countryside
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.74ha (Greenfield)
Area Character:	Agricultural
Setting:	Rural
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	Flood Zone 3
Conflicting Issues:	Locational suitability is dependent upon the availability of appropriate land in other preferred locations in accordance with CP4.

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	None		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	Access to this site would be from an A classified road subject to the national speed limit, and we would discourage its intensification due to the risk of severe or fatal road accidents if collisions were to occur at high speed. It is noted that there does appear to be an existing field access and if considered to be a material consideration overriding these concerns, the area of the site is likely to result in a significant intensification of use and should therefore be subject to formal highway assessment such as a Transport Statement or Assessment as appropriate. Design of any access should be carried out in accordance with the requirements of the Design Manual for Roads and Bridges. Girton Footpath 4 runs along the southernmost border of the site and must not be obstructed.
Topography Constraints:	None
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate and Grade 4 (Poor)
Site Apparatus:	Old farm buildings
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	Areas of medium and high surface water flood risk along drains around the sites perimeter
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Adjacent to LWS
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site submitted by landowner, no further update
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTLAA) – Site Assessment Form**

ACHIEVABILITY CONCLUSION: Achievable

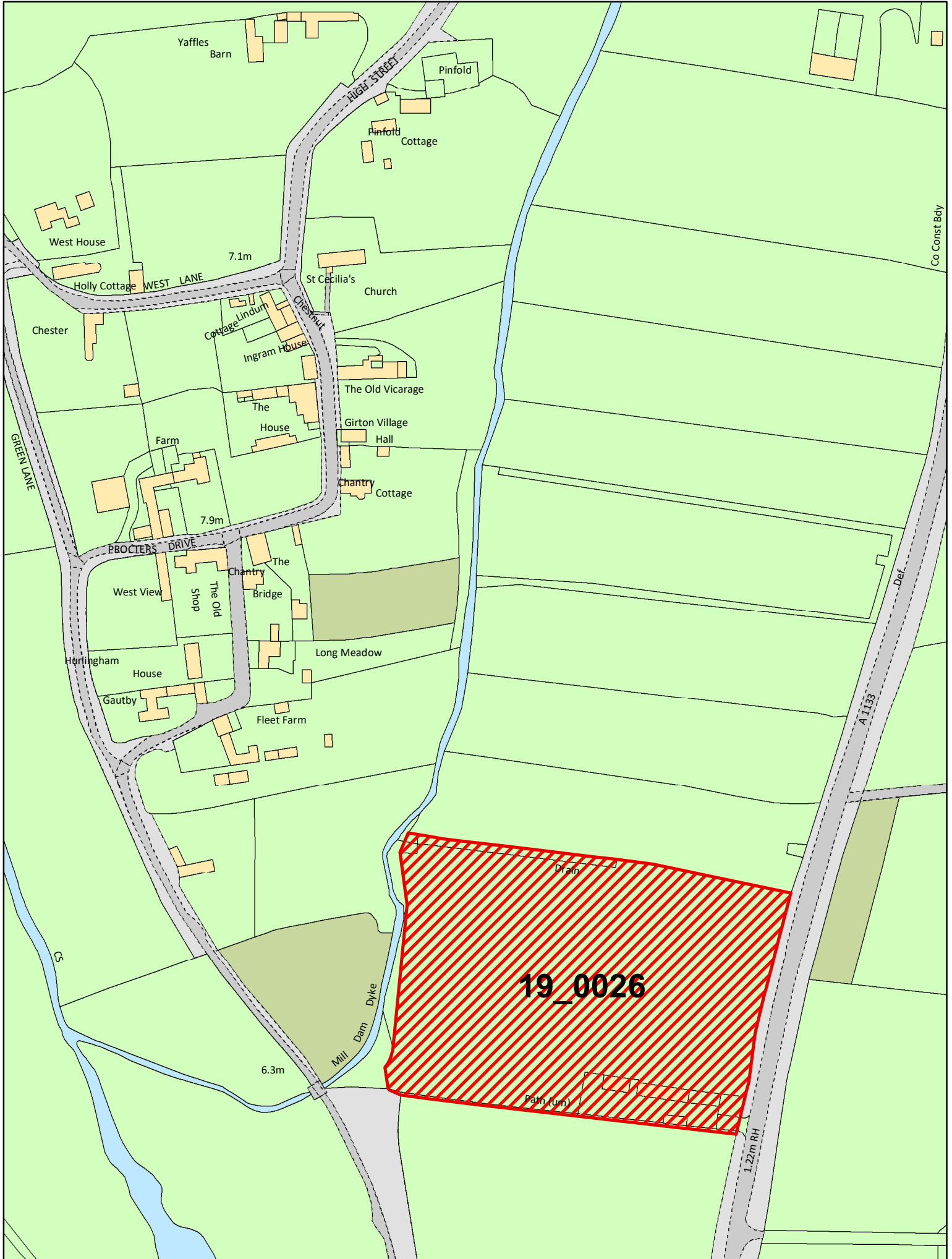
ADDITIONAL COMMENTS

This site lies entirely within Flood Zone 3, and so would need to pass the Sequential and Exceptions Test to rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

Yield: 31 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0027
Site Address	Tolney Lane (Bowers)
Parish	Newark
Ward	Castle
Area (ha)	0.58ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- sitting within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable. Highly likely that GTAA need can be met through natural turnover. No additional pitch yield identified.</p> <p>Approximate yield: 0 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but adjacent to settlement boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.58ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	Within 400m	Proximity to Transport Node	Within 1km
Access to Services Comments:	Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	Northern portion of the site has areas at low, medium and high surface water flood risk.
Identified within the SFRA?	In the functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Adjacent to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified through Pitch Delivery work. Whilst no contact was made with landowners, the site has a future pitch need identified through the GTAA and is an established and authorised Traveller site and so is considered available to meet its GTAA need.
Achievability Comment:	Pitch delivery work identifies it as highly likely that the GTAA need can be met through natural turnover. No additional pitches required to meet GTAA needs.
Ownership Constraints:	None known
Ownership Comments:	Within traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years. GTAA site with future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

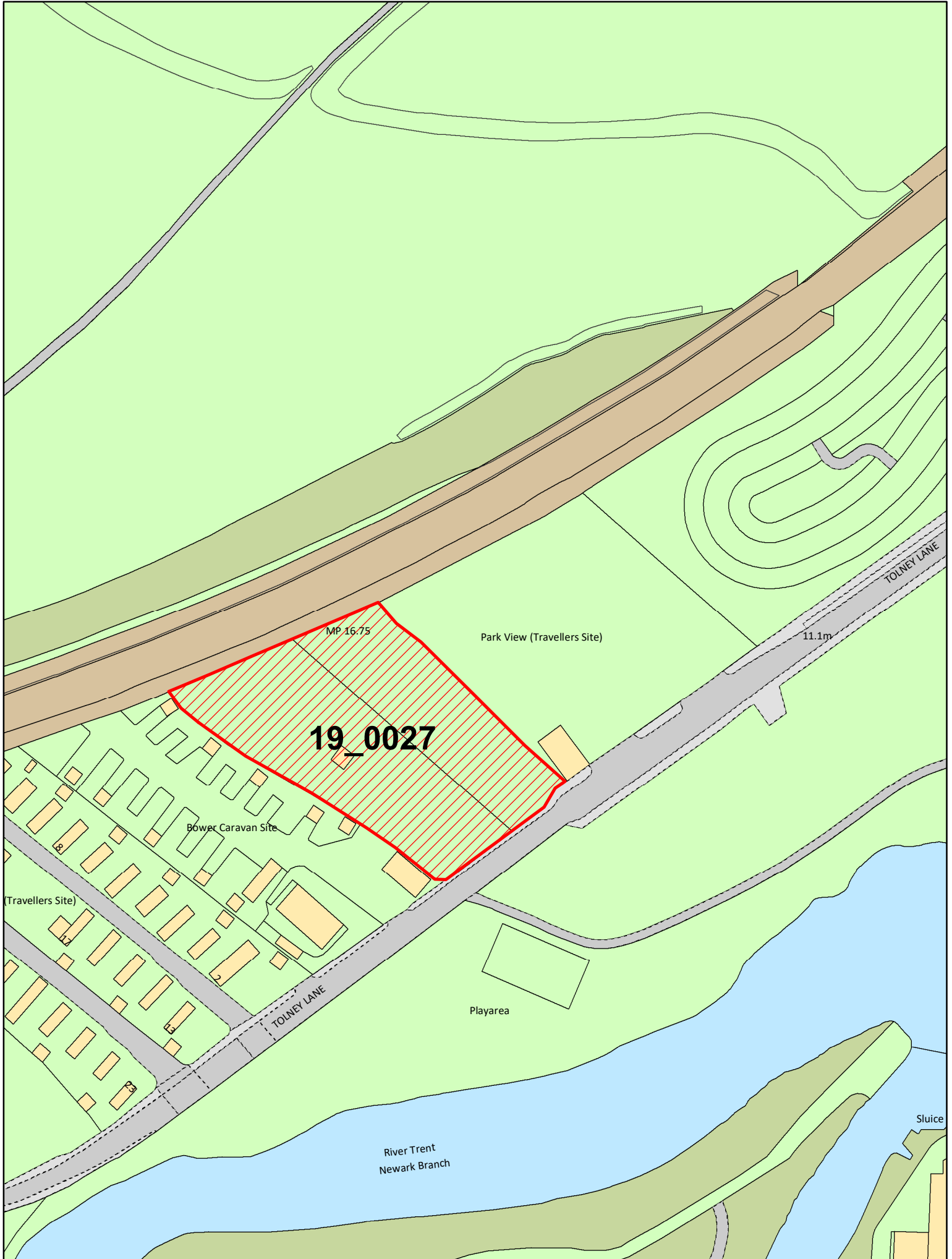
This site lies wholly within Flood Zone 3b (the functional floodplain). The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

Authorised gypsy and traveller site.

Yield: 0 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0028
Site Address	Tolney Lane (Church View)
Parish	Newark
Ward	Castle
Area (ha)	0.72ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	May be Available
Availability Comments:	Site is available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May require third party of Council action to deliver the site
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- sitting largely within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers (although has extant permission for traveller use) and may require Council or third-party action to make it available and achievable to bring back into exclusive Traveller use.</p> <p>Approximate yield: 10 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to settlement boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.72ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of traveller accommodation
Current Use:	Non-traveller caravan site
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 3

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

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Access to Services Comments:	Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing caravan site
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	Small areas of low and medium surface water flood risk in the west
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Adjacent to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified through pitch delivery work which identified for the potential for the site to be brought back into exclusive Traveller occupation
Achievability Comment:	Owners indicated a potential openness to sell the land. Likely to require sale of the site or action from Council to bring back into exclusive Traveller use.
Ownership Constraints:	May require a change in ownership
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

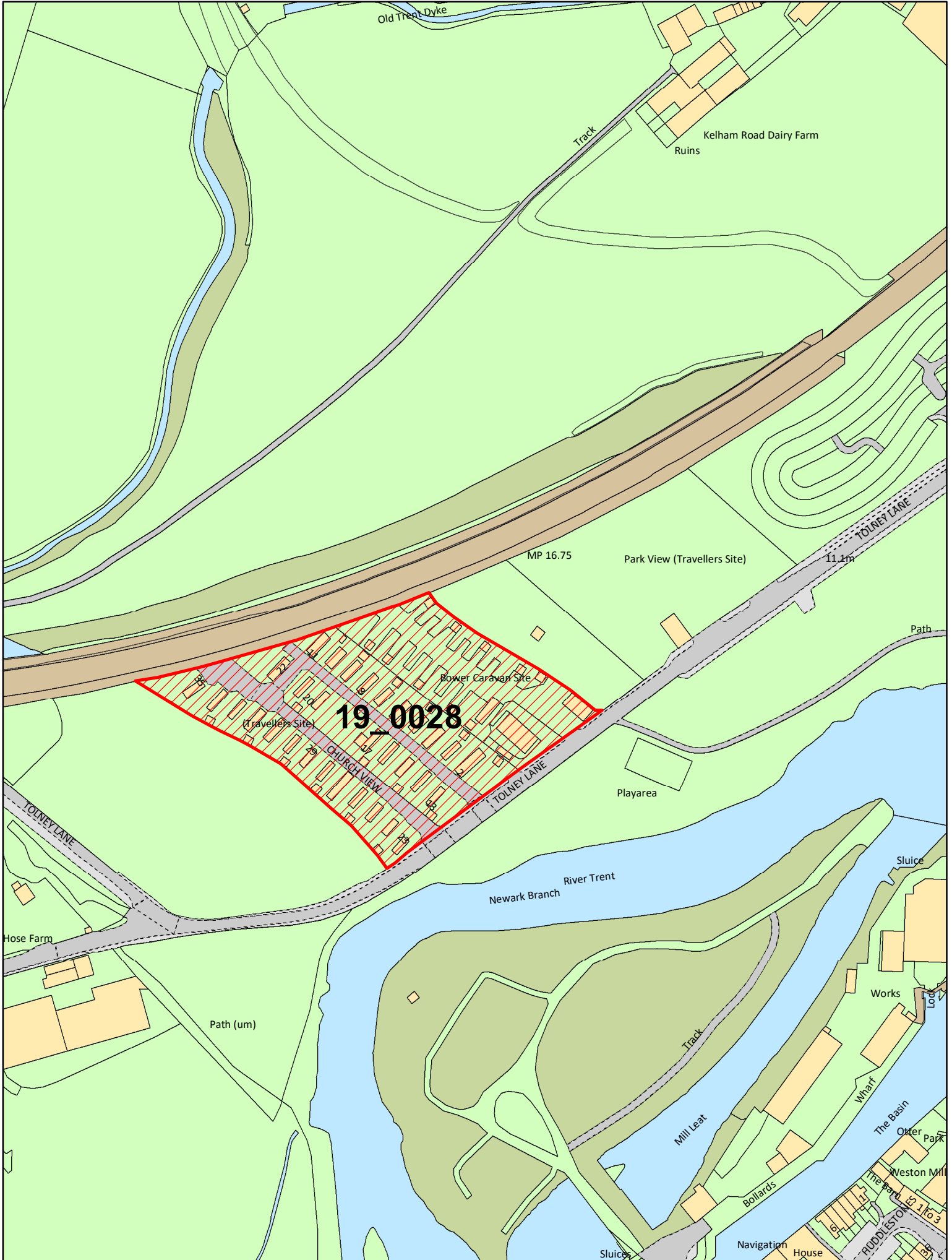
This site lies wholly within Flood Zone 3 and is almost entirely within the functional floodplain (Zone 3b). The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

Site is authorised for permanent occupation and has been since March 1993.

Yield: 10 pitches



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Site Reference	19_0029
Site Address	Tolney Lane (Shannon Falls)
Parish	Newark
Ward	Castle
Area (ha)	0.93ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- sitting partly within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Temporary permission on the site confirms availability and achievability.</p> <p>Approximate yield: 21 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but adjacent to settlement boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.93ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan pitches
Current Use:	Partly Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	73% Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comment:	Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	n/a
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	73% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small areas in east of the site at medium and low surface water flood risk.
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Adjacent to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified by officers and assessed as part of the Pitch Delivery work. Site has temporary planning permission so confirms availability.
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

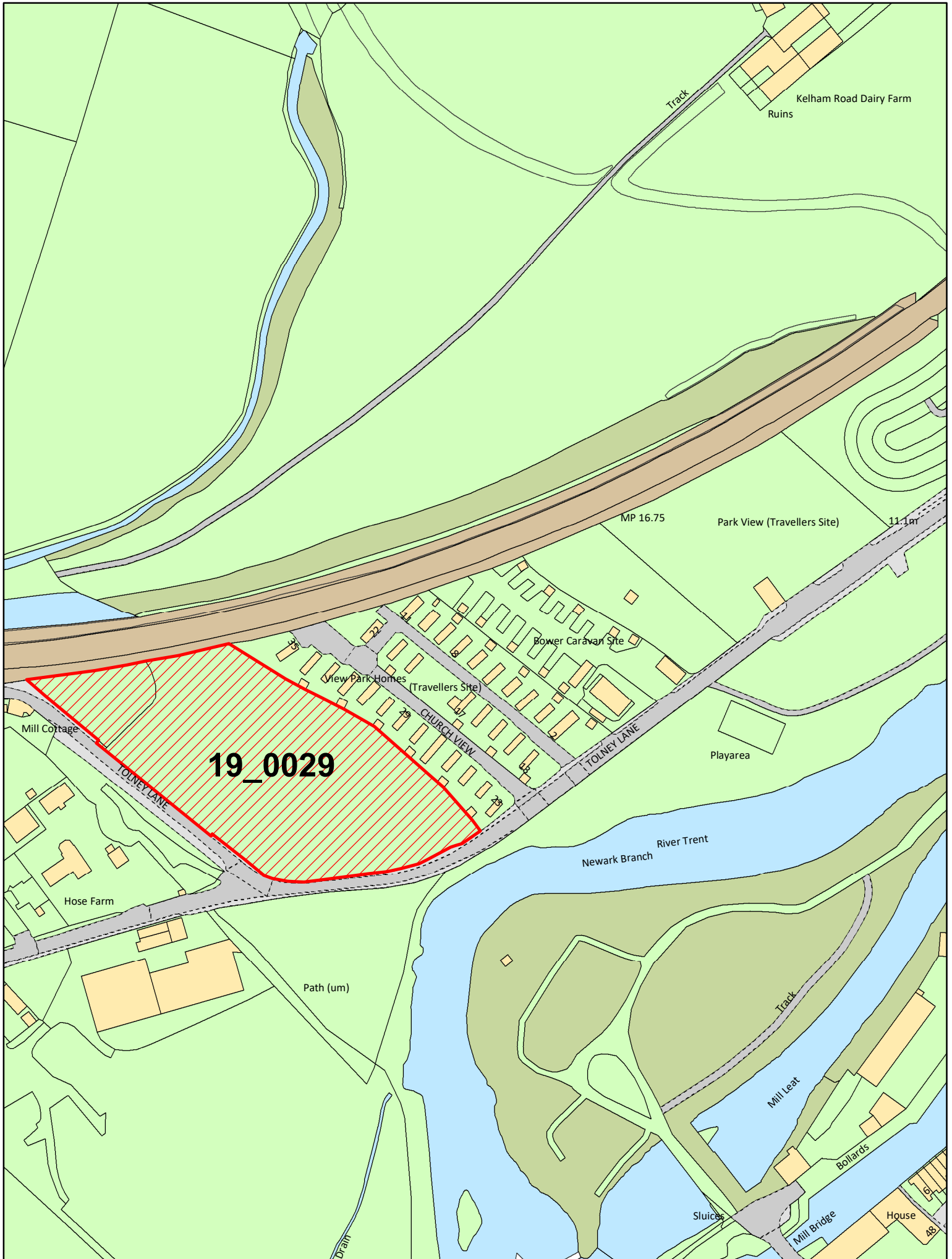
Temporary consent for 8 pitches expired 31st March 2025 (22/00073/S73) and covers part of the wider site (0.34ha). Part of the site (0.1ha) has been developed through a permanent permission (17/02087/FUL) for 2 pitches granted in 2018. Connection to mains sewer included as part of 18/02167/FUL application.

This site largely lies within Flood Zone 3, with the southeast of the site within the functional floodplain (Zone 3b), the remainder of the land is Zone 2. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

Yield: 21 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0030
Site Address	Tolney Lane (Hose Farm)
Parish	Newark
Ward	Castle
Area (ha)	0.76ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable. GTAA need for site can be addressed through existing permission -no additional pitch yield identified.</p> <p>Approximate yield: 0 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to settlement boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.76ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan pitches
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / SM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	100% Flood Zone 2, 5% Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comment:	Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Current G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	5% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small area of low surface water flood risk in centre of site
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Adjacent to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site identified through pitch delivery work. G&T site in active use so nothing to suggest the site is not available. The site has an identified
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**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

	future pitch need through the GTAA and is an established and authorised Traveller site.
Achievability Comment:	Pitch delivery work concluded that the need for the site can be met through existing permission, with significant under occupation of the land.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with need in the first five year period and with future need identified.
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

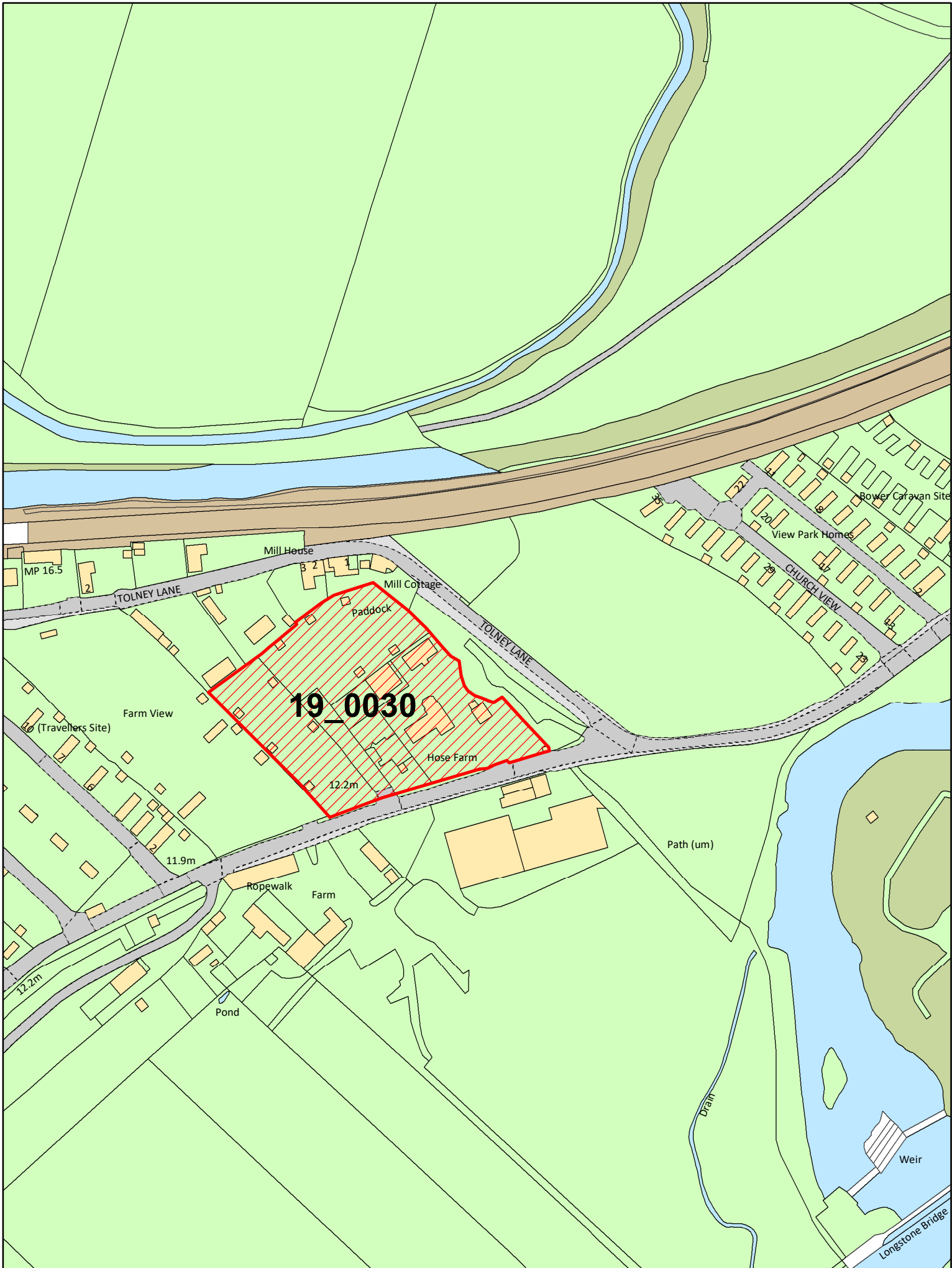
ADDITIONAL COMMENTS

The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a, and so is not within the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Authorised G&T pitches since 2012.

Yield: 0 pitches

GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0031
Site Address	Tolney Lane (Land opposite Ropewalk Farm)
Parish	Newark
Ward	Castle
Area (ha)	0.64ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable. GTAA need for site can be addressed through existing permission -no additional pitch yield identified.</p> <p>Approximate yield: 0 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside but within close proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.64ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zones 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comments:	<p>Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in</p>		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Site.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Current G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	47% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small area of low surface flood risk in centre of site
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Close to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified through pitch delivery work. Site in active G&T use and nothing to suggest the site is not available. The site has a future pitch need identified through the GTAA.

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Achievability Comment:	Pitch delivery work concluded that the need for the site can be met through existing permission, with significant under occupation of the land.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with need in first five year period and future need identified.
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

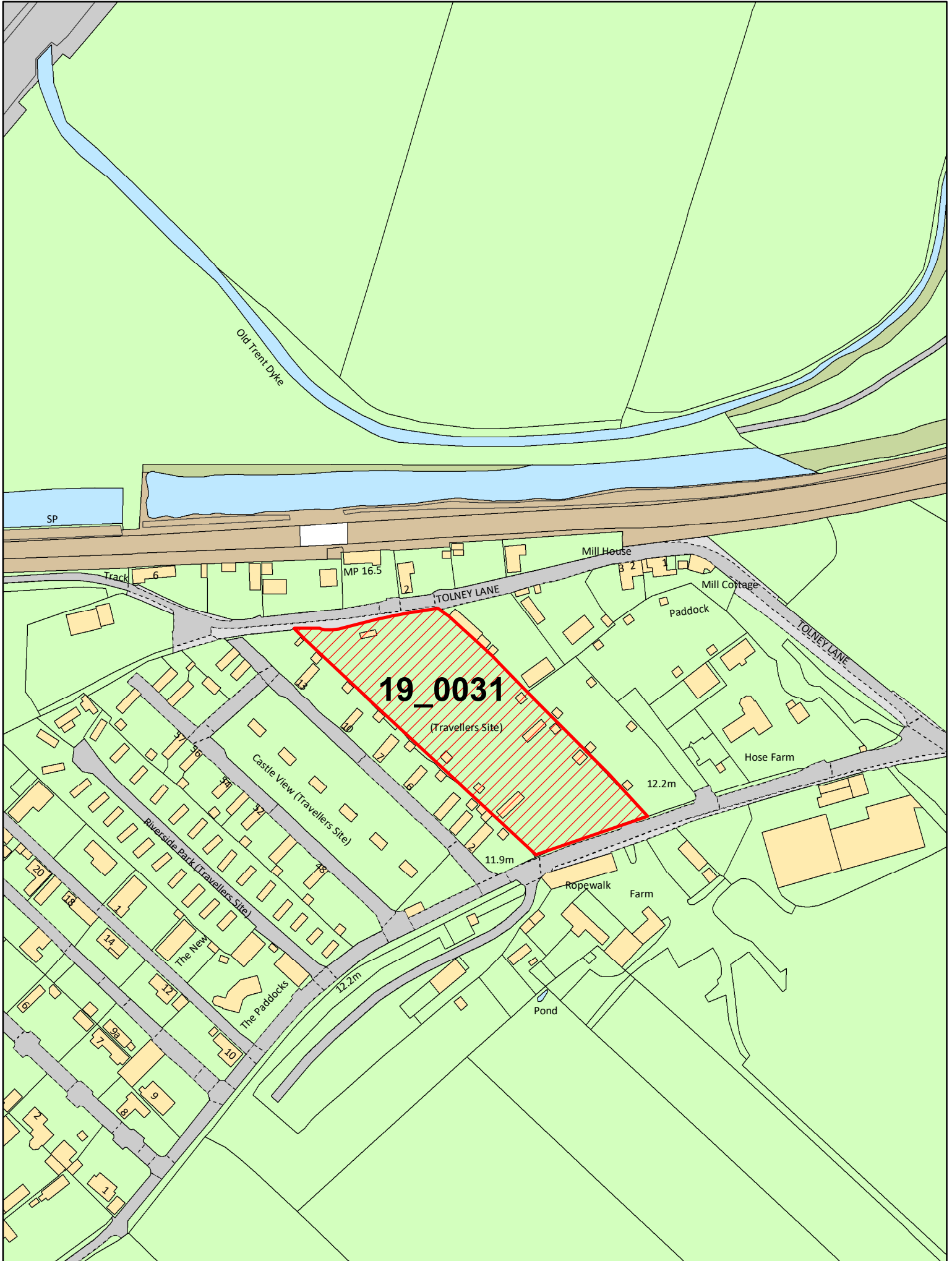
ADDITIONAL COMMENTS

The site is roughly split between Flood Zones 2 and 3. The area site of the site within the functional floodplain (Zone 3a) is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst would not directly reducing flood risk to this site, would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 0 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0032
Site Address	Tolney Lane (Castle View)
Parish	Newark
Ward	Castle
Area (ha)	1.26ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Not Achievable
Achievability Comments:	Insufficient capacity to accommodate further pitches
OVERALL CONCLUSION:	
Site may be suitable and is available, however due to insufficient capacity to accommodate further pitches is not achievable.	
Approximate yield: 0 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.26ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 and 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Within 1km
Access to Services Comments:	Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Current G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	6% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Area of low risk and potentially some medium risk too.
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Close to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	Close to Scheduled Ancient Monument to west

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified through pitch delivery work. Site in active G&T use and nothing to suggest the site is not available. The site has a future pitch need identified through the GTAA.
Achievability Comment:	Site looks to be at capacity with little room for intensification and no opportunities for expansion.
Ownership Constraints:	None known

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with need within first five-year period and future period.
Other Availability Issues:	None known
Viability Comments:	Not viable. Lacks sufficient capacity to accommodate additional pitches.

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Not Achievable

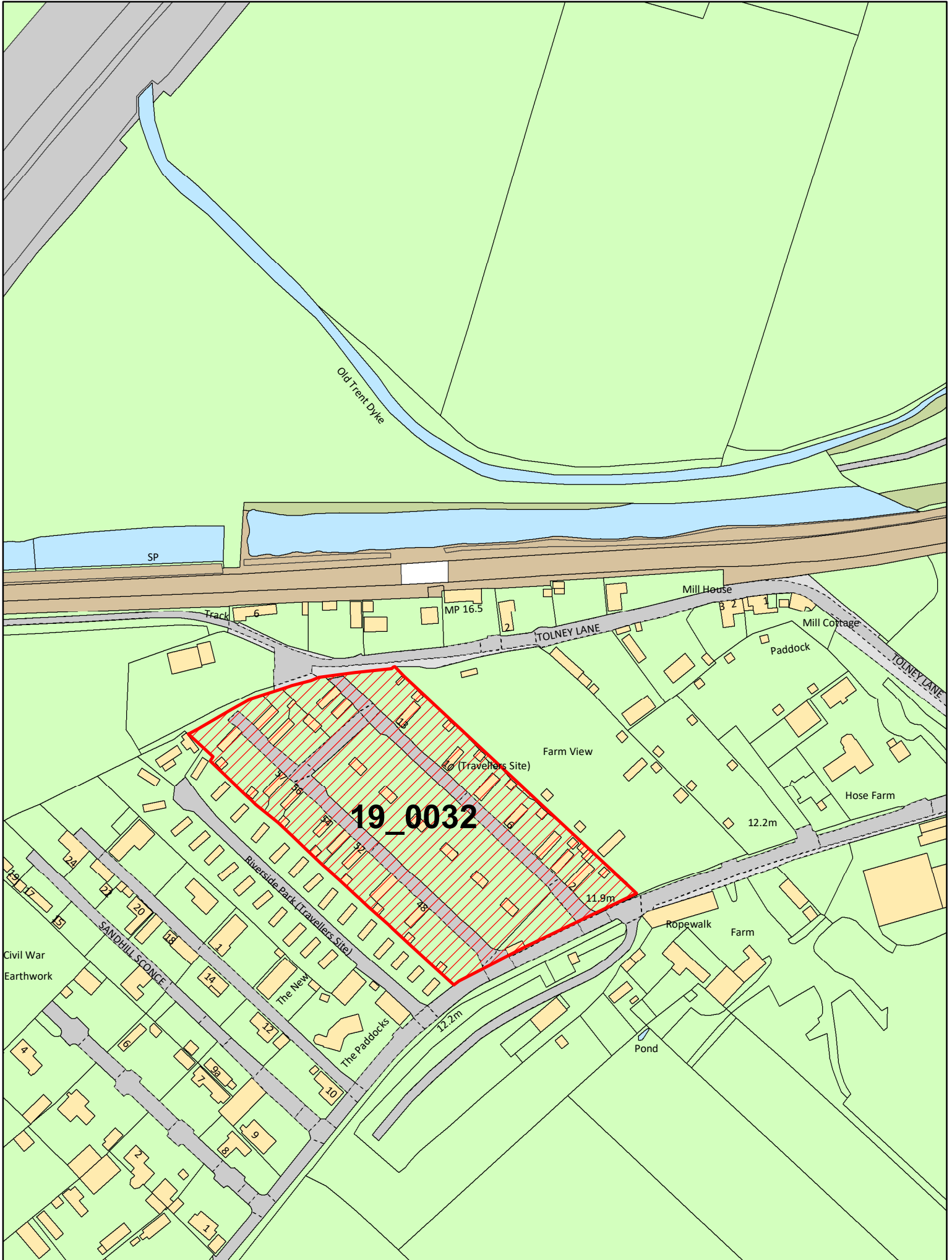
ADDITIONAL COMMENTS

The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a and b, the part of the site within the functional floodplain is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 0 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

Site Reference	19_0033
Site Address	Tolney Lane (Riverside Park)
Parish	Newark
Ward	Castle
Area (ha)	0.57ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	May be Available
Availability Comments:	Site is available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May required third party or Council action to deliver
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers (but is capable or authorised occupation by Travellers) and may require Council or third-party action to make it available and achievable to bring back into exclusive Traveller use.</p> <p>Approximate yield: 9 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.57ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Caravan site
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 and 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

	by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:

Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site.
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	2% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small area at low surface water risk
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified through pitch delivery work which identified the potential for the site to be brought back into exclusive Traveller occupation.
Achievability Comment:	May require private sale of site or action from the Council to bring back into exclusive Traveller use.
Ownership Constraints:	Ownership not known. May require a change in ownership to bring back into exclusive Traveller use.
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	Site may need to be viable for third party of Council to deliver and maintain.

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: May be Achievable

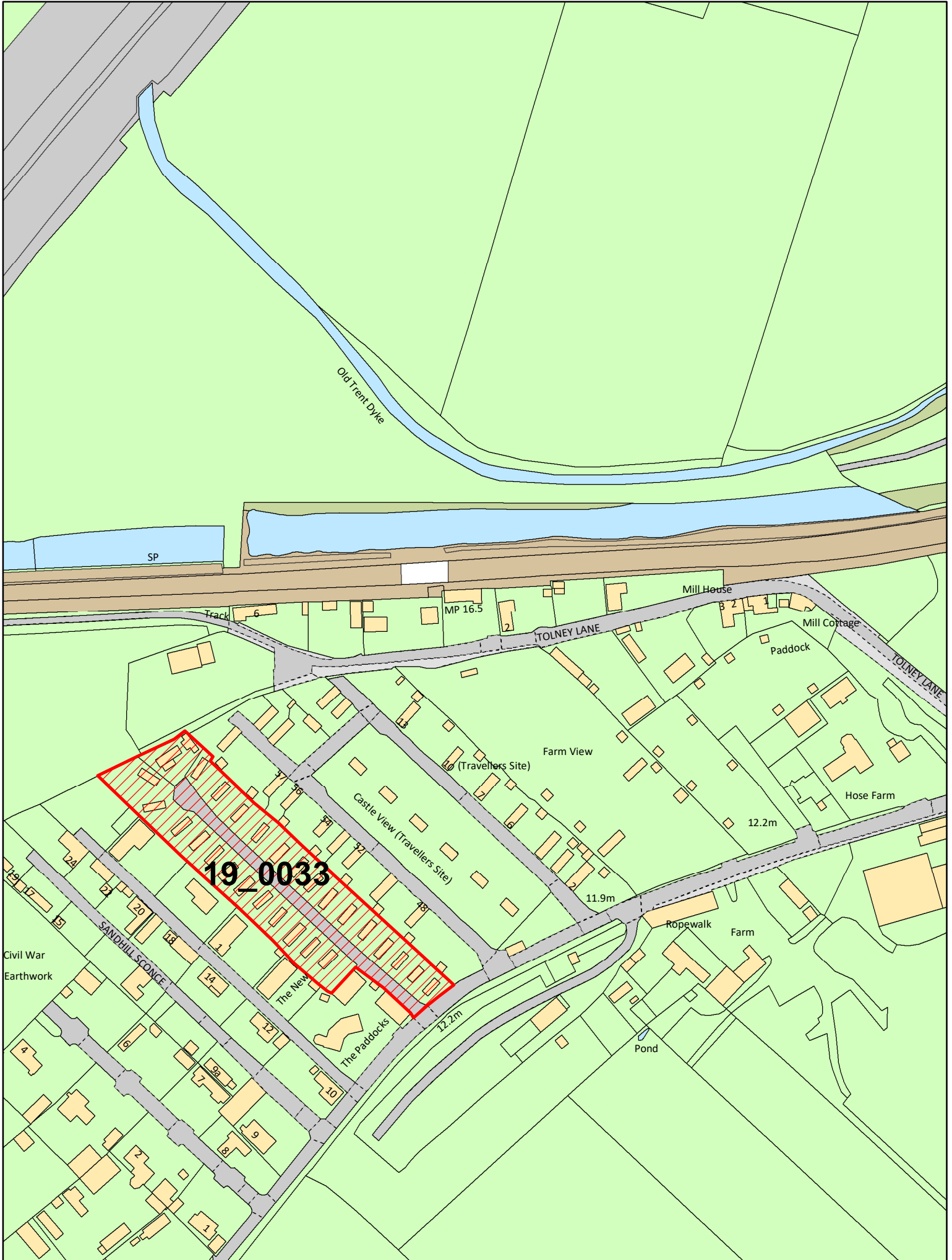
ADDITIONAL COMMENTS

The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a and b, the area site of the site within the functional floodplain is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 9 pitches



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0034
Site Address	Tolney Lane (The Paddocks)
Parish	Newark
Ward	Castle
Area (ha)	0.32ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Site is considered available and achievable.	
Approximate yield: 3 pitches	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.32ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	0.03% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small area of low surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	TPO N152 extends along boundary with Riverside Park, Group 40 along northern boundary
Natural Features on Site:	
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Close to Sandhill Sconce Scheduled Monument

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified through 'pitch delivery work'. Site in active use and nothing to suggest the site is not available. The site has a future pitch need identified through the GTAA.
Achievability Comment:	Pitch delivery work concluded there to be sufficient room to accommodate the required pitches if the site were to be reconfigured
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with five year need and future need identified
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

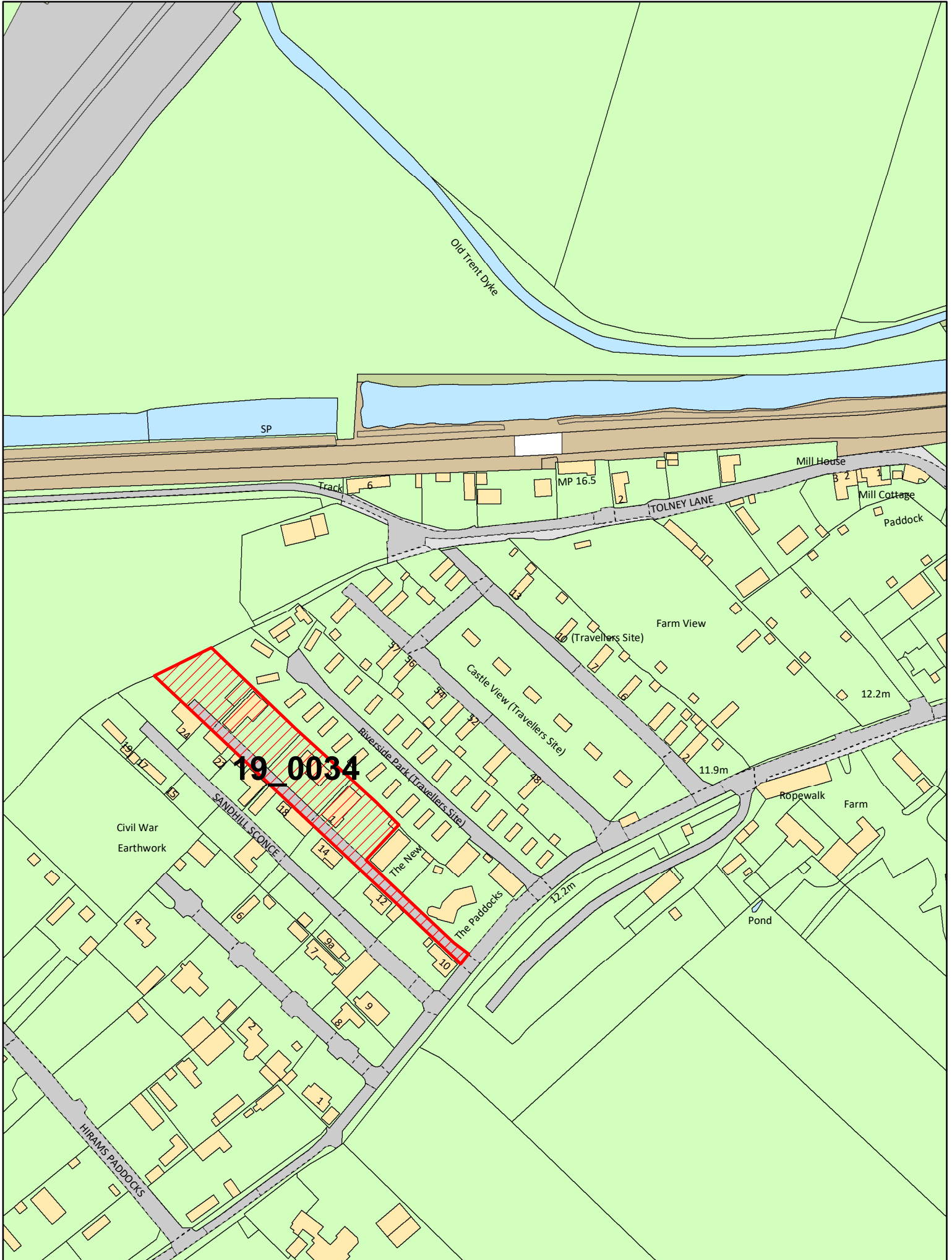
The site is essentially entirely within Flood Zone 2, and sits outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

Site covered by consent for residential caravan site, and currently occupied by Travellers.

Yield: 3 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0035
Site Address	Tolney Lane (New Paddocks & Ark Bungalow)
Parish	Newark
Ward	Castle
Area (ha)	0.18ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Not Achievable
Achievability Comments:	Insufficient capacity for additional pitches
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. The site is considered available but not achievable – due to there being insufficient capacity to accommodate additional pitches.</p> <p>Approximate yield: 0 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to the urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.18ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T site
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2 (100%)
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	TPO N152 – Group 43 extends along boundary with Riverside Park, Group 40 along northern boundary
Natural Features on Site:	None
Conservation Area:	In close proximity to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	Adjacent to Sandhills Sconce Scheduled Ancient Monument

SUITABILITY CONCLUSION: May be Suitable

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site identified by officers but not assessed as part of the Pitch Delivery work. Site is in active use and nothing suggests the site is not available. The site has a future pitch need identified through the GTAA and is an established tolerated Traveller site.
Achievability Comment:	Site is tightly constrained and considered to have no capacity for additional pitches
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years. GTAA site with first five year need identified
Other Availability Issues:	None known
Viability Comments:	Not considered viable to accommodate additional pitches

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Not Achievable

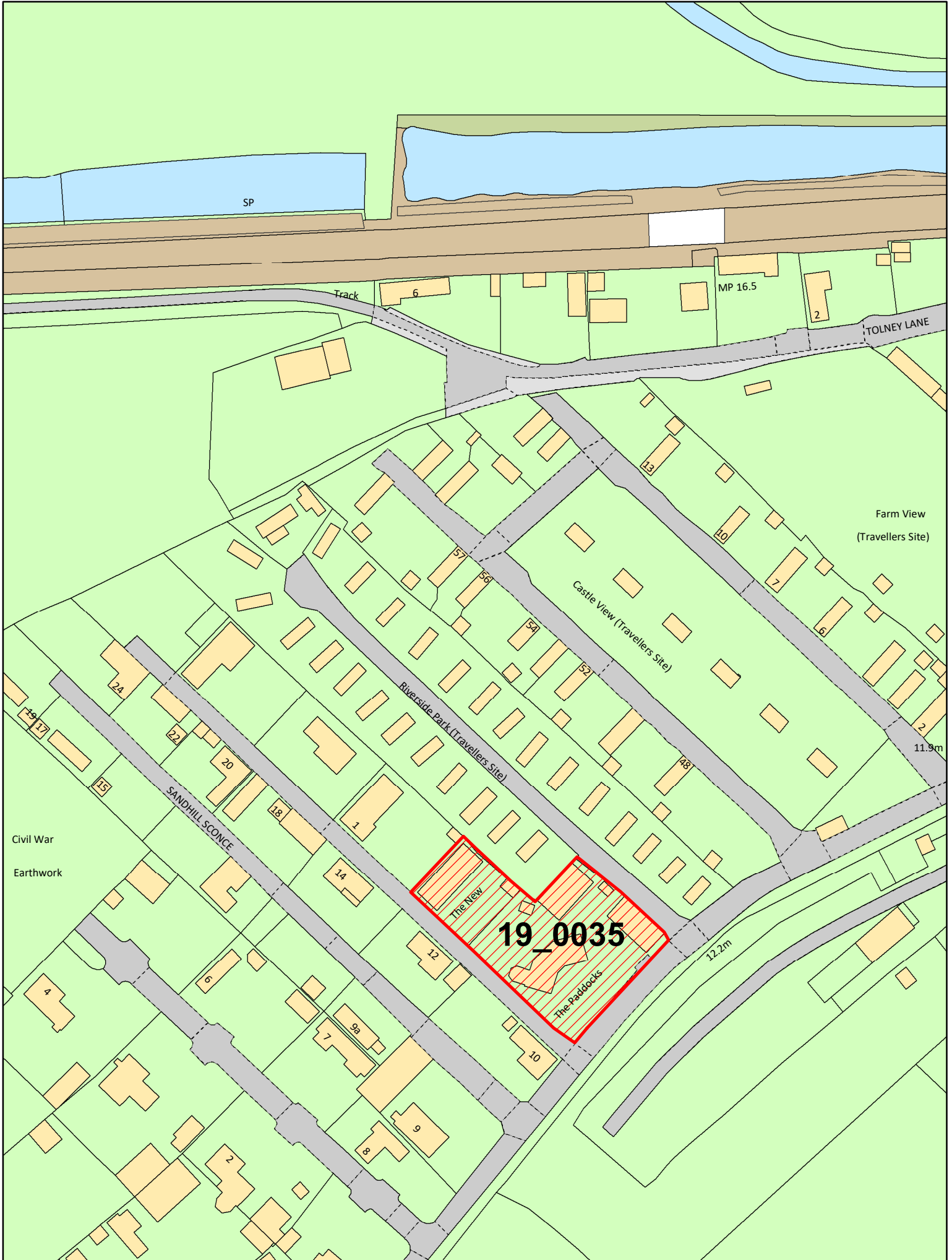
ADDITIONAL COMMENTS

The site is entirely within Flood Zone 2 and sits outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

Yield: 0 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0036
Site Address	Tolney Lane (Sandhill Sconce)
Parish	Newark
Ward	Castle
Area (ha)	1.31ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Proposals would need to be acceptable with respect to the adjacent Scheduled Ancient Monument. The site is considered available and achievable.</p> <p>Approximate yield: 11 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but within close proximity to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.31ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 and 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	34% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small area of site is at low surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	N152 – Group 40 along northern boundary
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Sandhill Sconce Scheduled Ancient Monument is immediately adjacent to the site

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified through 'pitch delivery work'. Pitches are individually owned. Site is in active use and nothing suggests the site is not available. The site has a need associated with those individual pitches which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers.
Achievability Comment:	Pitch delivery work identified many of the pitches as being large in nature and capable of subdivision, to the extent that the need within the GTAA could be partially met.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years. Sufficient site capacity to address GTAA needs from the first five year period
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

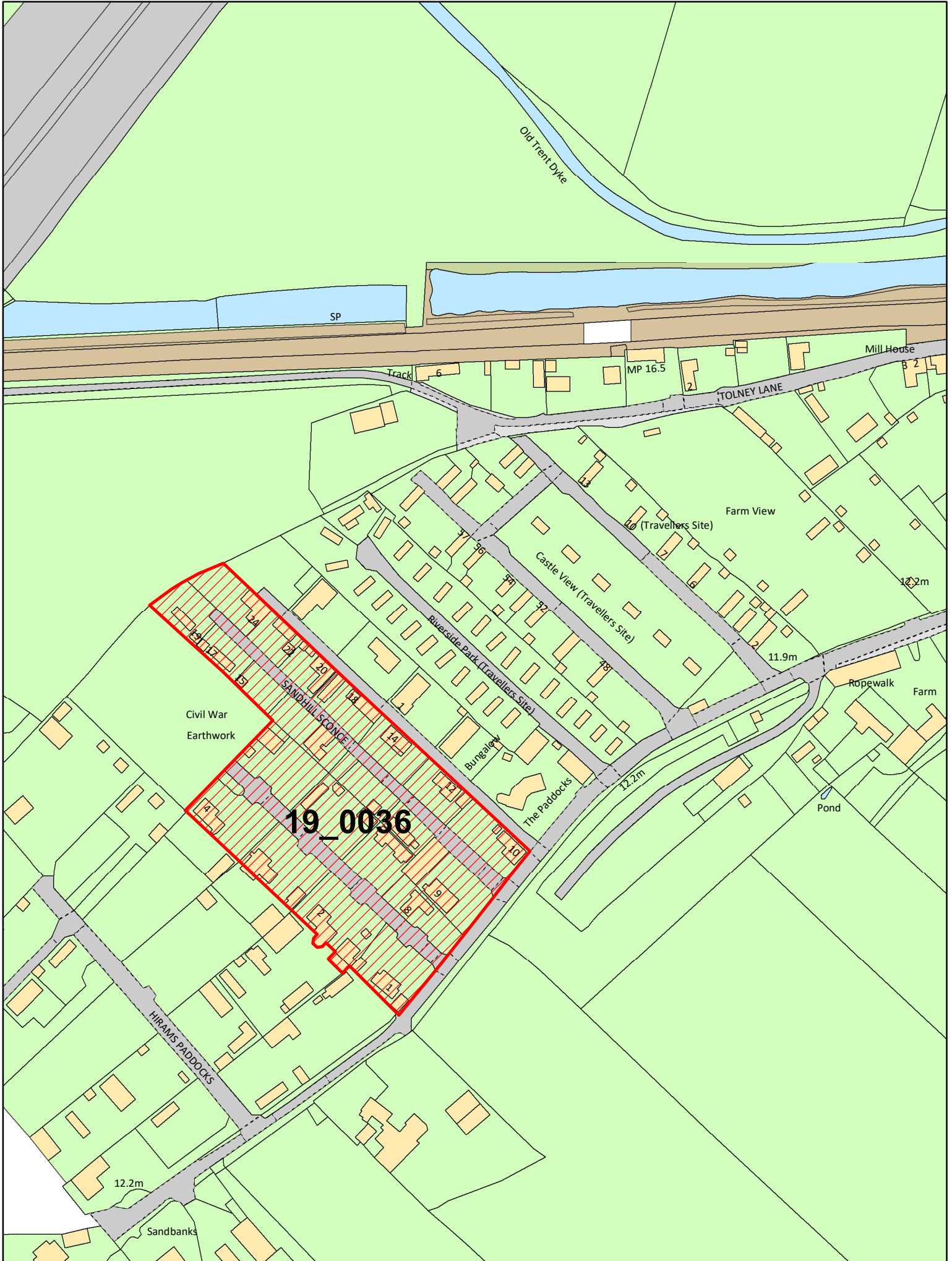
ADDITIONAL COMMENTS

The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a, the site is consequently outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 11 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0037
Site Address	Tolney Lane (Hirram's Paddock)
Parish	Newark
Ward	Castle
Area (ha)	2.68ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Proposals would need to be acceptable with respect to the adjacent Scheduled Ancient Monument. The site is considered available and achievable.</p> <p>Approximate yield: 7 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	2.68ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	N
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	57% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	Small areas at low and medium surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	N152 Group 40 along northern boundary
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Adjacent to Sandhills Sconce Scheduled Ancient Monument

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site identified through 'pitch delivery work'. Pitches are individually owned. Site in active use and nothing suggests the site is not available. The site has a need associated with those individual pitches which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers.
Achievability Comment:	Pitch delivery work identified many of the pitches as being large in nature and capable of subdivision to the extent that the need within the GTAA could be met
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with current and future need identified
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

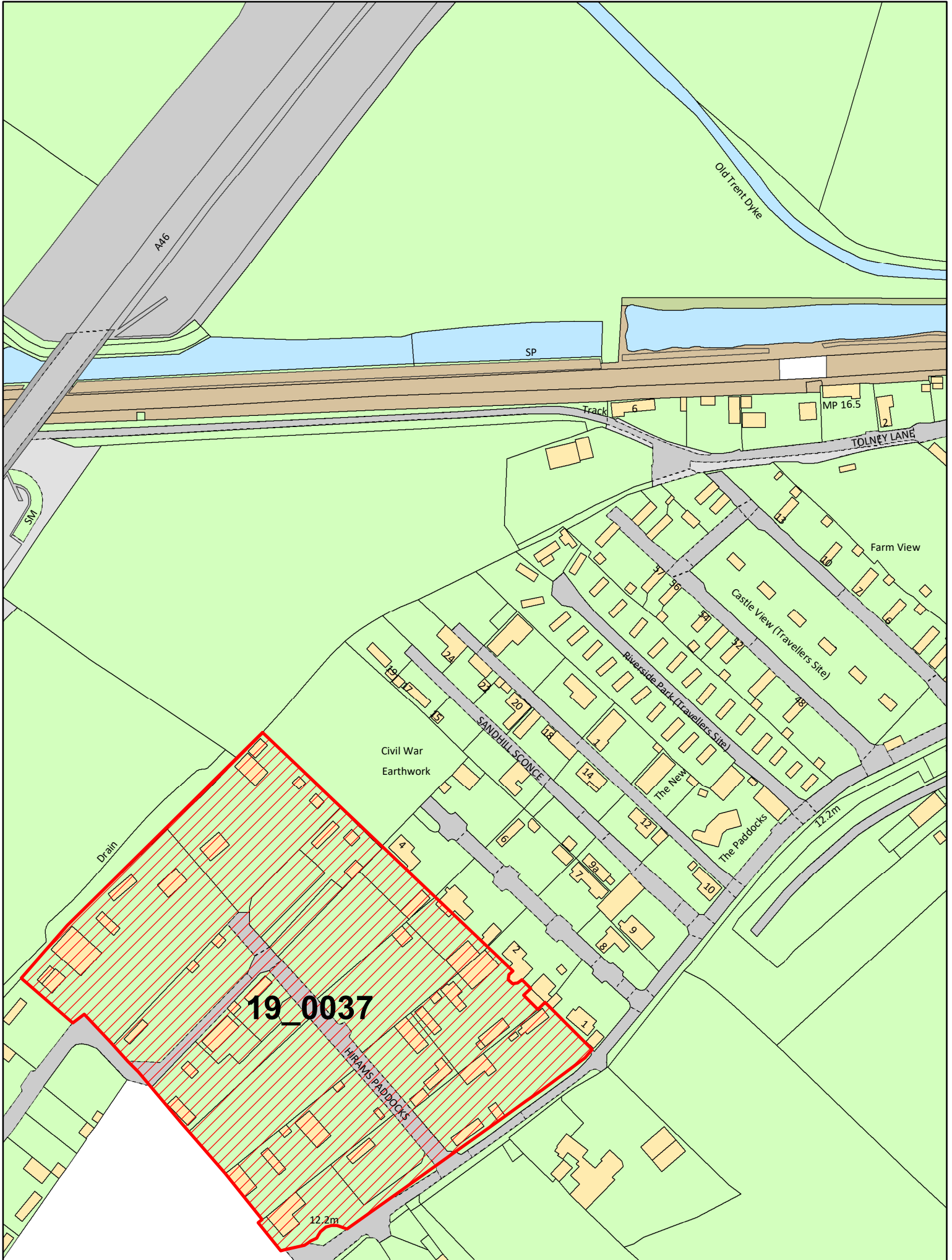
ADDITIONAL COMMENTS

The site is split between Flood Zone 2 and Flood Zone 3a, and so consequently is outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 7 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0038
Site Address	Tolney Lane (Taylor's Paddock)
Parish	Newark
Ward	Castle
Area (ha)	0.04ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.</p> <p>Approximate yield: 1 pitch</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.04ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	<p>Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would</p>		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:

Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Close to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site identified through 'pitch delivery work'. Site in active use and nothing suggests the site is not available. The site has an identified need associated with the site which has been identified through the
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**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

	GTAA. The land is an established authorised site currently occupied by Travellers.
Achievability Comment:	Achievability Comments: Pitch delivery work identified room for an additional accommodation unit/tourer to meet the 1 pitch need from new household formation.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years. GTAA site with future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

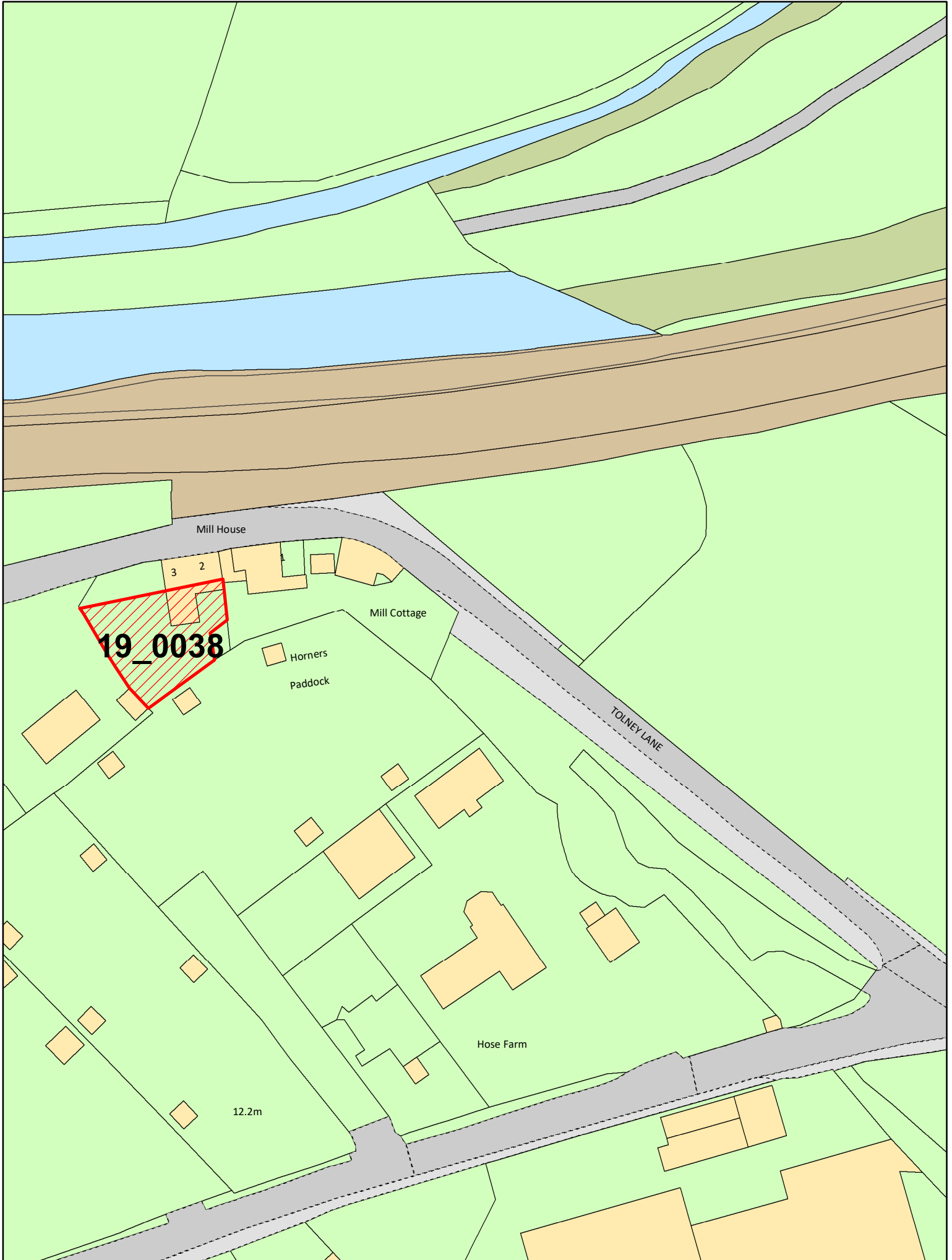
ADDITIONAL COMMENTS

The site is within Flood Zone 2 and is consequently outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

Yield: 1 pitch



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTCAA) – Site Assessment Form

Site Reference	19_0039
Site Address	Tolney Lane (Price's Paddock)
Parish	Newark
Ward	Castle
Area (ha)	0.19ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.	
Approximate yield: 1 pitch	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but adjacent to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.19ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:

Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	6% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	No
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Close to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site identified through 'pitch delivery work'. Site in active use and nothing suggests the site is not available. The site has an identified need associated with the site which has been identified through the
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**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

	GTAA. The land is an established authorised site currently occupied by Travellers.
Achievability Comment:	Pitch delivery work identified the potential for the site to be subdivided to create additional pitches.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 Years, GTAA site with future need identified.
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

The site is predominantly Flood Zone 2 and with a smaller area in Flood Zone 3a, and so consequently is outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Yield: 1 pitch



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0040
Site Address	Tolney Lane (Maryland Paddocks)
Parish	Newark
Ward	Castle
Area (ha)	1.02ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable. The site is considered available and achievable.</p> <p>Approximate yield: 19 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	1.02ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Unauthorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’
Topography Constraints:	No
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	No
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Adjacent to Local Wildlife Site
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site not assessed as part of the Pitch Delivery work. Site is currently in active use, and nothing suggests the site is not available. The site does however have a need identified through the GTAA and is currently in unauthorised occupation by Travellers.
Achievability Comment:	Unauthorised site that is currently occupied.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with first five year need and future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

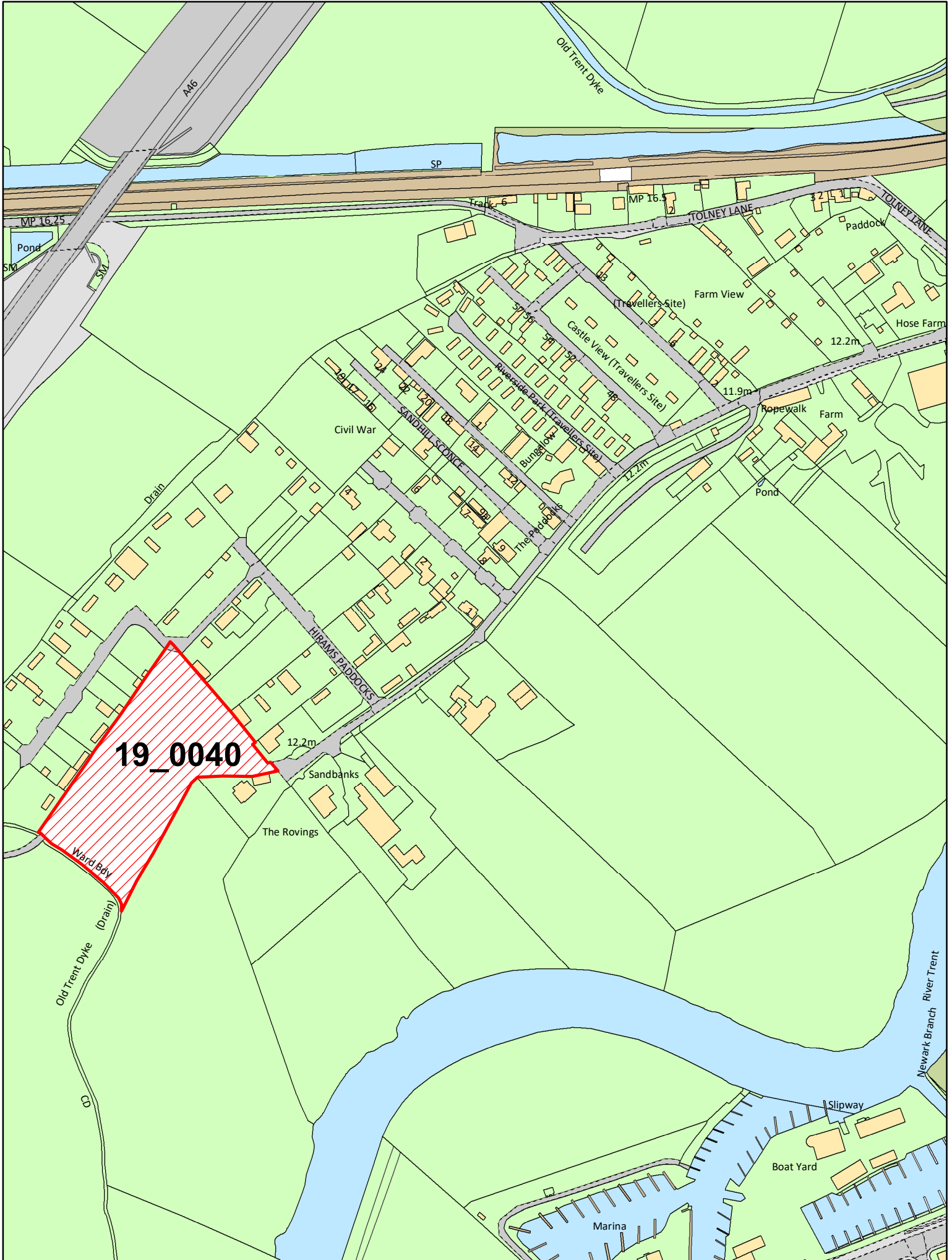
ADDITIONAL COMMENTS

Site is wholly within Flood Zone 3 and with a significant proportion sitting in the functional flood plain (Zone 3b). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

Yield: 19 pitches



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0041
Site Address	Tolney Lane (Ropewalk Farm)
Parish	Newark
Ward	Castle
Area (ha)	0.91ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	May be Available
Availability Comments:	Site may be available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	May required third party or Council to deliver
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers and may require Council or third-party action to make it available and achievable to bring back into exclusive Traveller use.</p> <p>Approximate yield: 17 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.91ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Caravan site (with extant permission for Traveller site)
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 2 & 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

	location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	86% Flood Zone 3, 100% Flood Zone 2
Surface Water Flooding:	No
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Availability Comments:	Site currently occupied by non-Travellers; no need identified through GTAA. Land not identified through 'pitch delivery work' and so potential for it to be brought back into exclusive Traveller use not considered.
Achievability Comment:	No contact with owners and so may require the private sale of the site or action from the Council to bring back into exclusive Traveller use.
Ownership Constraints:	Ownership not known
Ownership Comments:	Within non-traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	Will need to be viable for third party or Council to deliver

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: May be Achievable

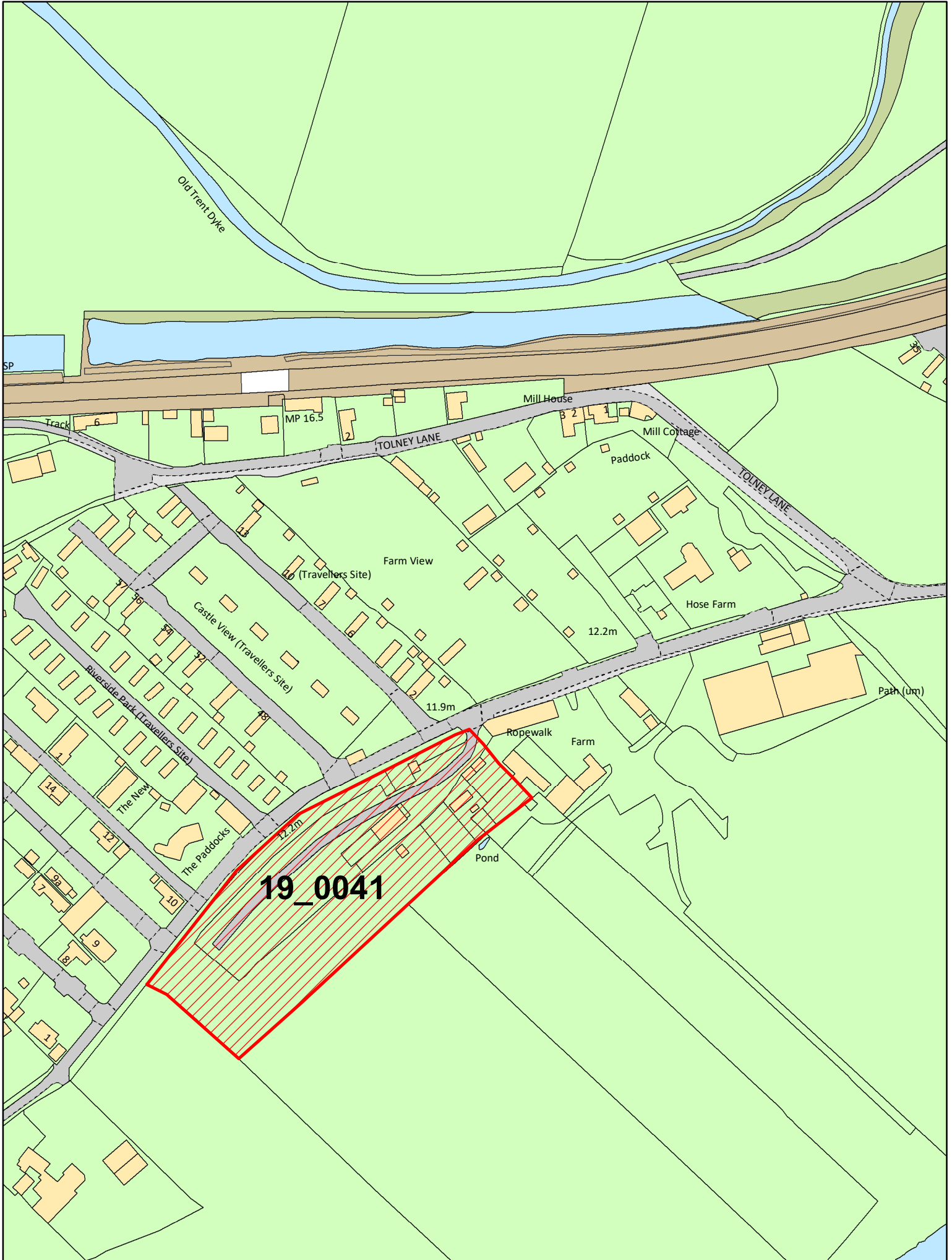
ADDITIONAL COMMENTS

Site is largely within Flood Zone 3 and with a significant proportion sitting in the functional flood plain (Zone 3b). The remainder of the site is within Flood zone 2. The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b but can be in Flood Zone 2, subject to the Exceptions Test.

Yield: 17 pitches



GTLAA 2022 Sites (Portrait)



**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTCAA) – Site Assessment Form**

Site Reference	19_0042
Site Address	Tolney Lane (The Burrows)
Parish	Newark
Ward	Castle
Area (ha)	0.23ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 0-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
<p>Site may be suitable but is at significant flood risk- sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.</p> <p>Approximate yield: 2 pitches</p>	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.23ha (PDL)
Area Character:	Edge-of-settlement
Setting:	Concentration of caravan sites
Current Use:	Tolerated G&T pitches
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	Flood Zone 3

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km
Access to Services Comments:	Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel		

Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTLAA) – Site Assessment Form

	by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.
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Physical Constraints:	
Highway Engineers Comments:	Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively. Any sites with a capacity of more than 30 pitches should be assessed regardless. Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access. The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	G&T Pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	100% Flood Zone 3
Surface Water Flooding:	No
Identified within the SFRA?	Within functional floodplain
SFRA Comments	

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

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site not assessed as part of the Pitch Delivery work. Site is in active use and nothing suggests the site is not available. The site has a need

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

	identified through the GTAA and is an established tolerated Traveller site.
Achievability Comment:	Subject to sufficient capacity within the site, given it is an established tolerated Traveller site then it is considered achievable.
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-15 years. GTAA site with current and future need identified
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

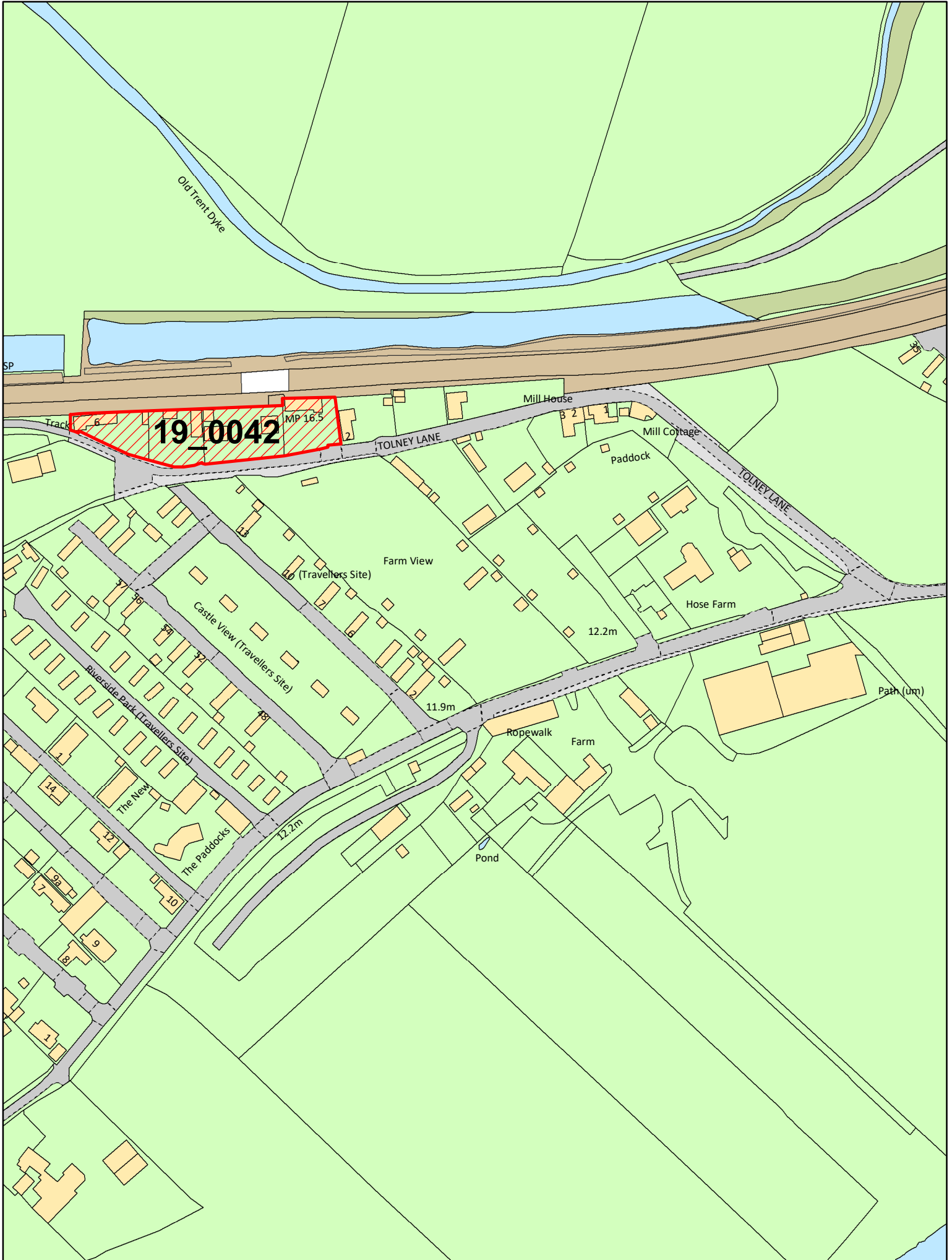
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site is wholly within Flood Zone 3a (the functional floodplain). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be benefits to the wider area from an increase in resiliency. The site sitting within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zone 3b.



GTLAA 2022 Sites (Portrait)



Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability Assessment (GTAA) – Site Assessment Form

Site Reference	19_0043
Site Address	Newark Road
Parish	Wellow
Ward	Caunton
Area (ha)	0.43ha
Housing/Employment/Both:	Gypsy & Traveller Accommodation
Last Updated	July 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Not Available
Availability Comments:	Not submitted by landowner and no identified need
Achievability Conclusions:	May be Achievable
Achievability Comments:	Likely to be achievable for additional pitches
OVERALL CONCLUSION:	
Existing authorised site. Site not submitted by owners and has no GTAA need, consequently not considered available. Though may be achievable to meet future needs generated by occupants. Subject to acceptability in terms of impact on the Conservation Area.	
Approximate yield: 0	

SUITABILITY	
Character Land Use Location	
Location:	Outside, but close to urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.43ha (PDL)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Authorised G&T pitches
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	May be suitable for allocation under CP4 and CP5
Conflicting Issues:	None

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

Physical Constraints:	
Highway Engineers Comments:	This should not be accessed via the A616 as potentially indicated and instead retain existing access onto Wellow road. See also comments in relation to considering sites comprehensively in a TS/TA.
Topography Constraints:	None

**Newark & Sherwood Strategic Gypsy & Traveller Accommodation Availability
Assessment (GTAA) – Site Assessment Form**

Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	N/A
Site Apparatus:	Existing G&T pitches
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Wellow Dam & Grassland LWS located nearby and SSSI Risk Impact Zone
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedgerows
Conservation Area:	Within Wellow Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site not submitted by landowner or identified through Pitch Delivery work.
Achievability Comment:	May be able to accommodate additional pitches
Ownership Constraints:	None known
Ownership Comments:	Within Traveller ownership
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Not Available

ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

Yield: 0 Pitches



GTLAA 2022 Sites (Portrait)

