

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

Site Reference	BAL0001
Site Address	Denton Close (Land at)
Parish	Balderton
Ward	Balderton South
Area (ha)	1.56ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	Access to the site is under a ransom strip so site and 40% of site covered by TPO's so may not be achievable.

OVERALL CONCLUSION:
The site lies almost entirely within Flood Zone 3 where residential development should be resisted. The site also lies outside of the settlement boundary in the open countryside where proposals are assessed under Policies DM8 and SP3. The site access is potentially held to ransom by property owners on Denton Close. 40% of the site is protected by TPOs. There are also potential highway issues which may limit the number of houses the site can accommodate. Therefore, the site may not be achievable.

SUITABILITY	
Character Land Use Location	
Location:	Urban fringe (outside but adjoining boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.56ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Countryside
Current Use:	Scrubland / unused greenfield site
Policy	
Current Policy Status:	SP3 / DM8 / CP10
Other Policy Constraints:	TPOs on site
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

Physical Constraints:	
Highway Engineers Comments:	Site does not have frontage to public highway. If connection were to be made, housing numbers may be limited due to local access limitations. A Transport Assessment may be necessary.

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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 known
Access to Utilities:	Yes
Neighbour Issues:	Treatment works to south
Flood Zone:	83% Flood Zone 2 and 81% Flood Zone 3
Surface Water Flooding:	56% Low Risk, 3% High Risk, 8% Medium Risk. Areas at high risk confirmed 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:	Adjacent to LWS (SINC 2/803)
Tree Preservation Order:	40% of site protected by TPO (TPO N101)
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:	No evidence shows site is not achievable. Developable area restricted by TPOs
Ownership Constraints:	Dwellings at end of Denton Close have taken access point into their ownership. Potentially a ransom strip.
Ownership Comments:	Landowner wishes to dispose of the site
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: May be Achievable

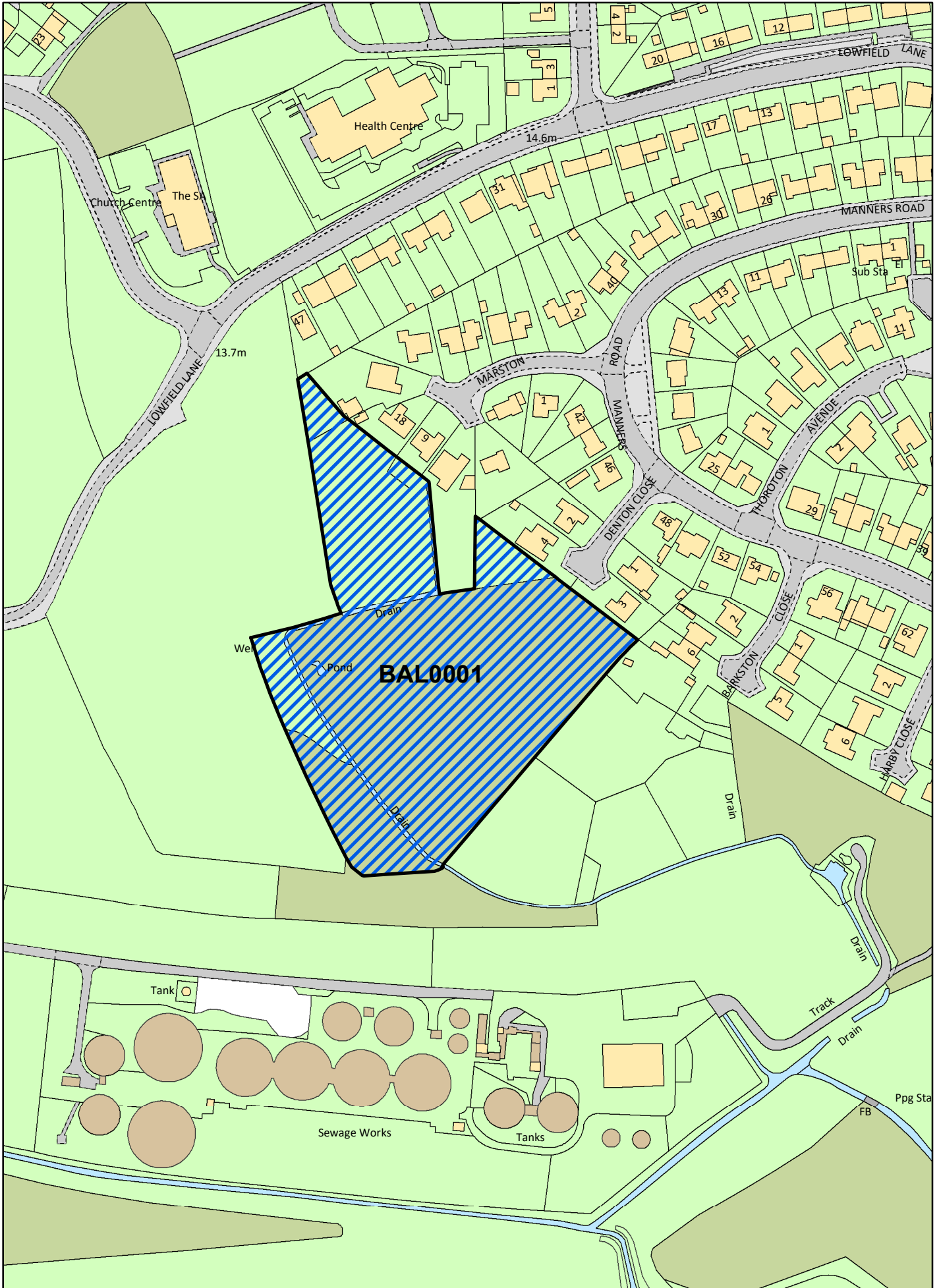
ADDITIONAL COMMENTS

Formerly 08_0102

Yield: taking into account site constraints, fewer than 10 dwellings.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	BAL0017
Site Address	Bullpit Road (Land east of)
Parish	Balderton
Ward	Balderton North & Coddington
Area (ha)	4.64ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site would not be achievable
OVERALL CONCLUSION:	
The site lies outside of the main built-up area, separated by the East Coast Mainline, within open countryside and is therefore not considered suitable for development. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impacts of the adjacent Local Wildlife Site.	

SUITABILITY	
Character Land Use Location	
Location:	Separated from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.64ha (Greenfield)
Area Character:	Rural / agricultural with NUA immediately to the south
Setting:	Countryside
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

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	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	205m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	The existing highway is narrow and would have to be widened, alongside a development side footway to link to the existing footway to the south. However, the frontage is relatively short and the national speed limit approach from the north may create difficulties in terms of finding an access location which provides appropriate visibility.

**Newark & Sherwood Strategic Housing & Employment Land Availability
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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:	Unknown
Neighbour Issues:	Adjacent East Coast Mainline
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% Medium Risk, 3% Low 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:	5/333 Local Wildlife Site abuts the site
Tree Preservation Order:	No
Natural Features on Site:	Trees around the perimeter
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land was confirmed available by landowner in June 2023
Achievability Comment:	No evidence to suggest site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

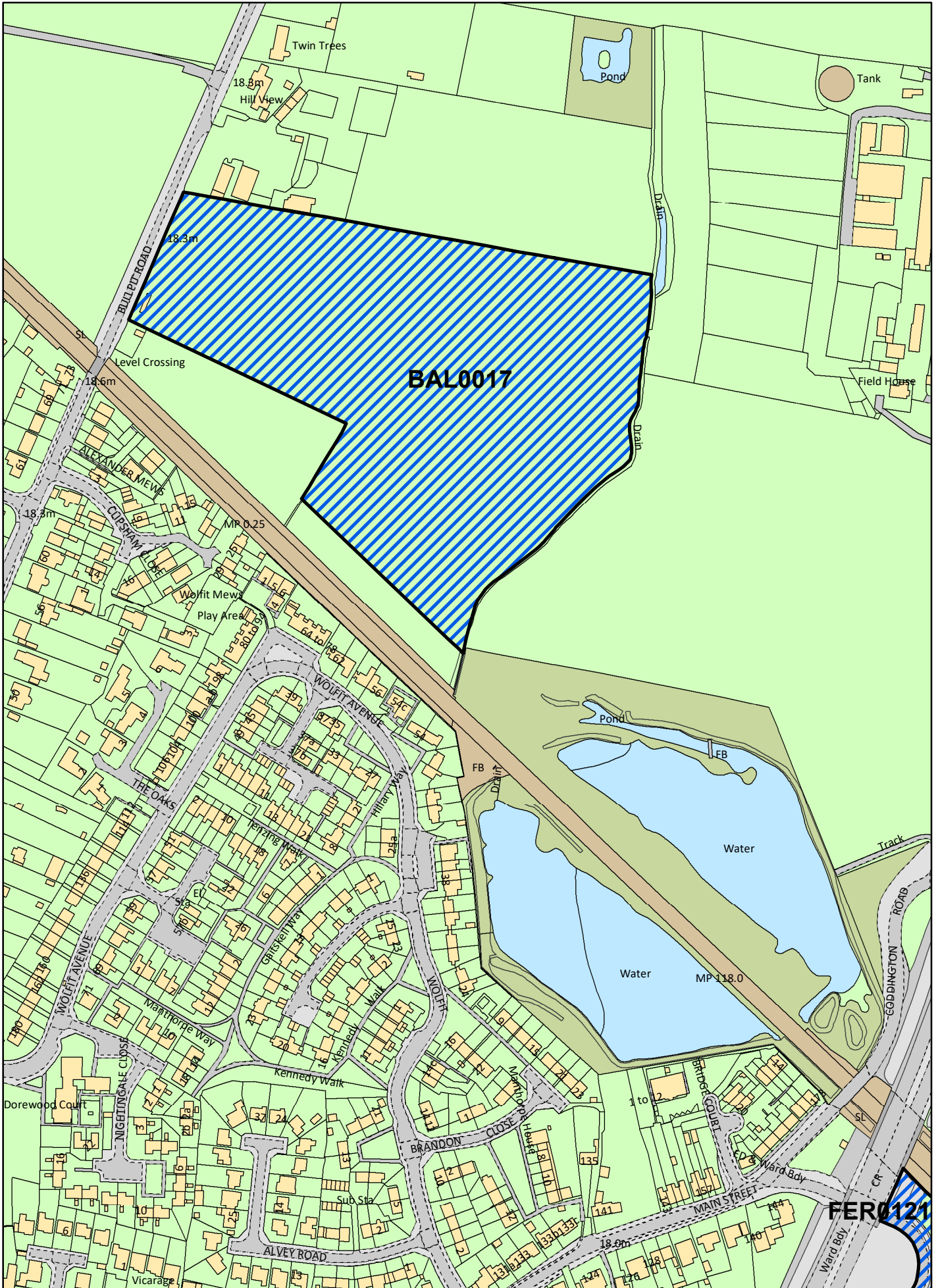
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Previously 16_0069



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	BAL0118
Site Address	Hawton Lane (Flowserve)
Parish	Balderton
Ward	Balderton South
Area (ha)	12.64ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	The site is economically viable / achievable

OVERALL CONCLUSION:
The site has the benefit of outline planning permission allowed on appeal in 2021 (19/00584/OUTM) for 322 dwellings. Planning permission for the demolition of existing buildings, remediation of the site, formation of drainage pond, de-culverting and formation of new watercourse and raising of ground levels to create a new development site was granted in March 2019 (18/01235/FULM). Contamination issues at the site would need to be investigated and mitigated as necessary. 5% of the site lies within Flood Zone 3. Any development will need to take account of, and address, any detrimental impact on any potential protected species habitats. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	12.64ha (PDL)
Area Character:	Industrial, residential and countryside
Setting:	Urban
Current Use:	Industrial
Policy	
Current Policy Status:	Within urban boundary
Other Policy Constraints:	
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	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	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	163m	Proximity to Transport Node	Over 1km

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

Physical Constraints:	
Highway Engineers Comments:	Access agreed as part of planning permission
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	99.30% Grade 3 (Good to Moderate) 0.70% Not applicable (in urban area)
Site Apparatus:	Site has been cleared
Access to Utilities:	Yes
Neighbour Issues:	No
Flood Zone:	5% FZ3, 30% FZ2
Surface Water Flooding:	1% High Risk, 3% Medium Risk, 12% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Three footpaths on site (FP11, FP12, FP13)
Protected Species/Habitats:	Adjacent to two LWS
Tree Preservation Order:	TPO N337 on frontage
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Archaeological interest at Lowfield Works, Grade II Listed Gypsum Mill to southwest

SUITABILITY CONCLUSION:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Submission of reserved matters application confirms availability.
Achievability Comment:	Nothing suggests that the site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

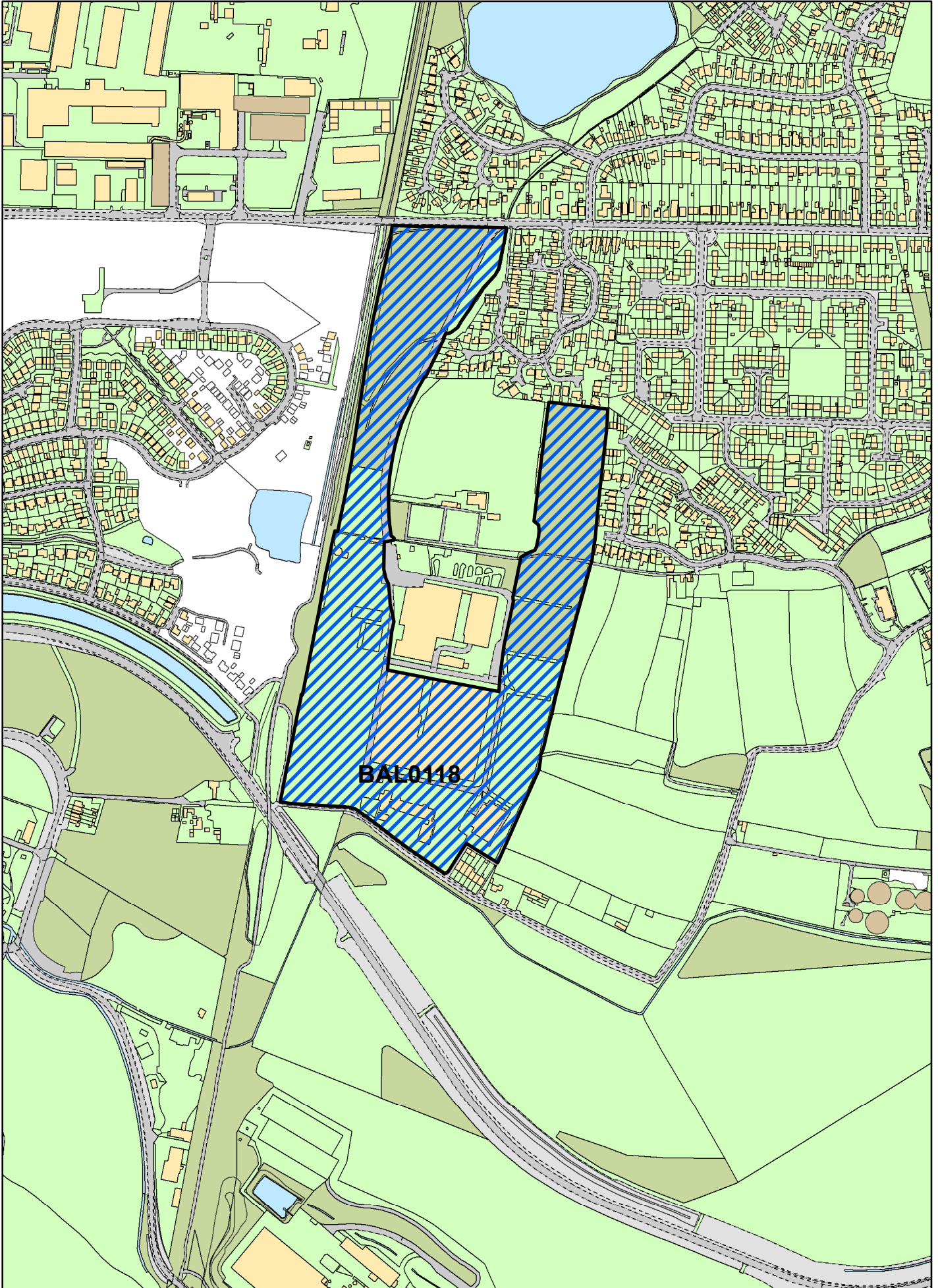
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was part of 08_0434. Site has outline planning permission under reference 19/00854/OUTM for 322 dwellings and the reserved matters application is currently pending.
Yield: 322 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	BAL0131
Site Address	Lowfield Lane (Land North of) (NUA/Ho/10)
Parish	Balderton
Ward	Balderton South
Area (ha)	6.44ha
Housing/Employment/Both:	Housing
Last Updated	July 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. A small portion of the site lies within flood zone 2. The site is adjacent to a local wildlife site and the Ecological Assessment submitted as part of application 22/02375/FULM found ecological interest on the site and consideration should be given to the impact any proposal may have on this.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	6.44ha (Greenfield)
Area Character:	Semi-urban
Setting:	Edge-of-settlement
Current Use:	Paddock / field
Policy	
Current Policy Status:	Allocated (NUA/HO/10)
Other Policy Constraints:	
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	Yes	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	Over 800m	Employment	Yes
Open Space Strategy Comments	1,616m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	None

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Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	48.15% Grade 3 (Good to Moderate), 51.85% N/A (Urban)
Site Apparatus:	Unknown
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	1% Flood Zone 2
Surface Water Flooding:	1% of site at high risk, 4% at medium risk, 19% at low 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:	See below. Site is adjacent to LWS (5/129 Balderton Works Meadow II)
Tree Preservation Order:	No
Natural Features on Site:	Hedges etc
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Council owns the land and has acquired additional land to the west
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

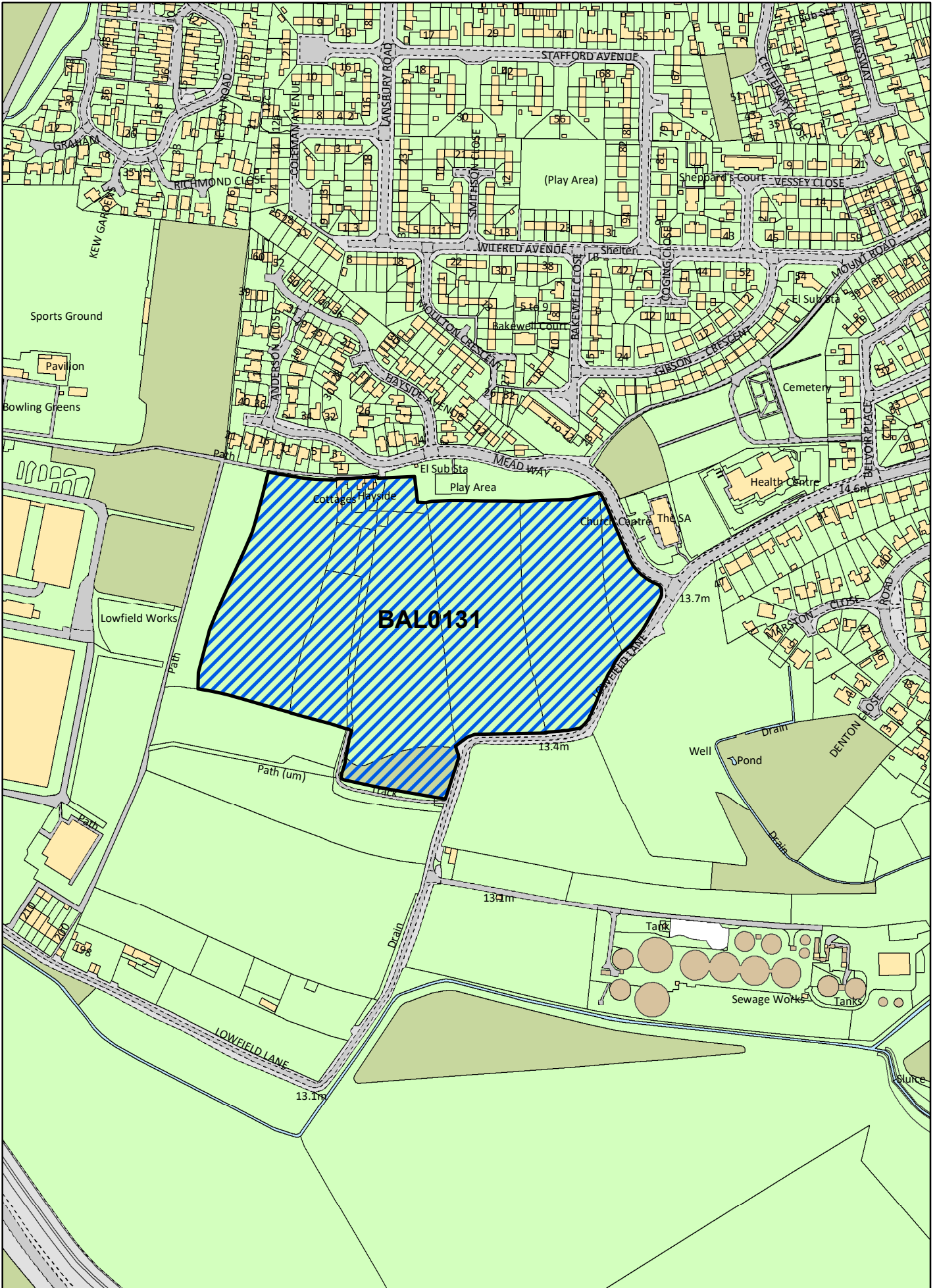
ADDITIONAL COMMENTS

One additional field to the west is now under the same ownership and has been added to the allocation. The Ecological Assessment submitted as part of application 22/02375/FULM found ecological interest on the site including semi-improved grasslands, swamp, dense and scattered scrub, scattered broadleaved trees, a network of wide and tall hedgerows, a pond and ruderal vegetation. The site also has potential to support roosting bats, Western European hedgehog, breeding birds, amphibians and reptiles.

Yield: 170



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	BAL0199
Site Address	Barnby Road (The Homestead)
Parish	Balderton
Ward	Balderton North & Coddington
Area (ha)	0.47ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and development in this location would be contrary to policy. The site is also unsustainable; there are no pedestrian links to / from the site which prohibits safe access to public transport / services / facilities.	

SUITABILITY	
Character Land Use Location	
Location:	Urban fringe (outside but adjoining boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.47ha (Greenfield)
Area Character:	Rural / agricultural
Setting:	Open countryside
Current Use:	Paddocks
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	In open countryside
Conflicting Issues:	Adjacent to NAP2b

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	673m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Although adequate vehicular access could be achieved the site is remote from other facilities and has no convenient footway, cycle and/or bus provision. In terms of transport sustainability, development of this site should be resisted.
Topography Constraints:	No
Contaminated Land:	No

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

Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas.
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Pylons along northern boundary
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
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:	Potentially
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:	Agent confirmed land remains available at June 2023
Achievability Comment:	No evidence to suggest site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site known previously under reference 08_0088



Strategic Housing and Employment Land Availability Assessment 2023

