



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**AVERHAM PARISH – SITE ASSESSMENTS**

**2021**

**Averham Parish**

The following sites have been submitted within the Parish of Averham. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0178 Site Address Land east and west of Staythorpe Road, Averham**  
**Housing/Employment/Both: Housing Area (Ha): 2.21**  
**Parish: Averham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent Village PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.21  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agricultural

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**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: No	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to town centre (c.5km)		Proximity to Transport Node: Over 1km from major public transport node (c.3km)	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 470m	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: No                      Contamination Category:

Agricultural land quality : 100% Grade 2 (Very Good)                      Access to Utilities:

Site Apparatus:                                      Neighbour Issues:

Flood Zone: 1 & 2                                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                                      |                                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:                                      Legal Comments:

Timescale:                                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

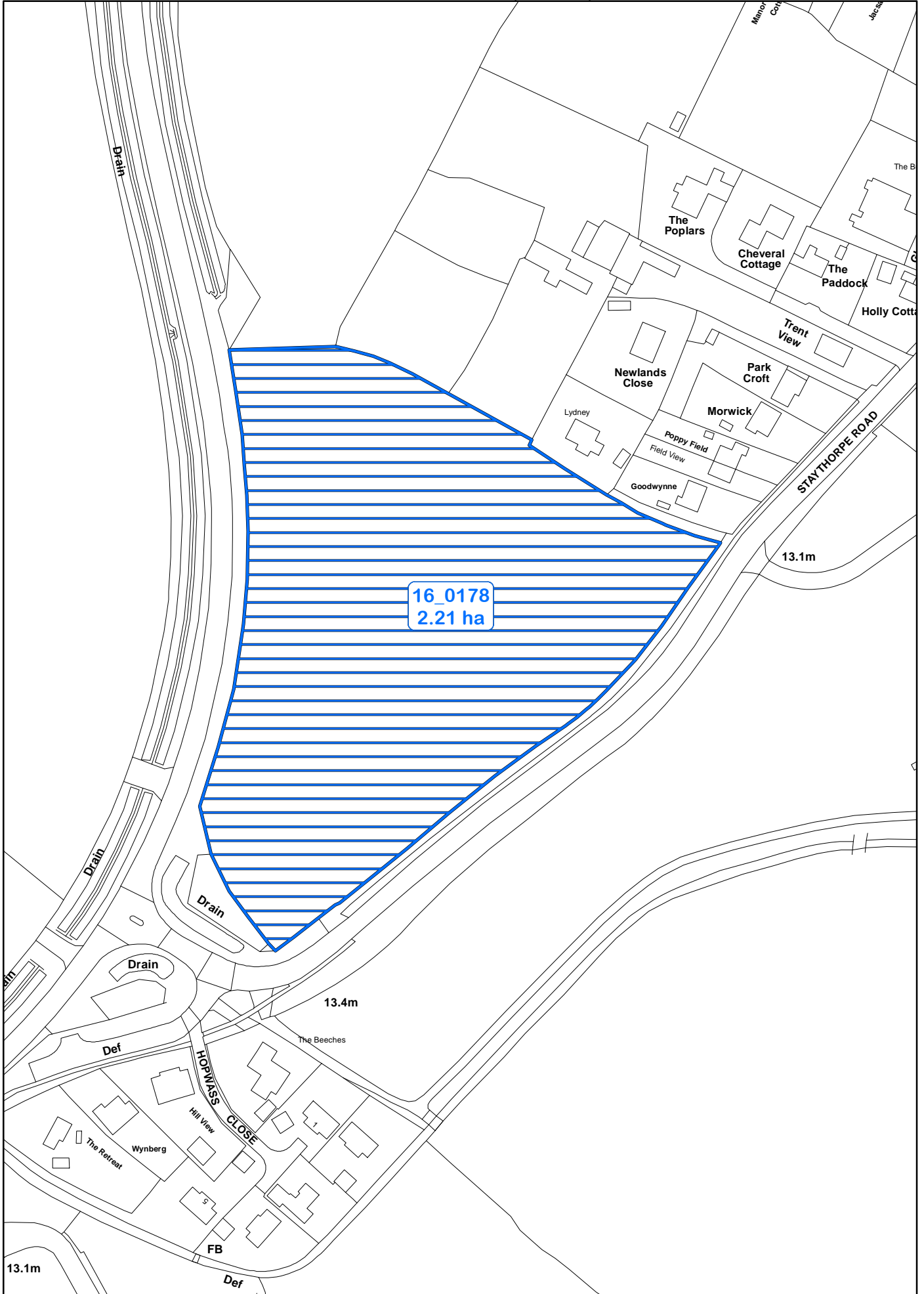
**Achievability Conclusion:**

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

**Additional Comments**

Yield: 40

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0179 Site Address Land west of the Close and Pinfold Cottage, Averham**  
**Housing/Employment/Both: Housing Area (Ha): 0.48**  
**Parish: Averham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Adjacent Village PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.48  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: No      Retail Area: Yes
GP/Health Centre: No      Cash Machine / Post Office: No	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Over 1km to town centre (c. 5km)	Proximity to Transport Node: Over 1km from a major public transport node(c. 3km)
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 373m

**Physical Constraints :**  
 Highway Engineers Comments:  
 Topography Constraints:

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

Contaminated Land?: No	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 1	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

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

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Yield: 10



SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0180 Site Address Manor Farm off Staythorpe Road, Averham**  
**Housing/Employment/Both: Housing Area (Ha): 0.73**  
**Parish: Averham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Within settlement PDL/Greenfield: PDL  
 Area: PDL 0.73 Area: Greenfield  
 Area Character: Residential with some agriculture  
 Setting : Residential  
 Current Use: Agriculture

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: No      Retail Area: Yes
GP/Health Centre: No      Cash Machine / Post Office: No	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Over 1km from town centre (c. 5km)	Proximity to Transport Node: Over 1km from a major public transport node (c.3km)
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 284m

**Physical Constraints :**  
 Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: No      Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 6% FZ3 & 28% FZ2	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

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

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Site was formerly known as 08\_0594.

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0181 Site Address Land south of Church Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.77**  
**Parish: Averham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent village PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.77  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes Bus Stop: No	Secondary School: No Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	Further Education: No Hospital: No
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km from town centre (c.5km)	Proximity to Transport Node: Over 1km from a major public transport node (c.3km)
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 371m

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: No Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 29% FZ2	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Yield: 16

SHELAA 2016 Sites (Landscape)





**NEWARK &  
SHERWOOD**  
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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**BALDERTON PARISH – SITE ASSESSMENTS**

**2021**



**Balderton Parish**

Within Balderton Parish, 5 sites have been through the full assessment process. Of these, three are not considered suitable for development.

**Site Reference Number: 16\_0001 Site Address: Land at Denton Close**  
**Housing/Employment/Both: Housing Area (Ha): 1.56**  
**Parish: Balderton Ward: Balderton South**

**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 lies almost entirely within flood zone 3 where residential development should be resisted. There are also potential highways issues which may limit the number of houses the site could deliver. The site is also outside the urban boundary and therefore development in this location would be contrary to policy. There are also potential highways issues which may limit the number of houses the site could deliver.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban Fringe (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.56  
 Area Character: Residential / Countryside  
 Setting : Countryside  
 Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Outside but adjacent the urban area - SP3 & DM8 Other Policy Constraints:  
 Conflicting Issues: Outside urban boundary

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance: Yes		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre (c.3km)		Proximity to Transport Node: Over 1km from major public transport node (c.3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 464m	

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

**Physical Constraints : Not Suitable**

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.

Topography Constraints: No

Contaminated Land?: Maybe

Contamination Category: B – Potentially  
contaminative usage has been identified in close proximity to  
the site

Agricultural land quality :

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues: No

Flood Zone: Almost all in FZ3

Surface Water Flooding: 57% of site at low risk  
of surface flooding. 3% at high risk and 8% at  
medium risk.

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Adjacent to Local  
Wildlife Site (SINC 2/803 Lowfield Lane  
Grasslands)

Tree Preservation Order: 40% of site protected  
by TPO (TPO N101)

Natural Features on site: Drainage Ditches

Conservation Area : No

Heritage asset (designated & non designated):  
Potential Archaeological Interest

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owners confirmed interest in development August 2019.

Achievability Comments: No evidence shows site is not achievable.

Ownership Constraints: none known

Ownership Comments:

Legal Issues: none known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

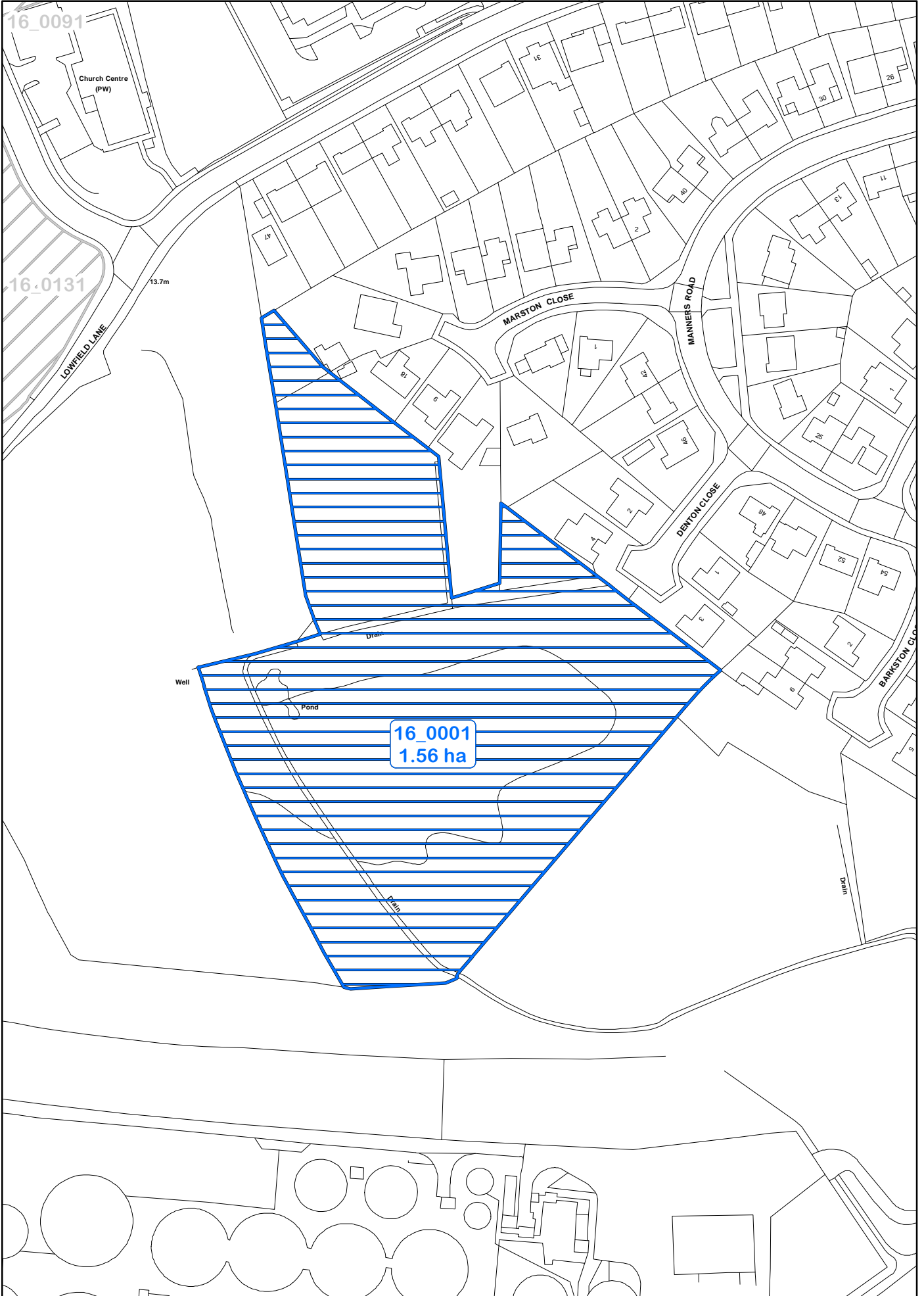
**Achievability Conclusion:** Achievable

**Additional Comments**

Formerly 08\_0102

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

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0069 Site Address: Land east of Bullpit Lane, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 4.64**  
**Parish: Balderton Ward: Balderton North & Coddington**

**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:**

**Direct access is possible to the local road, but beyond that the network is under a capacity strain and the site should be resisted. 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 impact of the adjacent Local Wildlife Site (SINC). The site also lies outside of the main built-up area, within countryside and is therefore contrary to Policy.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 4.64ha  
 Area Character: Rural / Agricultural with Newark  
 Urban Area immediately to the south.  
 Setting : Countryside  
 Current Use: Agricultural

**Policy: Not Suitable**

Current Policy Status: SP3 & DM8 Other Policy Constraints:  
 Conflicting Issues: Outside the main built-up area and within open countryside

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: 5k from town centre		Proximity to Transport Node: Over 1km to public transport node (c.3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 205m	

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

**Physical Constraints: Not Suitable**

Highway Engineers Comments:

Direct access is possible to the local road, but beyond that the network is under a capacity strain. Therefore site should be resisted.

Topography Constraints: None

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

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

Site Apparatus: None

Neighbour Issues: Adjacent East Coast Mainline

Flood Zone: FZ1

Surface Water Flooding: 1% at Medium risk, 3% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: 5/333 Local Wildlife      Tree Preservation Order: No  
Site abuts the site.

Natural Features on site trees

Conservation Area : No

Heritage asset (designated & non designated):  
Potential archaeological interest

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed site available in August 2019.

Achievability Comments: No evidence shows site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

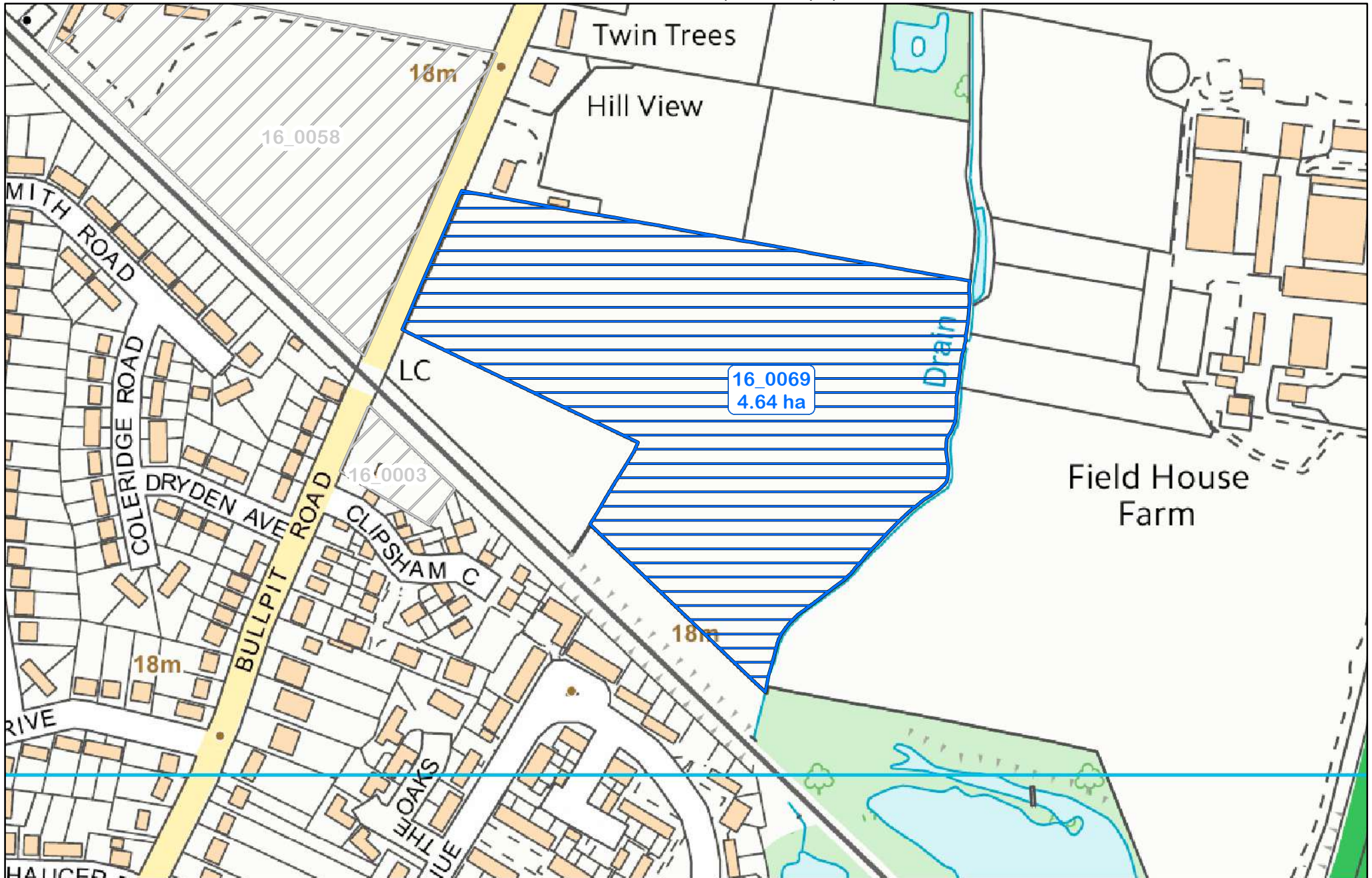
**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 111



SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0118 Site Address Flowserve, Hawton Lane, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 15.57**  
**Parish: Balderton Ward: Balderton South**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years.  
**Achievability Conclusions: Achievability**  
 Achievability Comments: The site is economically viable/achievable.

**OVERALL CONCLUSION:**  
 The site has the benefit of outline planning permission was granted in 2021 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 if 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. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Urban (within boundary) PDL/Greenfield: PDL  
 Area: PDL 15.57 Area: Greenfield

Area Character: Industrial, Residential and Countryside

Setting : Urban

Current Use: Industrial

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

**Access to Services: Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre (c.5km)		Proximity to Transport Node: Over 1km from major public transport node (c. 3km)	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 163m	

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

### Physical Constraints: Suitable

Highway Engineers Comments: Access agreed as part of lapsed planning permission.

Topography Constraints: No

Contaminated Land?: Yes                      Contamination Category: A – A potentially contaminative use has been identified at the site

Agricultural land quality : 99.30% Grade 3 (Good – Moderate), 0.70% Not applicable (urban)      Access to Utilities: Yes

Site Apparatus: Buildings on site related to the industrial use.                      Neighbour Issues: No

Flood Zone: 5% FZ3, 30% FZ2                      Surface Water Flooding: 1% of site at high risk, 3% at medium risk and 12% at low risk.

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: three footpaths on the site (FP11, FP11, FP13)

Protected Species/Habitats: Potential Species Habitat. 8% of the site is Sinc 5/332 -Balderton Scrubby Grassland. The site abuts Sinc 5/208 - Balderton Dismantled Railway South and Sinc 2/804 -Balderton Works Meadow (I) . The site is very close to Sinc 5/2129 -Balderton Works Meadow (II). Indirect impacts may occur.

Tree Preservation Order: TPO N337 on frontage

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): archaeological interest at Lowfield Works, Grade II Listed Gypsum Mill to southwest.

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability as at July 2019

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments: None

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

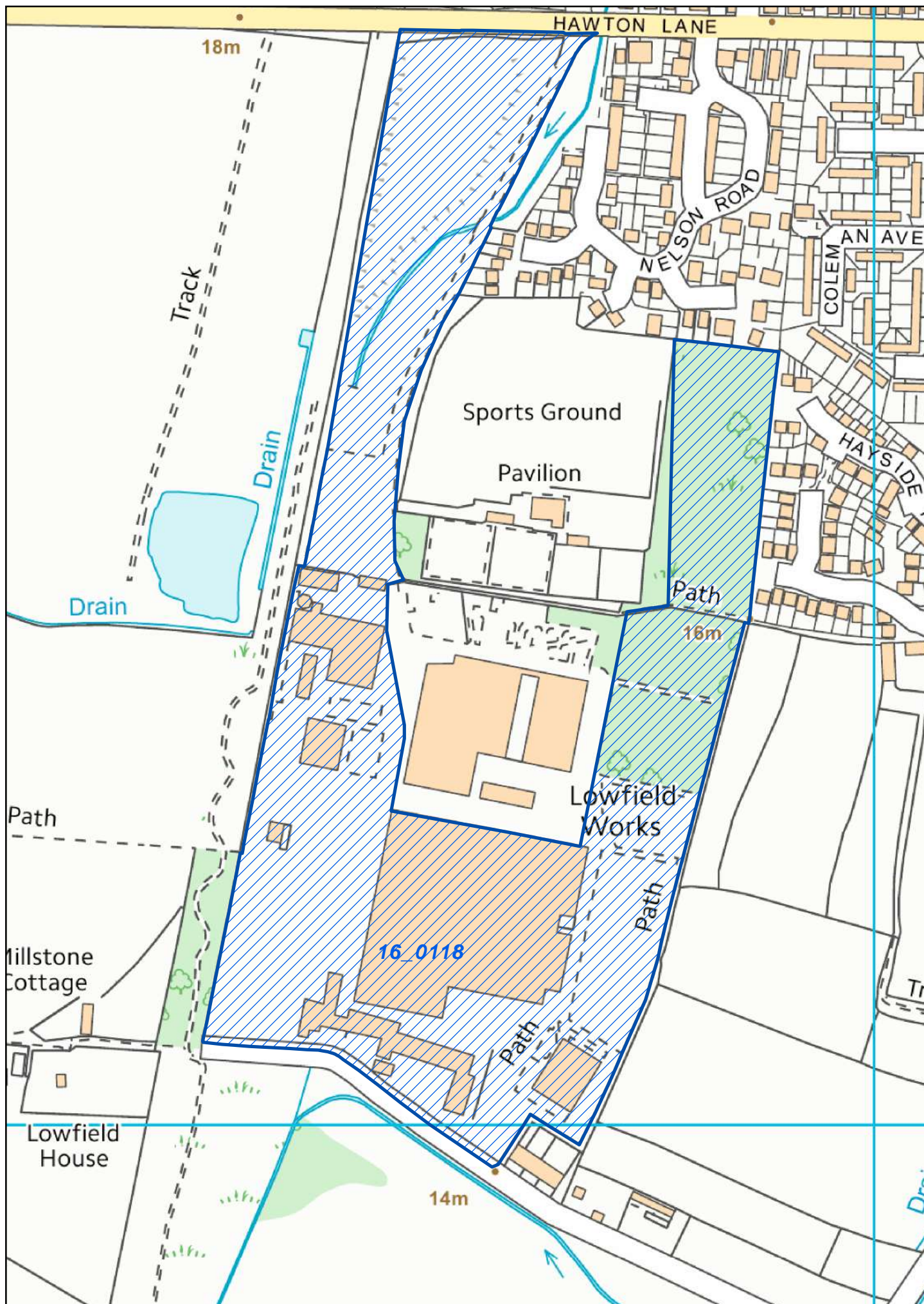
Site was part of 08\_0434

Site has a lapsed planning permission (12/00561/OUTM). 18/01235/FULM has agreed remediation works and site preparation. Planning application allowed on appeal in 2021 allowed 322 dwellings.

Yield: 322



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0131 Site Address Land north of Lowfield Lane, Balderton (NUA/Ho/10)**

**Housing/Employment/Both: Housing**

**Area (Ha): 5.65**

**Parish: Balderton**

**Ward: Balderton South**

**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 consideration should be given to the impact any proposal may have on this.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Urban (Within Boundary)

PDL/Greenfield: Greenfield

Area: PDL Area: Greenfield 5.65

Area Character: Countryside / Residential

Setting : Edge-of-Settlement

Current Use: Paddock

**Policy: Suitable**

Current Policy Status: Allocated NUA/Ho/10

Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: Yes  
(950m)

GP/Health Centre: Yes Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km from  
town centre (c.4km)  
Green Space Standards: Over 400m from a  
publicly accessible green space.

**Within 30mins travel by public transport**

Secondary School: Yes Retail Area: Yes

Further Education: Yes Hospital: No

Supermarket: Yes Employment: Yes  
Proximity to Transport Node: Over 1km from major  
public transport node (c.4km)  
Green Space Strategy Comments: 1,616m

**Physical Constraints : Suitable**

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:

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

Agricultural land quality : 48.15% Grade 3 (Good – Moderate), 51.85% Not Applicable (Urban)      Access to Utilities:

Site Apparatus:

Neighbour Issues:

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?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Adjacent to a local wildlife site (5/2129 Balderton Works Meadow (II)

Tree Preservation Order: No

Natural Features on site: hedges etc

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Council owns the land and has acquired additional land beside it

Achievability Comments: Nothing suggests the site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

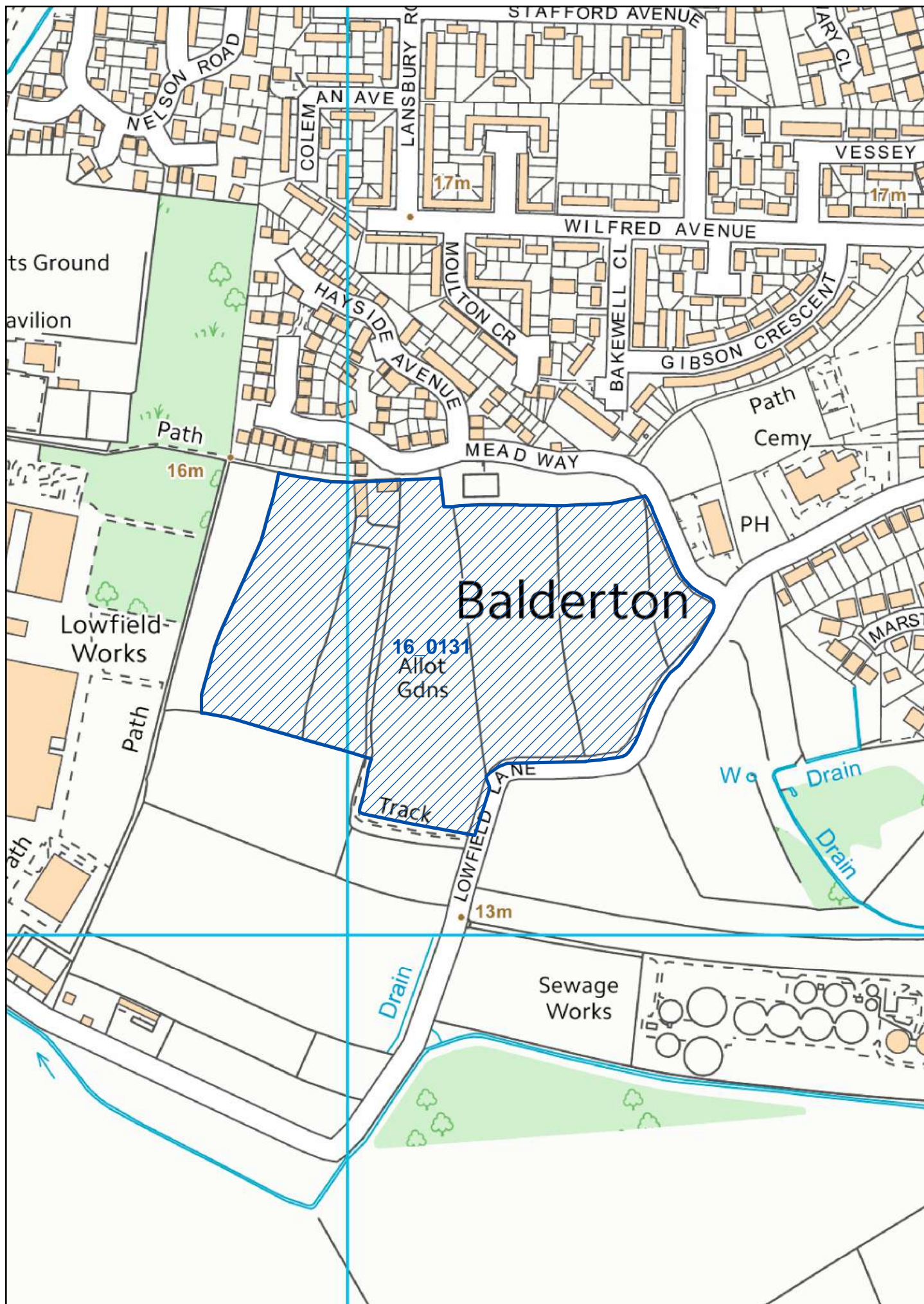
One additional field to the west is now under the same ownership and has been added to the allocation.

Yield: 170





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0199 Site Address The Homestead, Barnby Road, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 0.45ha**  
**Parish: Balderton Ward: Balderton North & Coddington**

**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: May be Suitable**

Location: Urban Fringe (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.45ha  
 Area Character: Rural / Agricultural  
 Setting : Open Countryside  
 Current Use: Paddock Land

**Policy: Not Suitable**

Current Policy Status: Site is in open countryside but also adjacent to the Land East of Newark allocation (NAP2B). Cannot be considered until NAP2B has been delivered  
 Other Policy Constraints:

Conflicting Issues: SP3 / DM8

**Access to Services : Not Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: No  
 GP/Health Centre: No Cash Machine /  
 Post Office: No

Store of Local Importance:  
 Proximity to town centre: Over 1km from town centre (c.5km)  
 Green Space Standards: Within 800m of publicly accessible green space

**Within 30 mins travel by public transport**

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

Supermarket: No Employment: No  
 Proximity to Transport Node: Over 1km from major public transport node (c.5km)  
 Green Space Strategy Comments: 673m

**Physical Constraints : Not Suitable**

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

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues: None

Flood Zone: Flood Zone 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Potentially

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed land remains available at July 2019.

Achievability Comments: No evidence submitted to dispute achievability

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

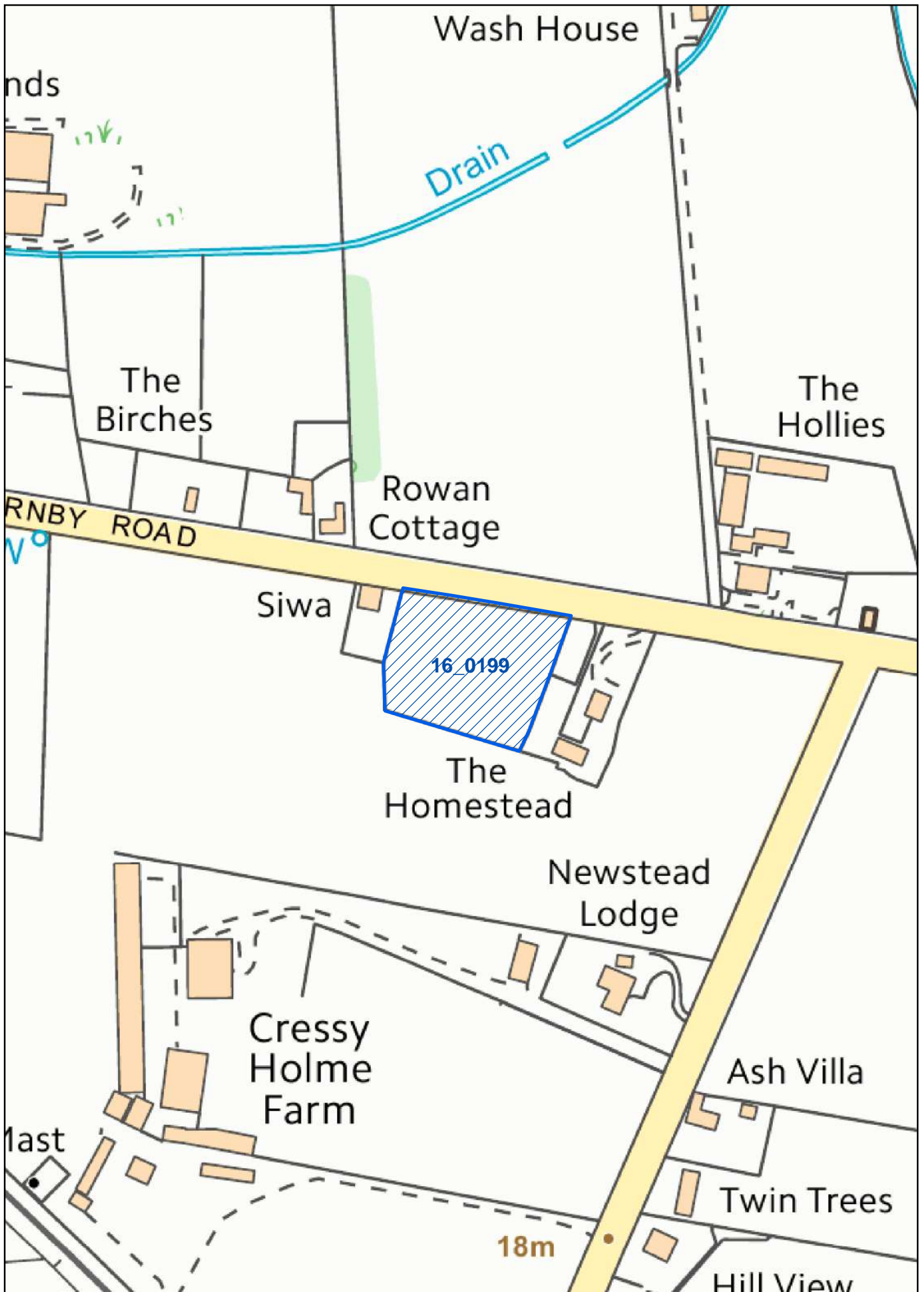
**Additional Comments**

Site has been known as 08\_0088

Yield: 13 dwellings.



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**BILSTHORPE PARISH – SITE ASSESSMENTS**

**2021**

**Bilsthorpe Parish**

Within Bilsthorpe Parish, 7 sites have been through the full assessment process. Of these, one is not considered suitable for development.

**Site Reference Number: 16\_0048 Site Address Kirklington Road, Bilsthorpe (Wycar Leys) (Bi/Ho/1)**  
**Housing/Employment/Both: Residential Area (Ha): 0.95**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Site is proposed for deallocation.  
**Achievability Conclusions: Not achievable**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**The site is neither available or achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield Greenfield  
 Area Character: Employment/residential Area: PDL Area: Greenfield 0.95  
 Setting : Mixed countryside/employment  
 Current Use: Open space to care home

---

**Policy: Suitable**

Current Policy Status: Allocated Bi/Ho/1 Other Policy Constraints: N/A permission  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8475m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 477m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Satisfactory Access identified through planning permission



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

Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 2 Very Good	Access to Utilities: Yes
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 1% at Medium risk, 6% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b>	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): Local Interest Building - Wycar Leys

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: The site is proposed for deallocation and is therefore not considered available.	
Achievability Comments: The site is not available is is therefore not considered achievable.	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	

**Availability Conclusion: Not Available**

**Achievability Conclusion: Not achievable.**

**Additional Comments**

13/00988/FULM Erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living has now lapsed. Within coal mining reporting area. 100% in development low risk area

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0050 & 16\_0093 Site Address The Moor / Noble Foods, Bilsthorpe**  
**Housing/Employment/Both: Housing Area (Ha): 5.04**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**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. Outline permission for 136 dwellings has been granted.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield: PDL  
 Area: PDL 1.87ha Area: Greenfield

Area Character: Industrial

Setting : Countryside / Industrial

Current Use: Vacant Former Poultry Factory

**Policy: Suitable**

Current Policy Status: Allocated Bi/Ho/2. Plan review proposes to include site to west with lapsed permission within this allocation. Other Policy Constraints:

Conflicting Issues:

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessibly green space		Green Space Strategy Comments: 646m	

**Physical Constraints: Suitable**

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

Highway Engineers Comments: Access agreed as part of lapsed and pending permissions.

Topography Constraints: No

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

Agricultural land quality : 100% Grade 2 – Very Good                      Access to Utilities: Yes

Site Apparatus:                                      Neighbour Issues:

Flood Zone: 1                                      Surface Water Flooding: 1% Low Risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : No                                      Tree Preservation Order: No

Natural Features on Site: No

Conservation Area : No, but 430m to CA                                      Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed availability June 2019.

Achievability Comments: Site has outline planning permission for 136 dwellings.

Ownership Constraints: None known                                      Ownership Comments:

Legal Issues: None known                                      Legal Comments:

Timescale: 5-10 years                                      Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

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

**Achievability Conclusion:** Achievable

**Additional Comments**

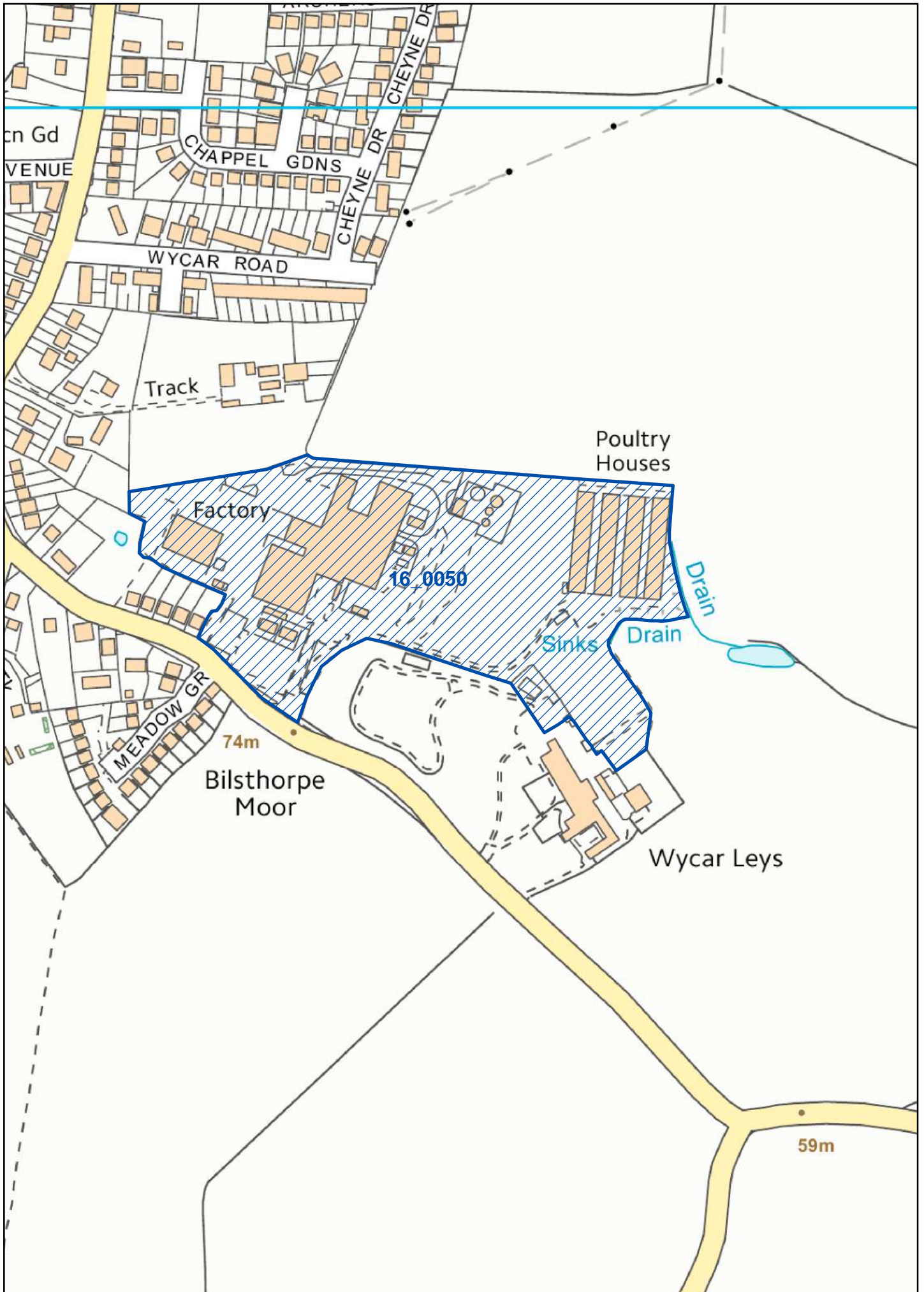
Formerly part of 08\_0452 (along with 16\_0093)

18/00931/OUTM granted for 136 dwellings.

Yield: 136



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0162 Site Address Land east of Eakring Road, Bilsthorpe (Bi/MU/1)**  
**Housing/Employment/Both: Housing/Retail Area (Ha): 3.95**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**Suitability Conclusion: 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:**  
**The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site has an extant planning permission for 103 dwellings.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.95

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Allocated Bi/MU/1 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 646m	



**Physical Constraints : Suitable**

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 Assessment, Transport Statement and / or Travel Plan.

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : 100% Grade 3 (Good to Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 5% at medium risk, 25% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Near but not adjacent to

Tree Preservation Order: No

Natural Features on site: tree and hedge boundary

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at July 2019

Achievability Comments: Site benefits from approved permission

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

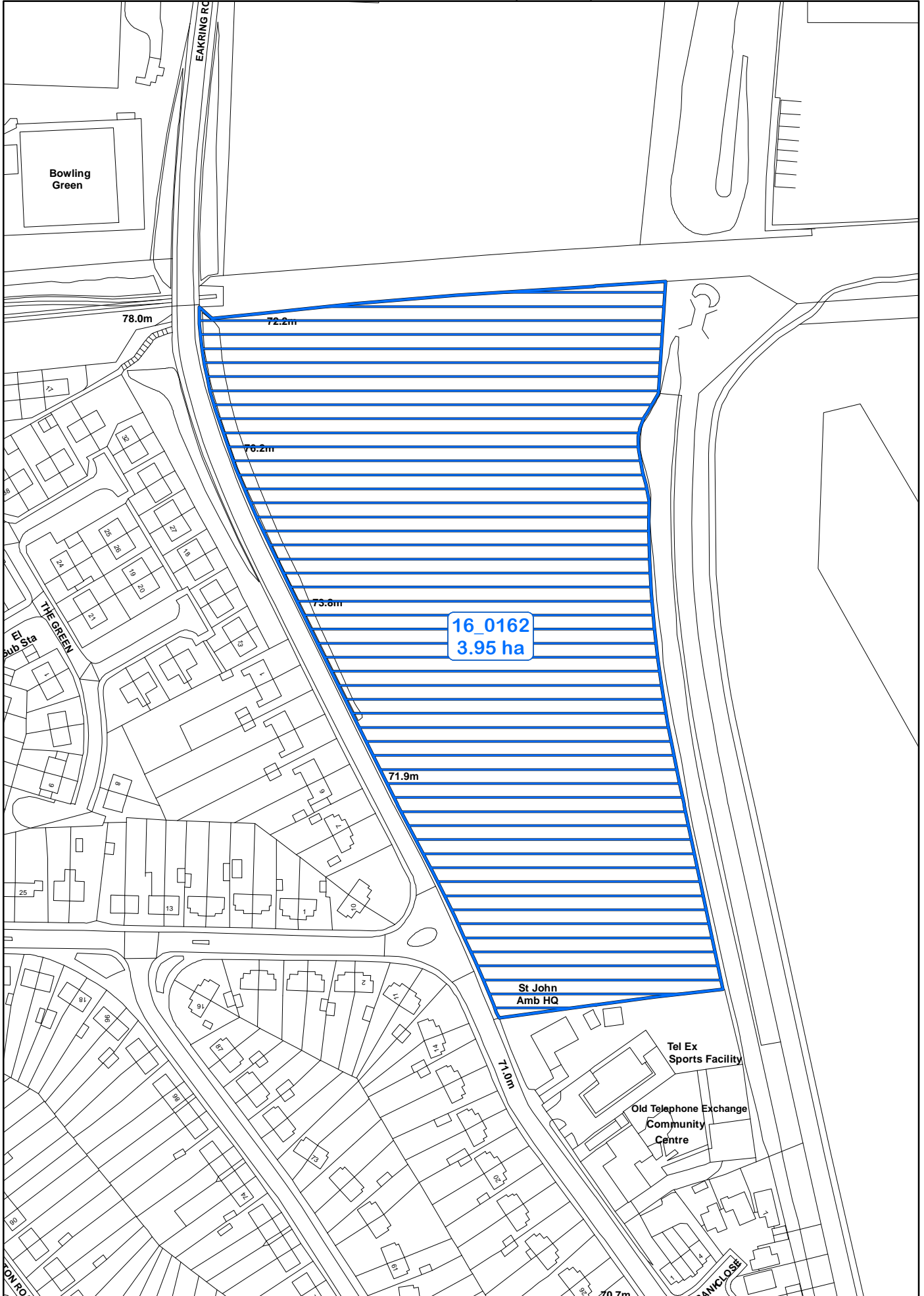
**Achievability Conclusion:** Achievable

**Additional Comments**

Site was previously known as either 08\_0095 or 08\_0108

Site benefits from approved permission for 103 dwellings, allowed on appeal in 2021.

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0163 Site Address South of Brailwood Road (Bi/E/1)**  
**Housing/Employment/Both: Employment Area (Ha): 2.69**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5-10 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 2.69  
 Area Character: Open Space/Employment/Residential  
 Setting : Open Space/Employment/Residential  
 Current Use: Vacant Greenfield

---

**Policy: Suitable**

Current Policy Status: Allocated Bi/E/1 Other Policy Constraints:  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes

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

Proximity to town centre: Over 1km from a town centre. 6267m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 240m

### Physical Constraints : May be suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

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

Agricultural land quality : 73.71% Grade 2 Very Good, 26.29% Grade 3 Good - Moderate      Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 34% of site at high risk, 48% at medium risk, 82% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: There is nothing to suggest the site is not available for development.

Achievability Comments: There is no evidence to suggest the site is not achievable.

Ownership Constraints: None known.

Ownership Comments:

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

Legal Issues: None Known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

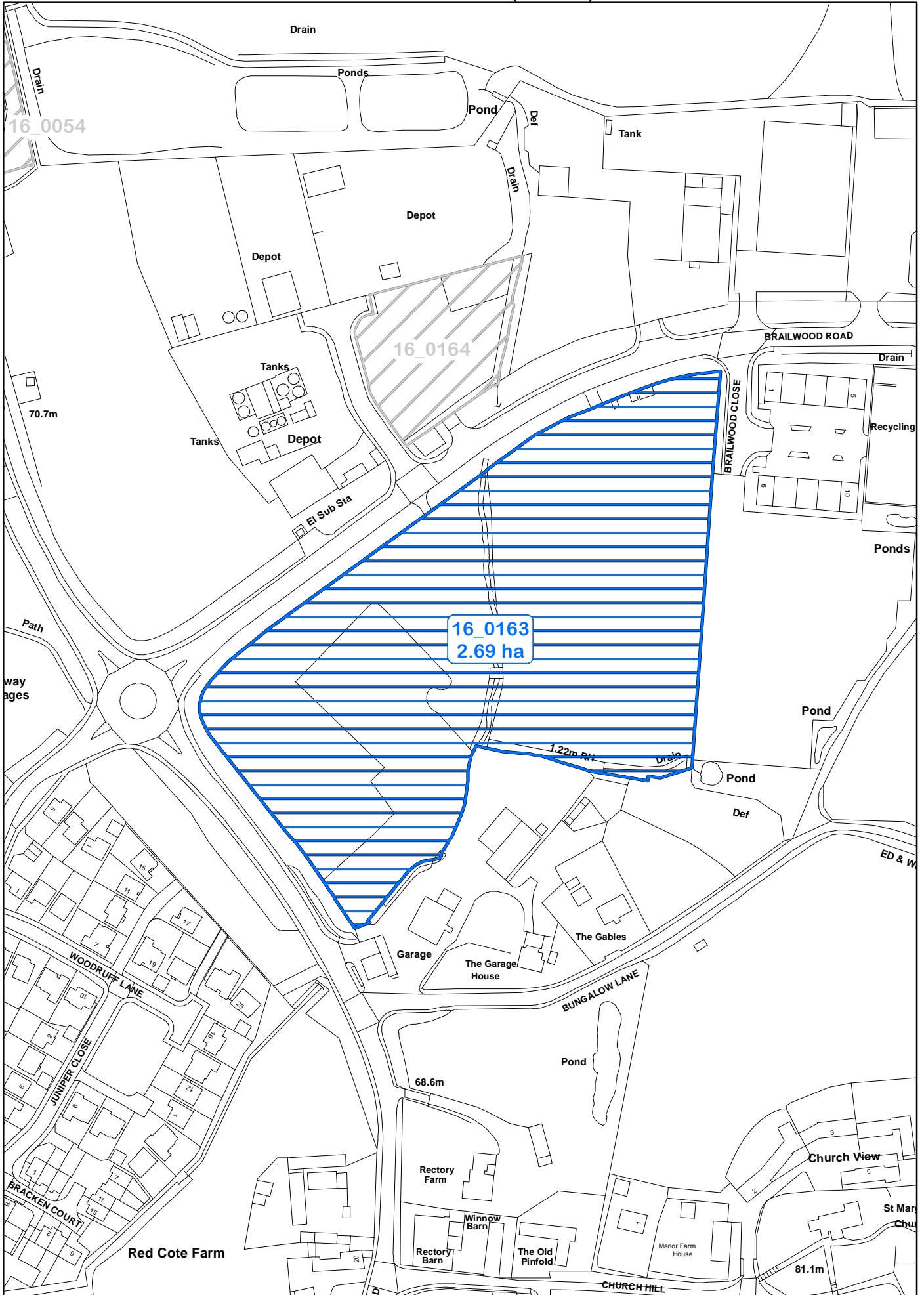
**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable.

**Additional Comments**

Within coal mining reporting area. 0.96% in development high risk area 99.04% in development low risk area

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0206 Site Address: Land east of Archers Drive, Bilsthorpe**  
**Housing/Employment/Both: Housing Area (Ha): 3.38**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**Any potential development would need to take account of the potential impact on the nearby heritage assets. Access may need to be obtained through third party land which may impact on achievability of delivering this site.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.38  
 Area Character: Residential / Agricultural  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: Outside settlement boundary Other Policy Constraints:  
 Conflicting Issues: SP3 & DM8

**Access to Services : May be Suitable**

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



**Physical Constraints : May be Suitable**

Highway Engineers Comments:

It would appear that suitable access could be achieved, albeit perhaps with a small compromise on road widths at the entry from Cheyne Drive. Otherwise NCC Highway Design Guidance should be followed and a Transport Assessment will be required.

Topography Constraints: No (but slopes down)

Contaminated Land?: No

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

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: footpath on site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : Yes (in part)

Heritage asset (designated & non designated): several to the NW including Grade I Listed St Margaret's Church. Non-designated to NW and archaeological potential also on site.

**Suitability Conclusion: May be Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site remains available at July 2019.

Achievability Comments: Nothing suggests site is unachievable

Ownership Constraints: Access may be third party land.

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** May be Achievable

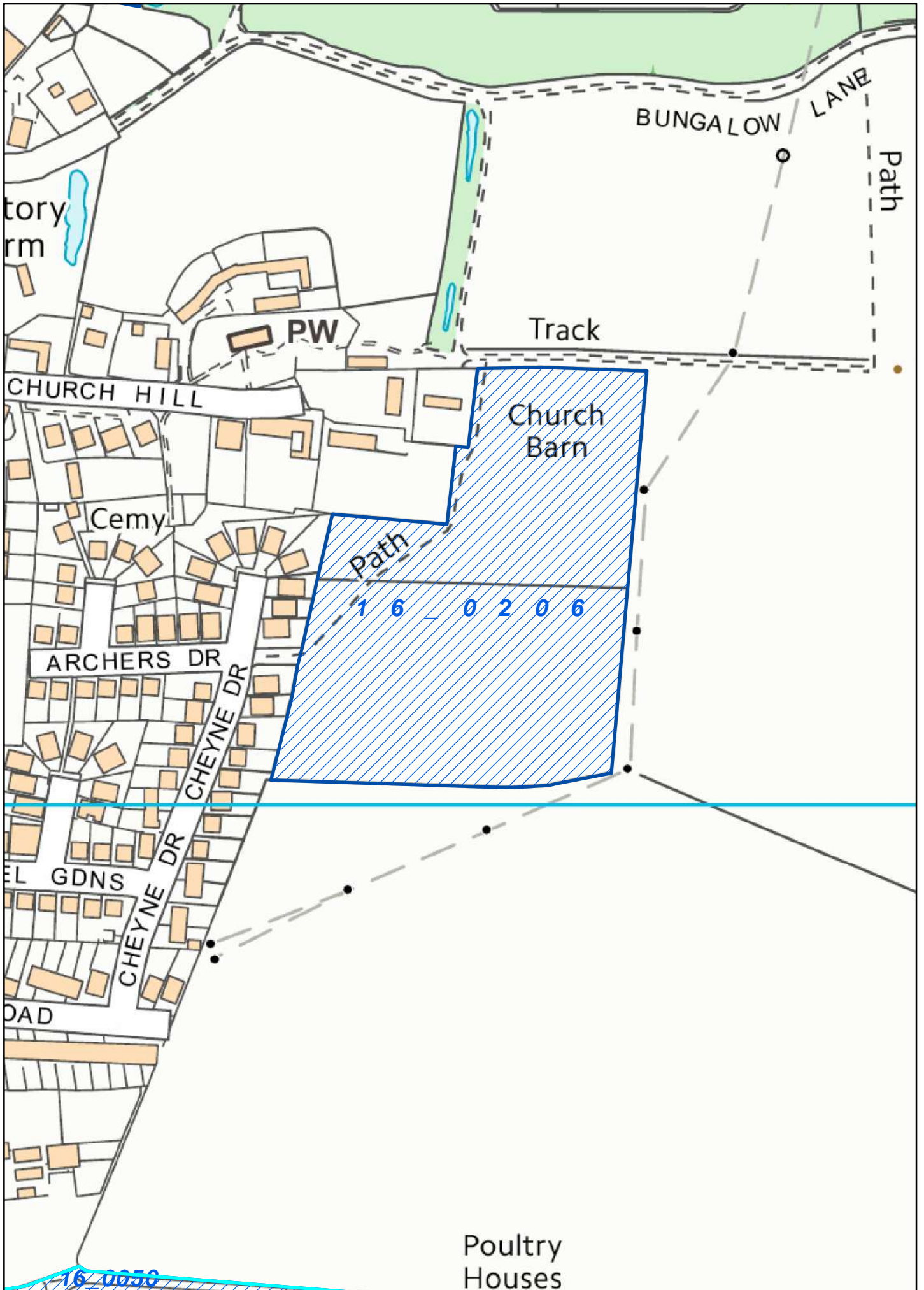
**Additional Comments**

Site was previously known as 08\_0173

Yield: 61



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0261 Site Address: Land south of Rose Cottage, Farnsfield Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.37**  
**Parish: Bilsthorpe Ward: Bilsthorpe**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
 Part of land around Rose Cottage (and adjacent to the site) has outline planning permission under 19/00331/OUT. The site is available and achievable.

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.37ha

Area Character: Edge of Settlement

Setting : Residential / Agricultural

Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Outside Village Envelope Other Policy Constraints:

Conflicting Issues: SP3 & DM8

**Access to Services: May be Suitable**

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

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

### Physical Constraints : May be Suitable

#### Highway Engineers Comments:

Part of land around Rose Cottage has outline planning permission under 19/00331/OUT. Visibility and on site highway layout to be provided to standard. Off-site highway works required. Traffic assessment required. An access to this site is likely to be achievable but off site works would be required in order to provide a pedestrian link to the village centre.

#### Topography Constraints: No

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

Agricultural land quality :                      Access to Utilities:

Site Apparatus:                                      Neighbour Issues:

Flood Zone: 1                                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

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

Protected Species/Habitats : No                                      Tree Preservation Order: No

Natural Features on site trees

Conservation Area: No. Site may be considered gateway if development can be seen from the south, although not frontage to Farnsfield Road.                      Heritage asset (designated & non designated): None

**Suitability Conclusion: May be Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land remains available at July 2019.

Achievability Comments: No evidence submitted suggests land is not achievable.

Ownership Constraints: None known                      Ownership Comments:

Legal Issues: None known                      Legal Comments:

Timescale: 10-15 years                      Availability Other Issues:

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

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

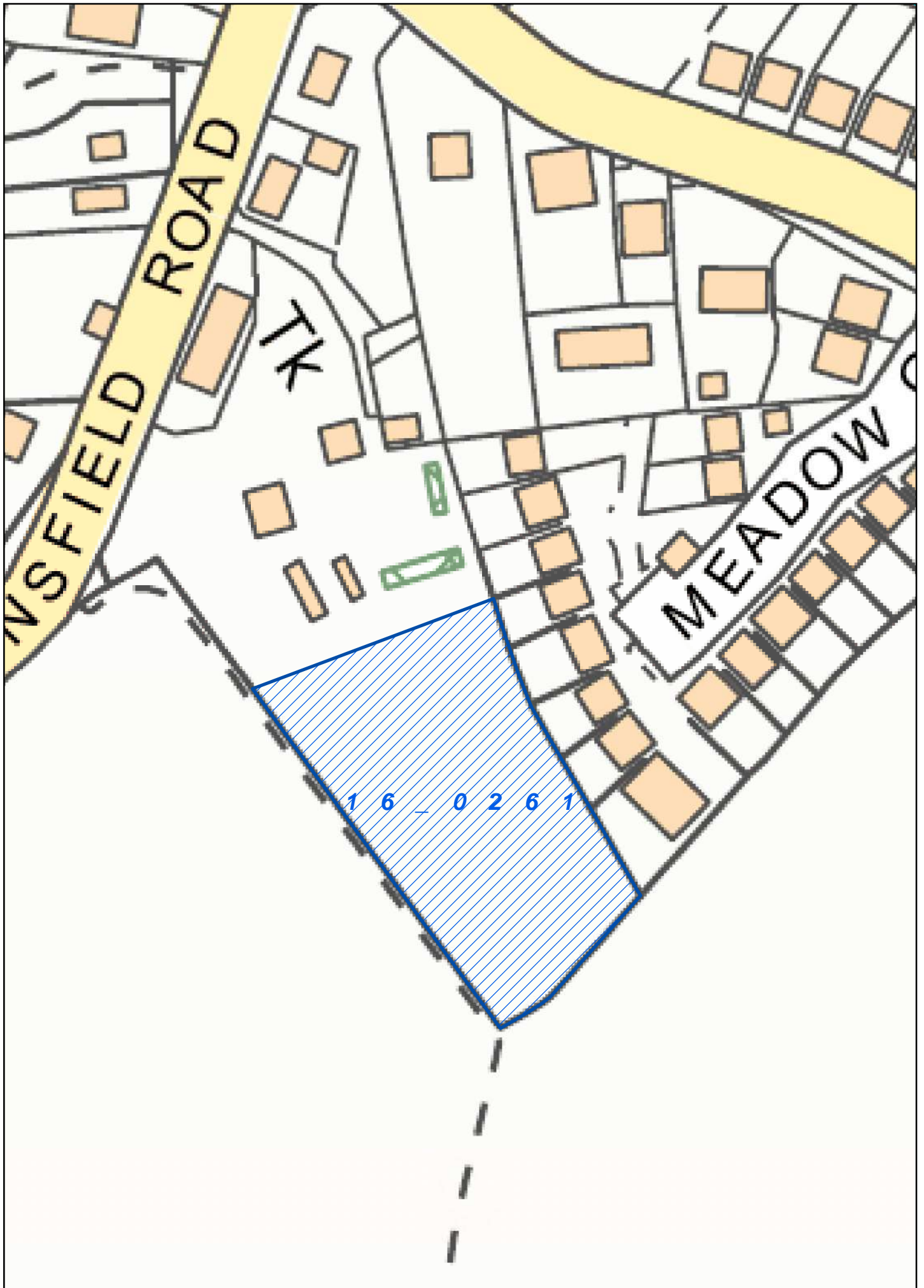
**Additional Comments**

Site previously part of 08\_0450

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0265 Site Address Land off Inkersall Lane, Bilsthorpe**  
**Housing/Employment/Both: Housing/Both Area (Ha): 60**  
**Parish: Bilsthorpe Ward: Rainworth North & Rufford**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is not adjacent to the existing village boundary and is not considered a suitable location for new development. The site is located within open countryside. Inkersall Lane is a narrow bridleway and is unsuitable for an increased number of vehicles.**

**SUITABILITY**

**Character Land Use Location: Not suitable**

Location: Separated from Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 60ha

Area Character: Agricultural / Rural

Setting : Agricultural / Rural

Current Use: Various (including agriculture and Lockwell Activity Centre and Wind Turbine).

---

**Policy: Not Suitable**

Current Policy Status: Outside the Village Other Policy Constraints:

Conflicting Issues: DM8 & SP3

**Access to Services: Not Suitable**

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



**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Inkersall Lane is narrow bridleway, unsuitable for increased number of vehicles. Accessed from A614, with no pedestrian facilities. The lane is opposite the A614/Mickledale Lane junction and is separate from the main Bilsthorpe village and is unsuitable for intensification of use.

Topography Constraints: Possibly. Land rises to an elevated plateau (visible from a wide area)

Contaminated Land?: Contamination Category:

Agricultural land quality : Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 1, 2 & 3 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: Yes (due to topography) | Impact on existing recreational use: Bridleway crosses northern part of site

Protected Species/Habitats : Alder Carr Local Wildlife Site, Rainworth Water Local Wildlife Site | Tree Preservation Order: Yes

Natural Features on site: protected trees, Rainworth water and lakes

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

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site submitted to Call for Sites

Achievability Comments: No evidence suggests site would not be achievable

Ownership Constraints: None known | Ownership Comments:

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

Legal Issues: None known

Legal Comments:

Timescale: 10-15

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

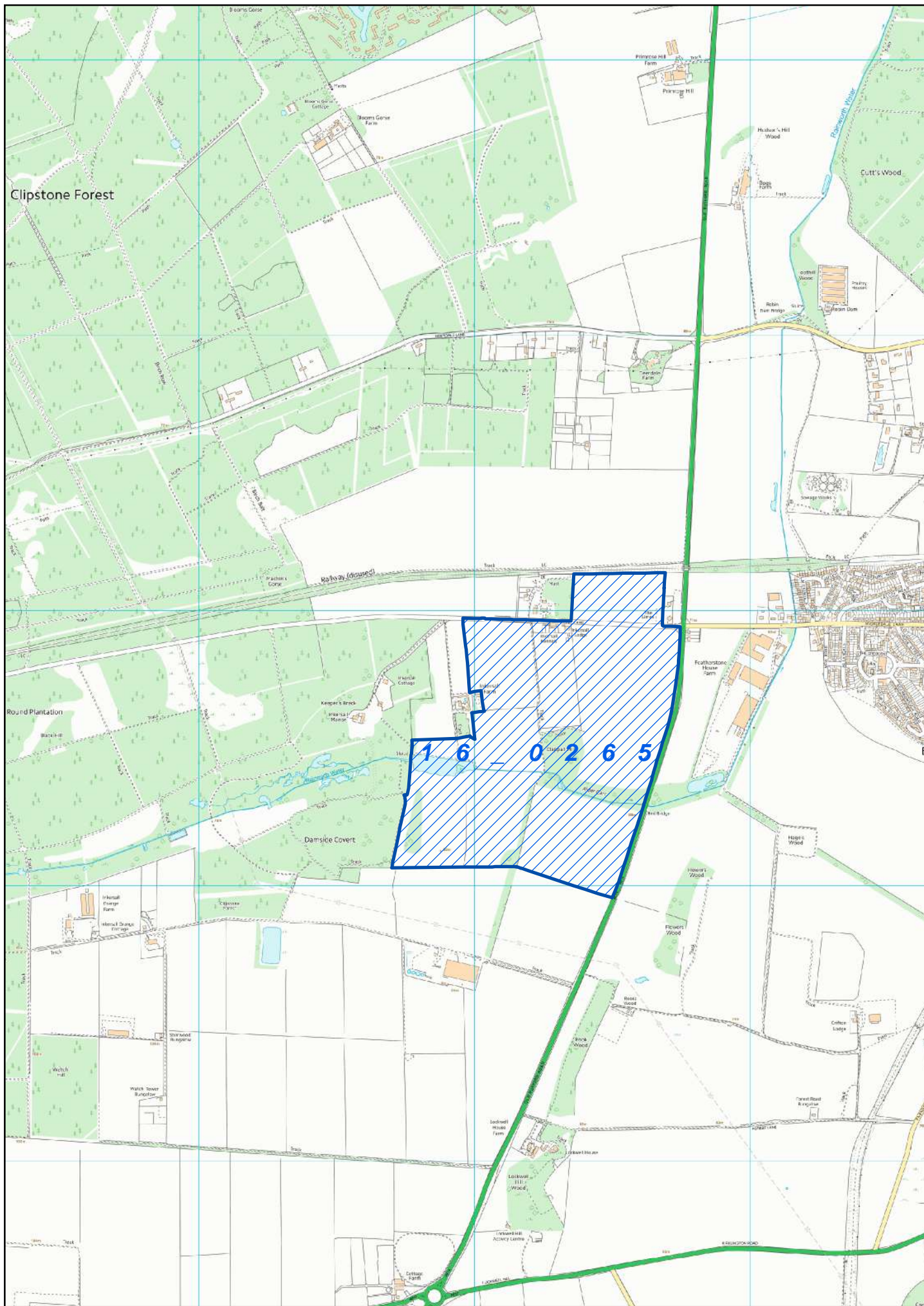
**Additional Comments**

13/SCR/00009 proposed wind turbine.

Yield: 1,575 (via promoter's documents)



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**BLEASBY PARISH – SITE ASSESSMENTS**

**2021**

**Bleasby Parish**

The following site have been submitted within the Parish of Bleasby. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0207 Site Address Land at Gypsy Lane, Bleasby**  
**Housing/Employment/Both: Housing Area (Ha): 1.06**  
**Parish: Bleasby Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.06

Area Character: Countryside / Village

Setting : Countryside / Village

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues: Outside Village Envelope (SP3 and DM8)

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
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 :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 100% Flood Zone 2	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

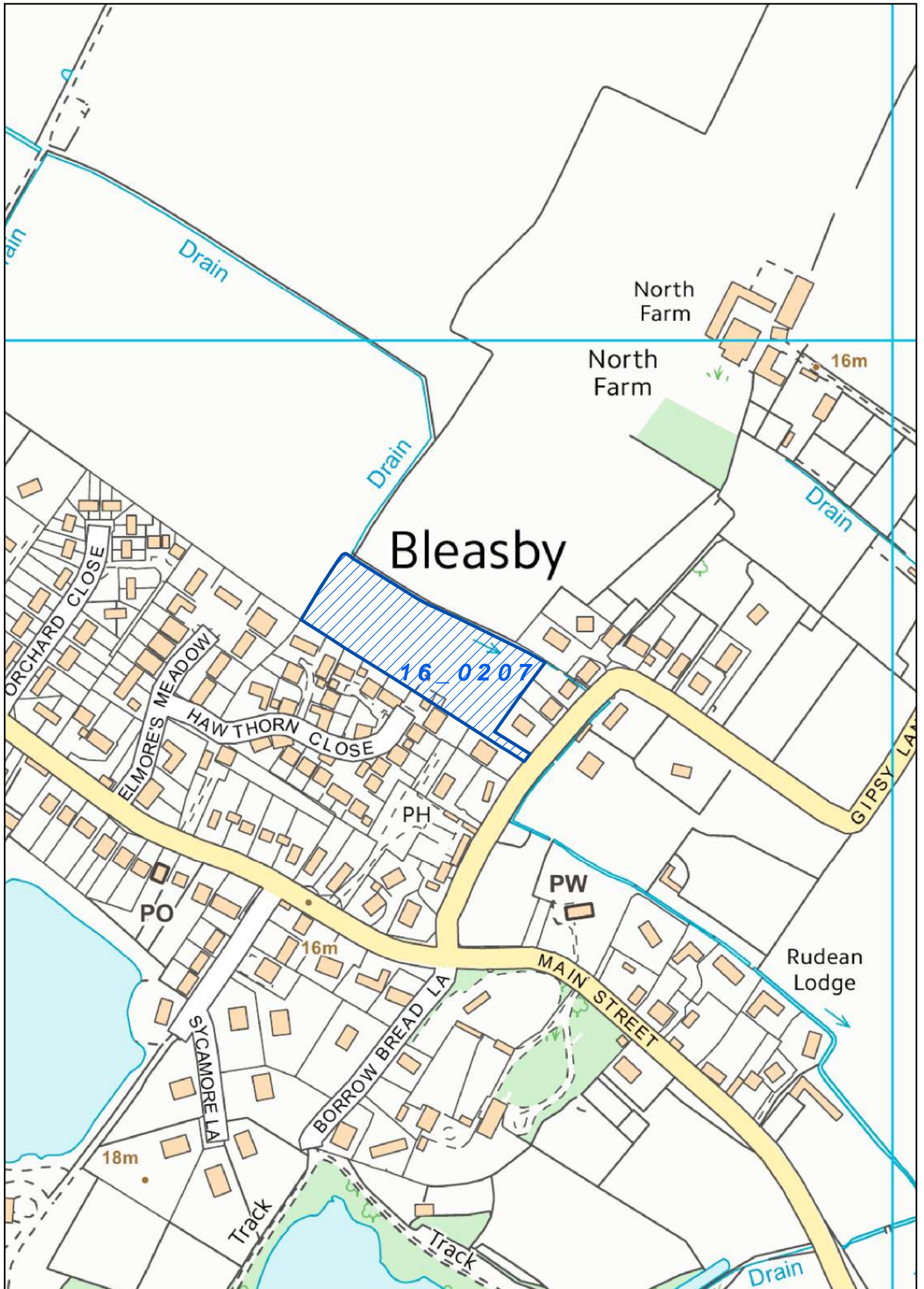
Land formerly known as 08\_0164

Yield: 22





# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**BLIDWORTH PARISH – SITE ASSESSMENTS**

**2021**

**Blidworth Parish**

The following sites have been submitted within the Parish of Blidworth. Of the eight sites submitted, five are not considered suitable for development.

<b>Site Reference Number: 16_0020 Site Address Land east of Cottage Farm, between Cross Lane and Blidworth Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 34.41</b>
<b>Parish: Blidworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 34.41
Area Character: Agriculture	
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No      Bus Stop: No	Secondary School: Yes      Retail Area:
GP/Health Centre: No      Cash Machine / Post Office:	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket:      Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport mode
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1,679m

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

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Land rises from north to south

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)

Access to Utilities: Water, Electricity, Sewage

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 1

Surface Water Flooding: 0.14% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:

Impact on existing recreational use: Blidworth FP5 / Blidworth FP6

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site: No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion:** Not Suitable – Green Belt

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land owner submitted revised boundaries for this site July 2019. The residual remains available at this date.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

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

Viability Comments:

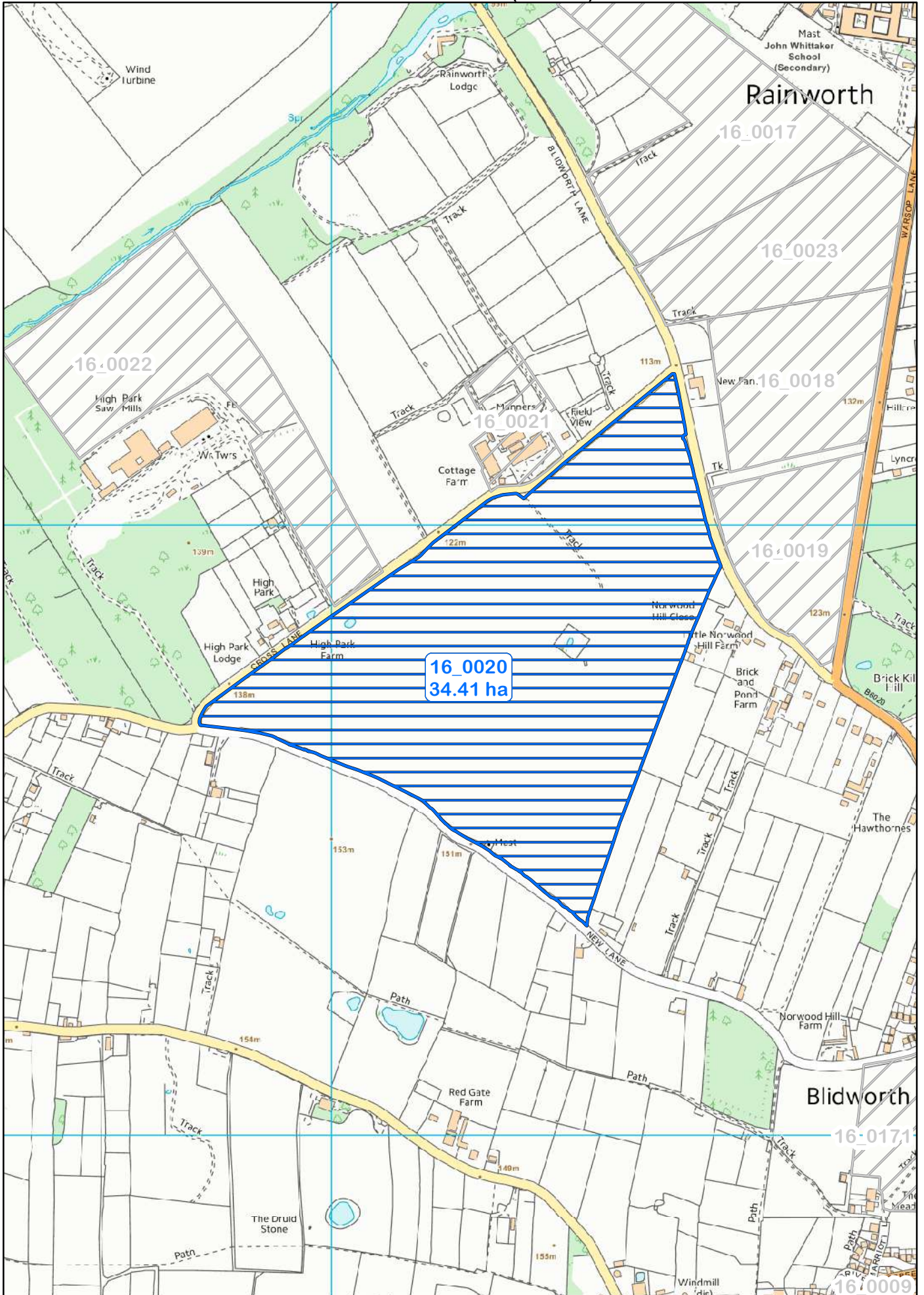
**Availability Conclusion:** Available

**Achievability Conclusion:**

**Additional Comments**

Yield:

# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0021 Site Address Cottage Farm, Cross Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 1.90</b>
<b>Parish: Blidworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Urban Boundary	PDL/Greenfield: PDL
	Area: PDL 1.90 Area: Greenfield
Area Character: Countryside	
Setting : Countryside	
Current Use: Livery Yard	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No	Bus Stop: No
GP/Health Centre: No	Cash Machine / Post Office:
Store of Local Importance:	Supermarket:
Proximity to town centre: Over 1km to a town centre	Employment: No
Green Space Standards: Over 400m from publicly accessible green space	Proximity to Transport Node: Over 1km to a major public transport node
	Green Space Strategy Comments: 1,283m



**Physical Constraints :**

Highway Engineers Comments: Unacceptable. Inadequate access.

Topography Constraints: Land falls sharply to the north

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Water and Electricity

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 4% at low risk

Identified within the SFRA?:

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: None

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Not Suitable – Green Belt**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

16/91780/FUL – Change of use of 2 farm buildings to equestrian

15/01737/FUL – Retrospective ménage

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

Yield: 42

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0083 Site Address: Land south of Dale Lane (east), Blidworth**  
**Housing/Employment/Both: Housing Area (Ha): 2.16**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Not Suitable - Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review. The Plan Review will not make further allocations.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent Village Envelope PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.16  
 Area Character: Countryside / Residential  
 Setting : Green Belt / Countryside  
 Current Use: Grazing Land

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Land rises to the south

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage yet to be identified at the site or surrounding areas

Agricultural land quality : 5,15% Grade 3 (Good – Moderate), 94.85% Not Applicable (Non-Agricultural)                      Access to Utilities: Unknown

Site Apparatus: No                      Neighbour Issues: No

Flood Zone: 1                      Surface Water Flooding: 8% of site at high risk, 19% at medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

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

Natural Features on site No

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

**Suitability Conclusion: Not Suitable – Green Belt**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site is available at July 2019.

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

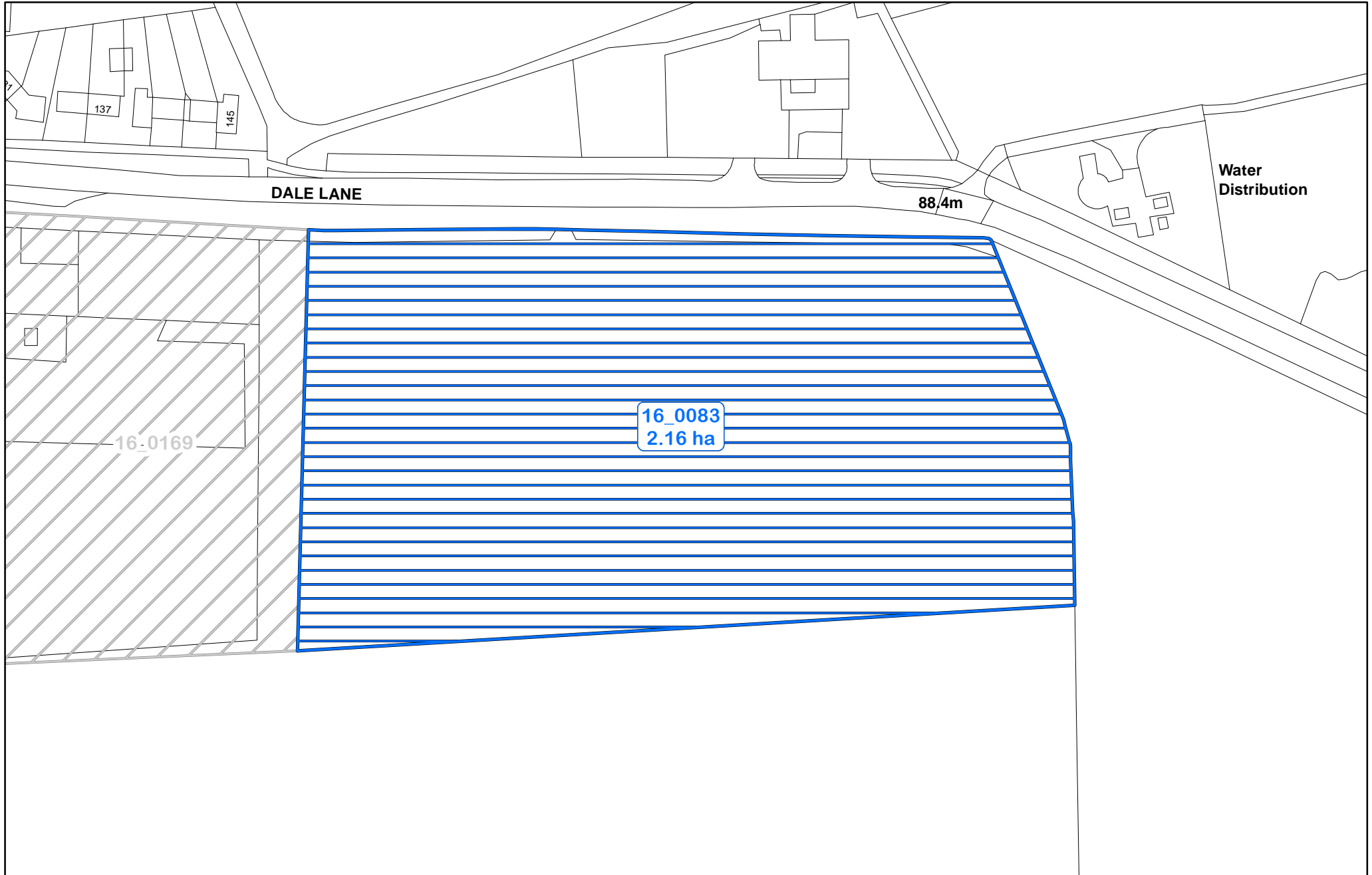
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Achievability Conclusion:**

**Additional Comments**

Yield: 39

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0169 Site Address Land south of Dale Lane (west), Blidworth (BI/Ho/1)**  
**Housing/Employment/Both: Housing Area (Ha): 2.08**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**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. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.08ha

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Agriculture

---

**Policy: Suitable**

Current Policy Status: Allocated (BI/Ho/1) Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400n from a publicly accessible green space		Green Space Strategy Comments: 434m	





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

Viability Comments:

**Availability Conclusion:** Available

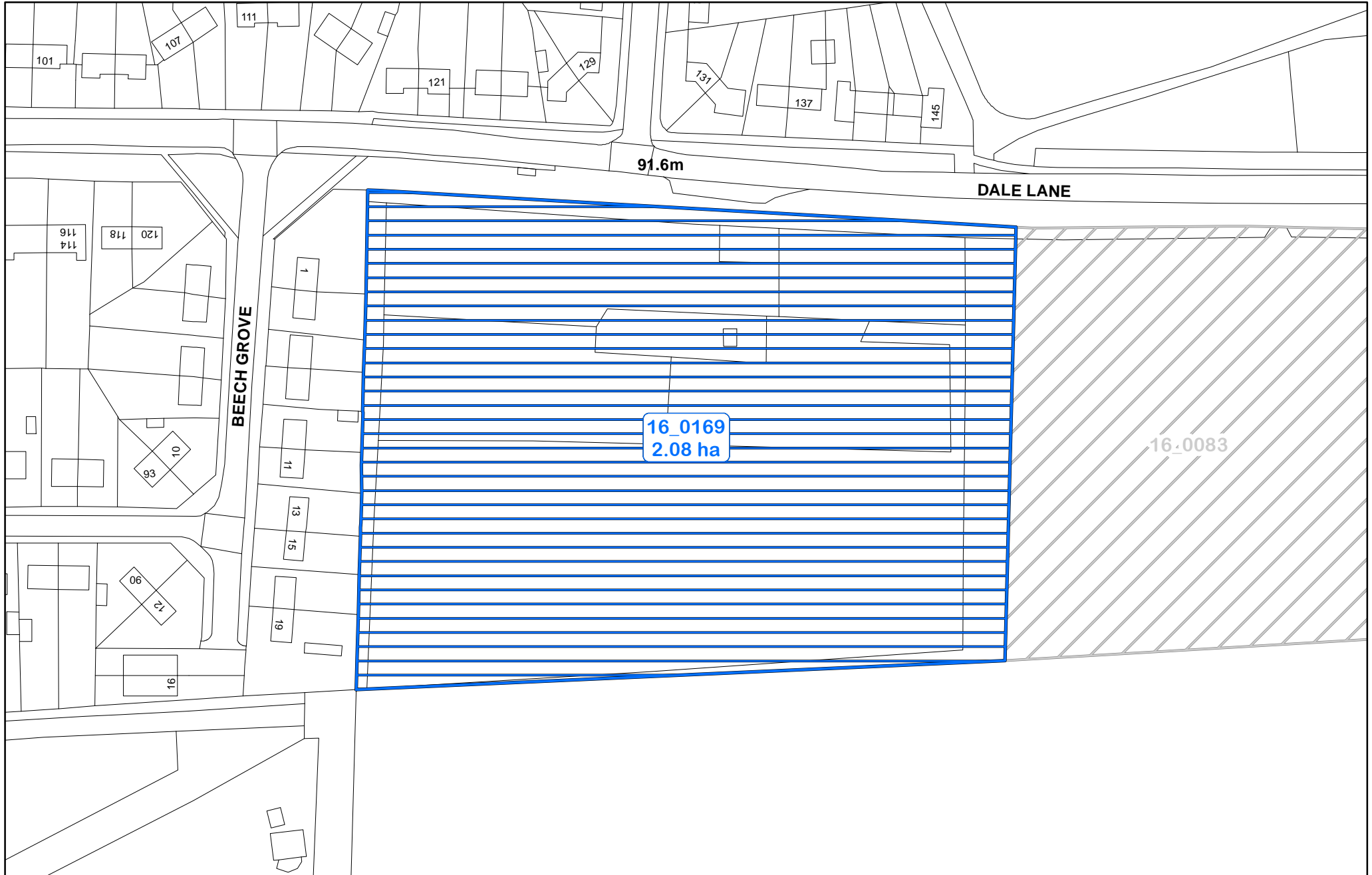
**Achievability Conclusion:** Achievable

**Additional Comments**

Site was known as 08\_0178a

Yield: 55

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0171 Site Address Land south of New Lane (Bl/Ho/3)**  
**Housing/Employment/Both: Housing Area (Ha): 3.12**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available 0-5 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 achievable and available. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to take into account the presence of Public Rights of Way within the site. The presence of trees with Preservation Orders could prevent part of the site being developed.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within Boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.12

Area Character: Agricultural / Residential

Setting : Edge-of-Settlement

Current Use: Agriculture

---

**Policy: Suitable**

Current Policy Status: Allocated Bl/Ho/3 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400km from a publicly accessible green space		Green Space Strategy Comments: 1,713km	

**Physical Constraints : Suitable**

Highway Engineers Comments: The limited access arrangement means that development should also be limited, to 100 dwellings maximum, and subject to results of the Transport Assessment. New Lane will need to be improved and the carriageway widened. The New Lane / Mansfield Road junction will need assessing for capacity and safety. Highway design should comply with the Highway Authority's relevant design guide at the time of submission and will need to be accompanied by a Transport Assessment and / or Travel Plan.

Topography Constraints: Undulating

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Yes

Site Apparatus: None except footpath across site                      Neighbour Issues: None

Flood Zone: 1                                      Surface Water Flooding: 8% of site at high risk, 10% at medium risk, 13% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No                                      Impact on existing recreational use: Footpath (Blidworth FP1)

Protected Species/Habitats : Potential Species Habitat                      Tree Preservation Order: TPO N87

Natural Features on Site: None

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed land is available at July 2019

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

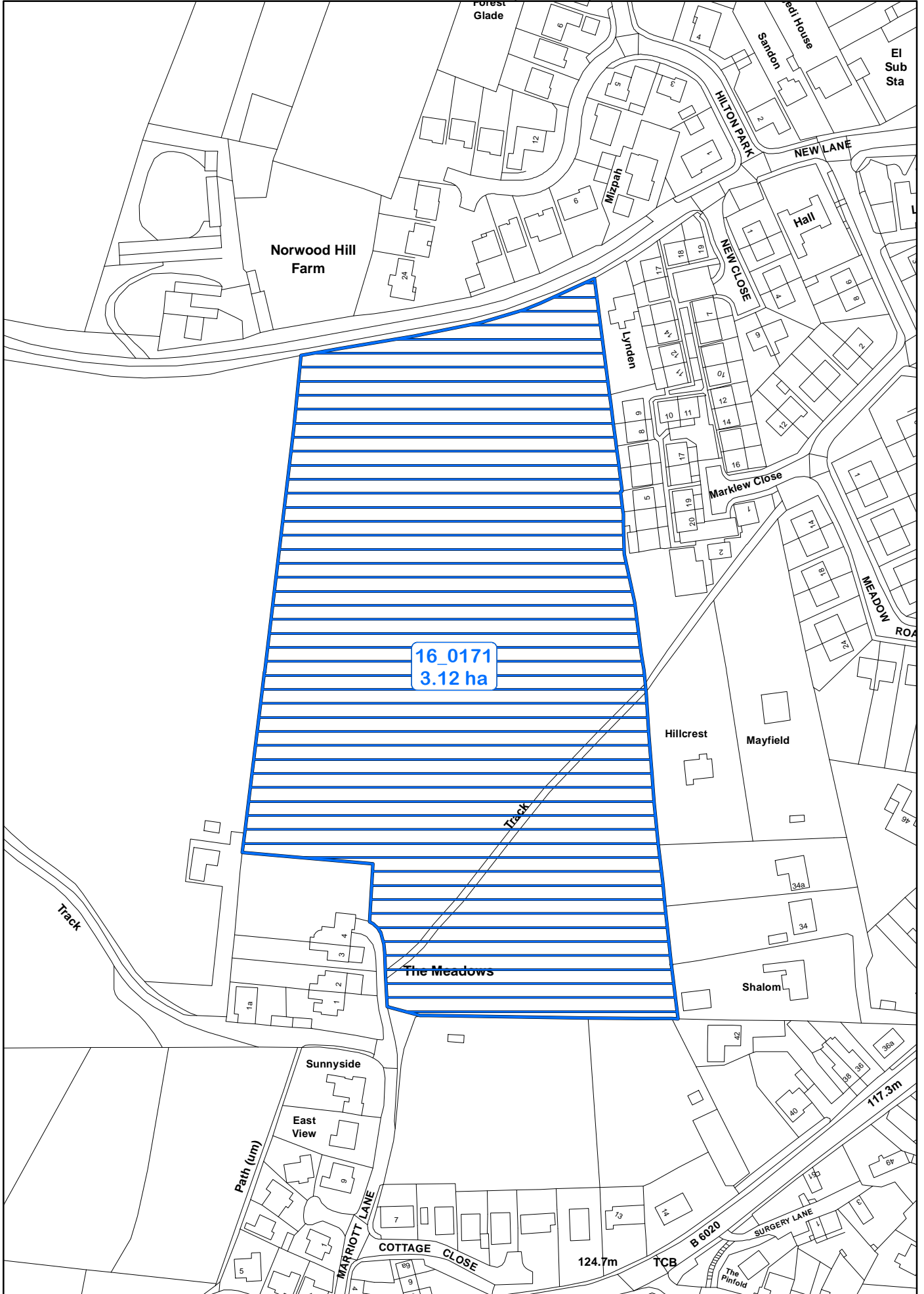
**Additional Comments**

Site was previously known as 08\_0604.

Full planning permission for 81 dwellings.

Yield: 81

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0172 Site Address Land at Gilbert Way, Blidworth (BI/E/1)**  
**Housing/Employment/Both: Employment Area (Ha): 0.33**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**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 employment development and the site is both available and achievable. Any future development would need to address, and if necessary, mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within Boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.33ha

Area Character: Industrial

Setting : Edge-of-Settlement

Current Use: Vacant

**Policy: Suitable**

Current Policy Status: Allocated BI/E/1 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop: Yes	Secondary School:	Retail Area: No
GP/Health Centre:	Cash Machine / Post Office: Yes	Further Education:	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 240m	



**Physical Constraints : Suitable**

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: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Yes

Site Apparatus: Materials being stored                      Neighbour Issues: None

Flood Zone: 1                                      Surface Water Flooding: 10% of site at high risk, 20% at medium risk, 26% at low risk.

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : The residual parcel is adjacent a Local Wildlife Site (SINCE 5/46 – Blidworth Colliery Spoil)      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: The site is allocated and located on existing industrial park

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

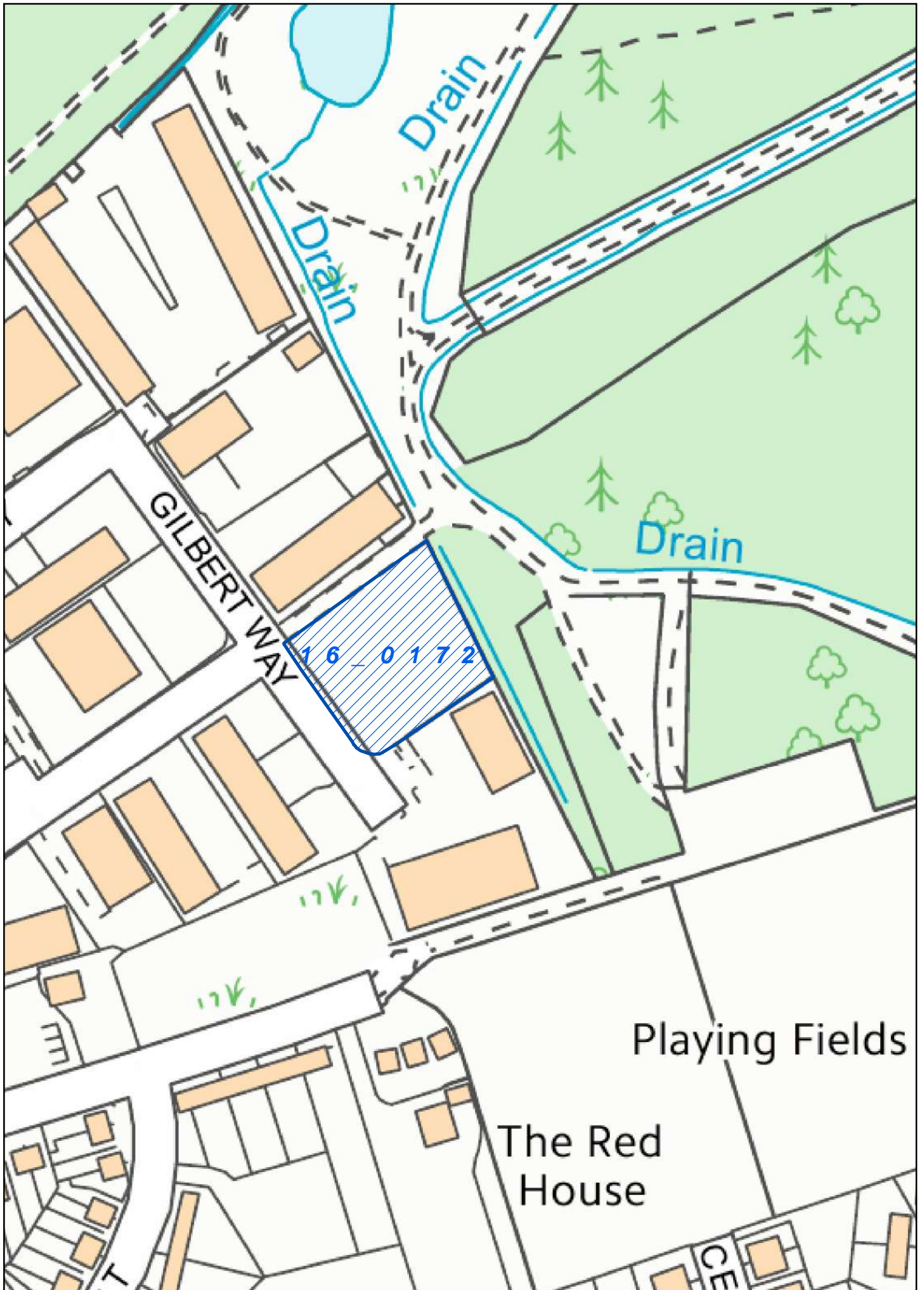
**Additional Comments**

The allocation was previously for 0.80ha, however the western parcel has now been developed under permission 08/02107/FUL.

15/00662/FULM lapsed in July 2018 so this residual of 0.33ha will remain allocated.



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0260 Site Address Land adjacent Haywood Oaks Lane, Blidworth</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 7.42</b>
<b>Parish: Blidworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Village (outside but adjoining boundary)	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 7.42
Area Character: Countryside / Village	
Setting : Edge-of-Settlement / Green Belt	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: Yes, steep slope down to north

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

Agricultural land quality :                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1                      Surface Water Flooding:

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 : No                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion:** Not Suitable – Green Belt

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

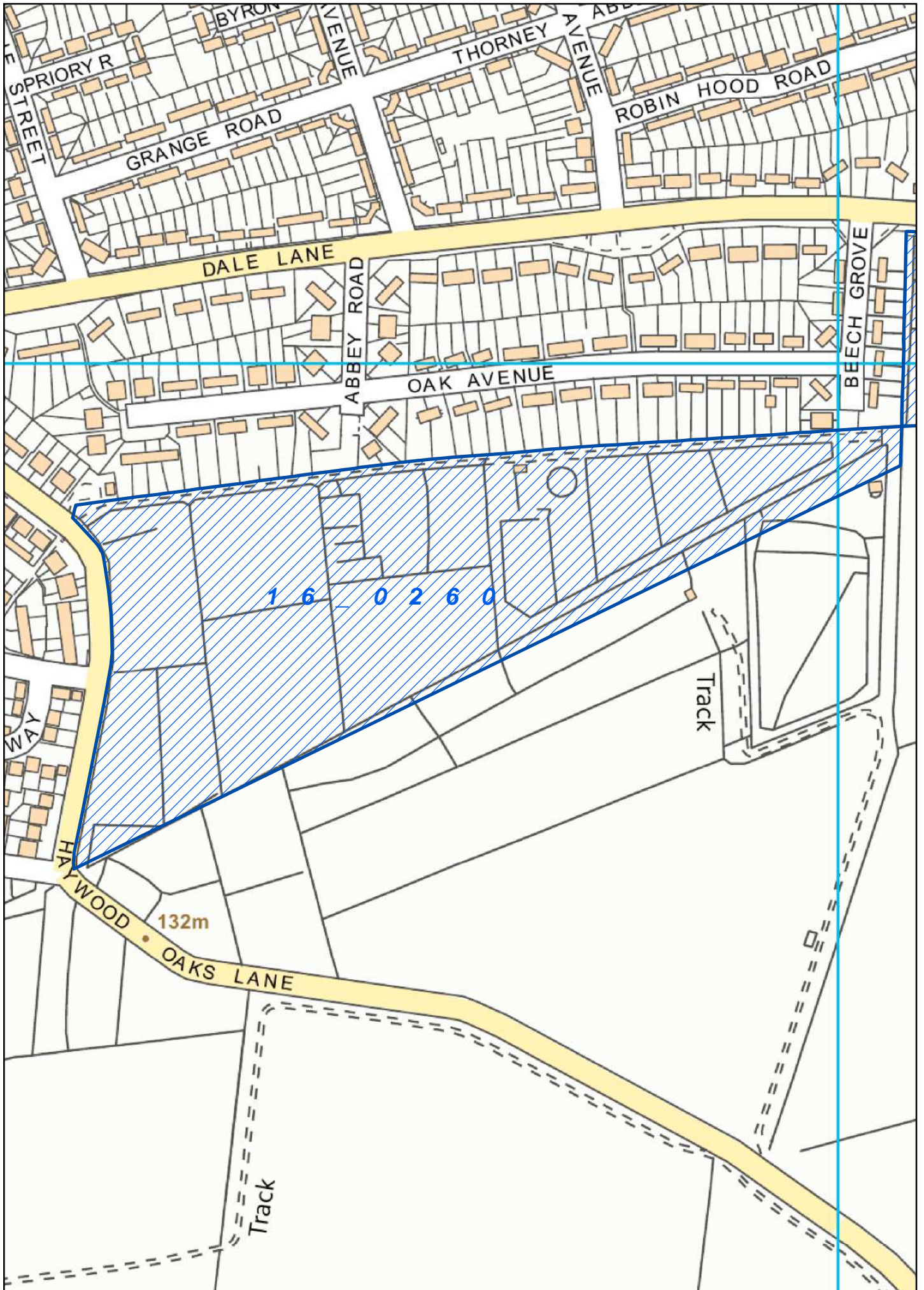
**Additional Comments**

Site formerly known as 08\_0178b

Yield: 134



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0268 Site Address Land north of Dale Lane, Blidworth**  
**Housing/Employment/Both: Housing Area (Ha): 2.02**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**

**Site is in the Green Belt. Further assessment was not undertaken because the Council does not propose to amend the Green Belt boundary at this time.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separated from village boundary PDL/Greenfield: Both  
 Area: PDL Area: Greenfield  
 Area Character: Countryside  
 Setting : Rural  
 Current Use: Wasteland / Woodland

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	



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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities: Water, Gas, Electricity and Sewage
Site Apparatus:	Neighbour Issues:
Flood Zone: 1	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable – Green Belt

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Submitted August 2019.	
Achievability Comments: No evidence to suggests the site would not be achievable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

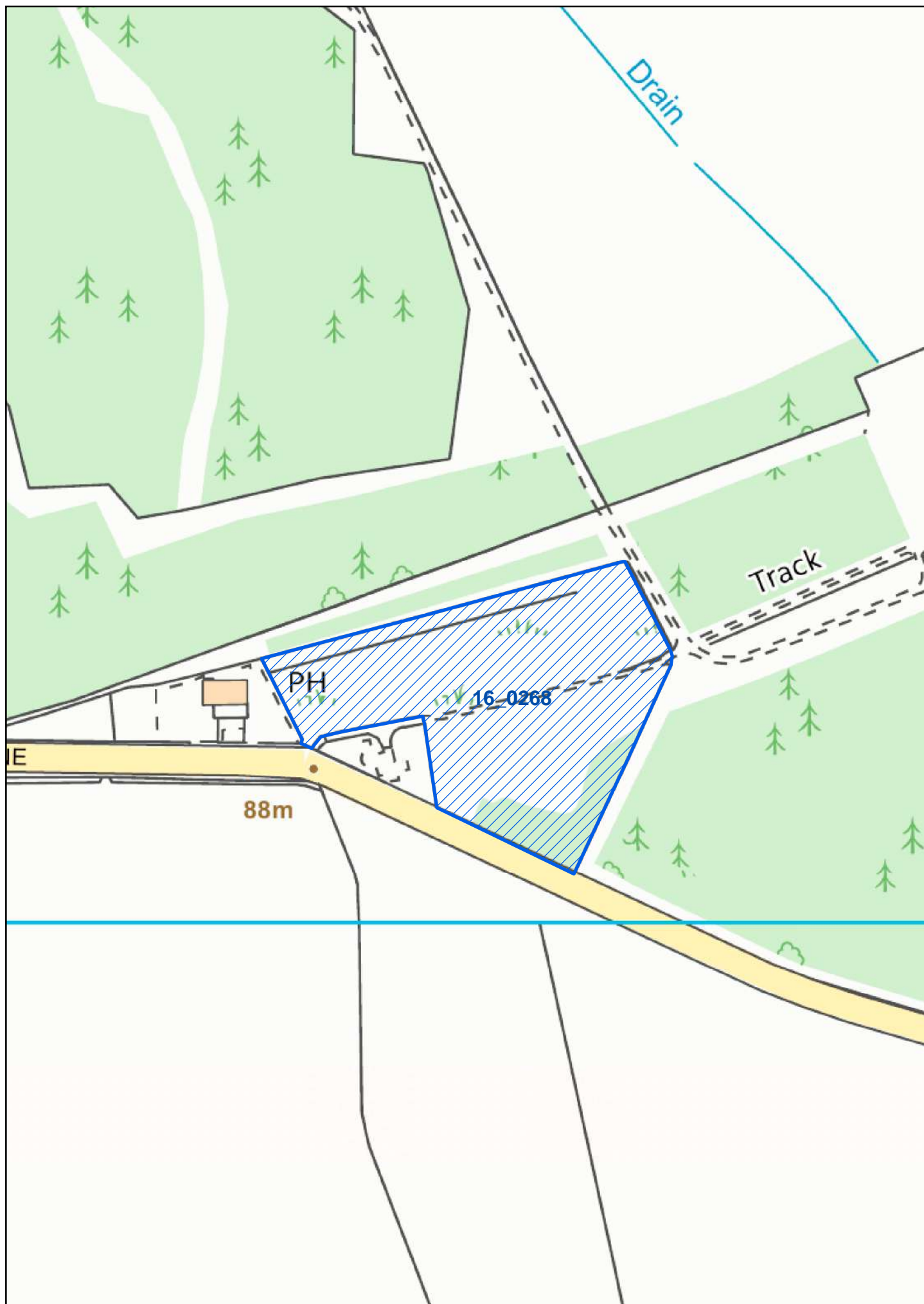
Site put forward by the land owner as a potential land swap to replace the allotments Bl/Ho/4. The Issues Paper proposes to deallocate that site since the parish council, as land owner, has decided not to sell.

Even if the parish were minded to do a land swap, any application would have to demonstrate that the provisions of SP8 could be met.

Yield: 0; land would provide allotments in exchange for development within the village.



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**BULCOTE PARISH – SITE ASSESSMENTS**

**2021**

**Bulcote Parish**

The following site has been submitted within the Parish of Bulcote. However this site has not been fully assessed due to its location within the Green Belt.

**Site Reference Number: 16\_0196 Site Address Land south of Old Main Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.37**  
**Parish: Bulcote Ward: Lowdham**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
 Site is not suitable. Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

**SUITABILITY**

**Character Land Use Location:**

Location: Edge-of-Settlement within Green Belt PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.37  
 Area Character: Rural / Residential  
 Setting : Rural / Residential  
 Current Use: Agriculture

---

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post	Further Education:	Hospital:
	Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone:                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area : Yes                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

Yield: 29







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CARLTON ON TRENT PARISH –  
SITE ASSESSMENTS**

**2021**

### **Carlton on Trent Parish**

The following sites have been submitted within the Parish of Carlton on Trent. None of these sites have been fully assessed due to the size of the settlement and new allocations not being sought in this tier of the settlement hierarchy. Some sites are also below the 0.25ha threshold for consideration.

**Site Reference Number: 16\_0250 Site Address Village Farm, Old North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.63**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

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

Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

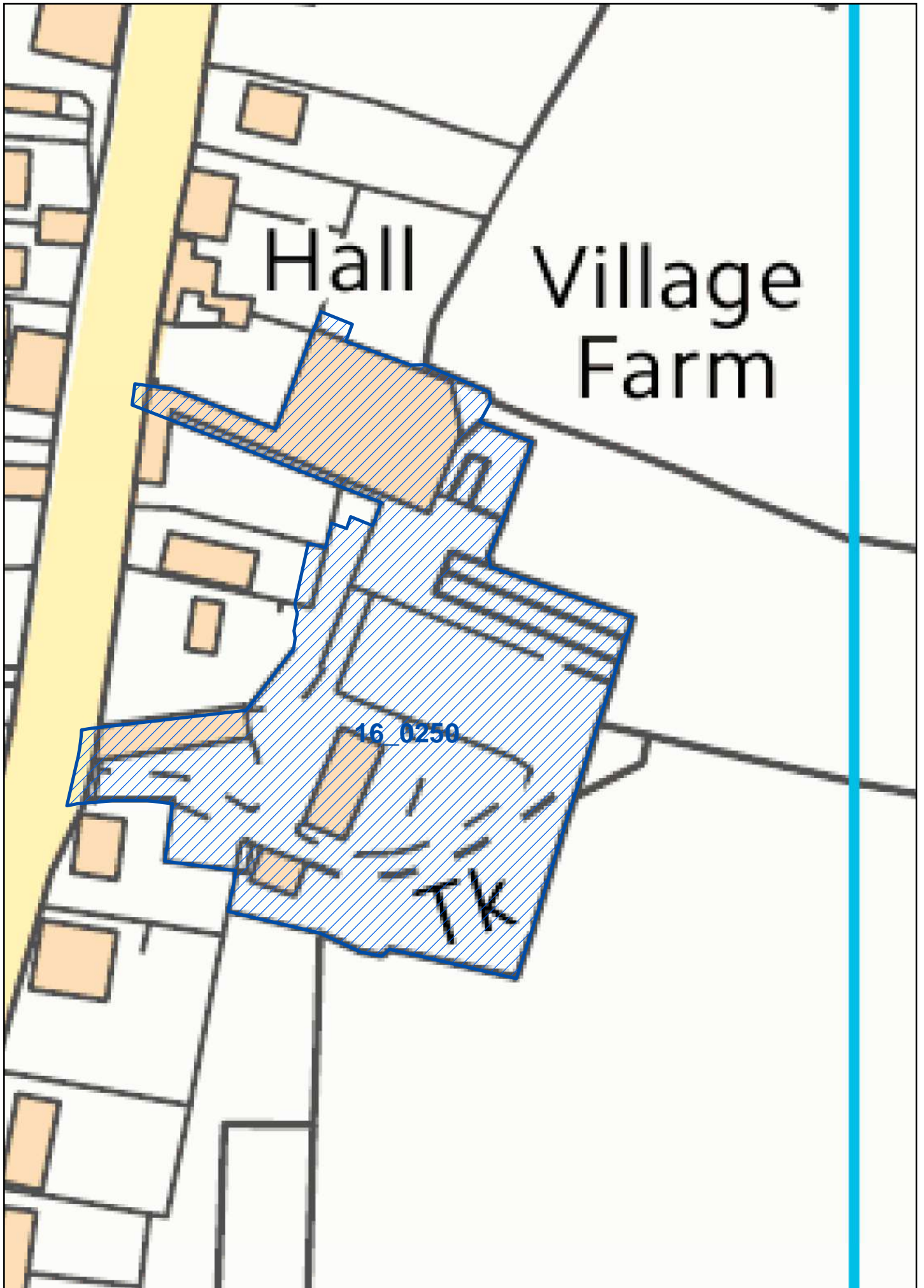
**Additional Comments**

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

Yield: 13



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0251 Site Address Holly Farm, Ferry Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.20**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage. The site is also below the size threshold of 0.25ha.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture / Farm

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	



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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

Yield: 4



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0252 Site Address Land adjacent to A1, Carlton on Trent**  
**Housing/Employment/Both: Housing Area (Ha): 1.35**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.35

Area Character: Rural / Residential

Setting : Rural / Residential

Current Use: Agriculture / Wooded Area

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:  
 Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

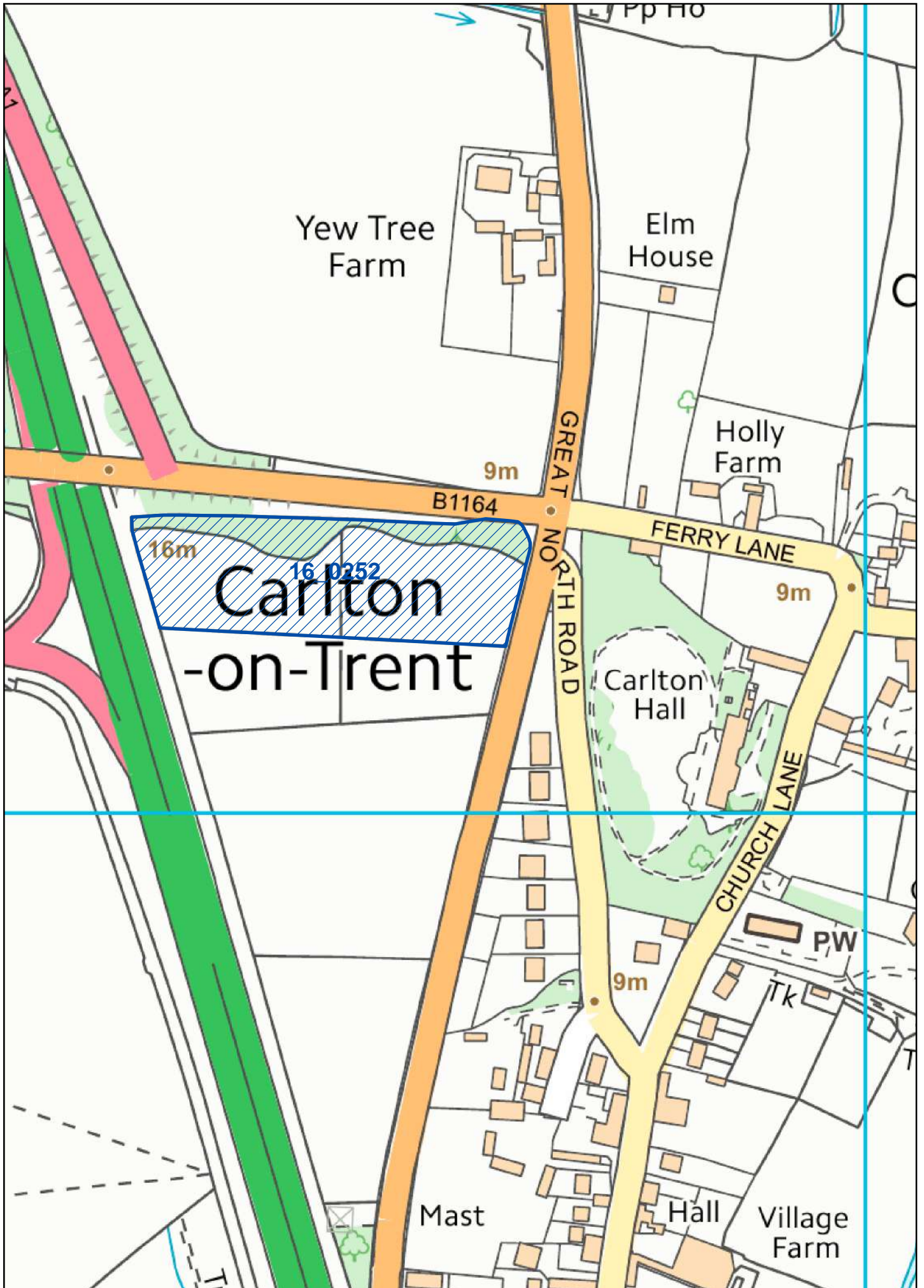
**Achievability Conclusion:**

**Additional Comments**

Yield: 28



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0253 Site Address Land adjacent to Old North Road, Carlton on Trent</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 0.59</b>
<b>Parish: Carlton on Trent</b>	<b>Ward: Sutton-on-Trent</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Settlement too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location:	PDL/Greenfield
	Area: PDL      Area: Greenfield
Area Character: Countryside / Residential	
Setting : Countryside / Residential	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status:	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Yield: 12





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0254 Site Address Land opposite Gardeners Cottages**  
**Housing/Employment/Both: Housing Area (Ha): 0.65**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.65

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:  
 Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

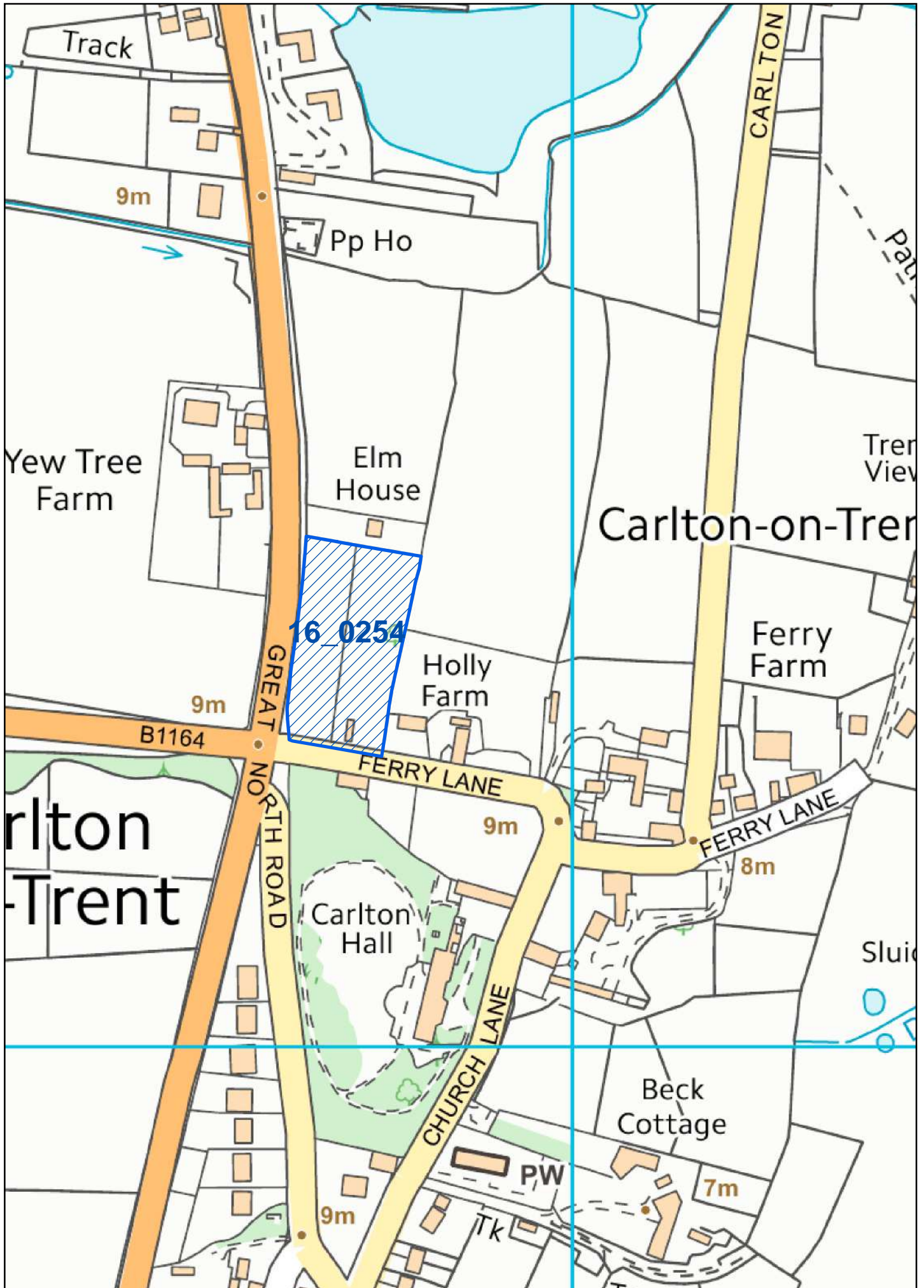
**Achievability Conclusion:**

**Additional Comments**

Yield: 14



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0255 Site Address: Land rear of Holly Farm, Ferry Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.40**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

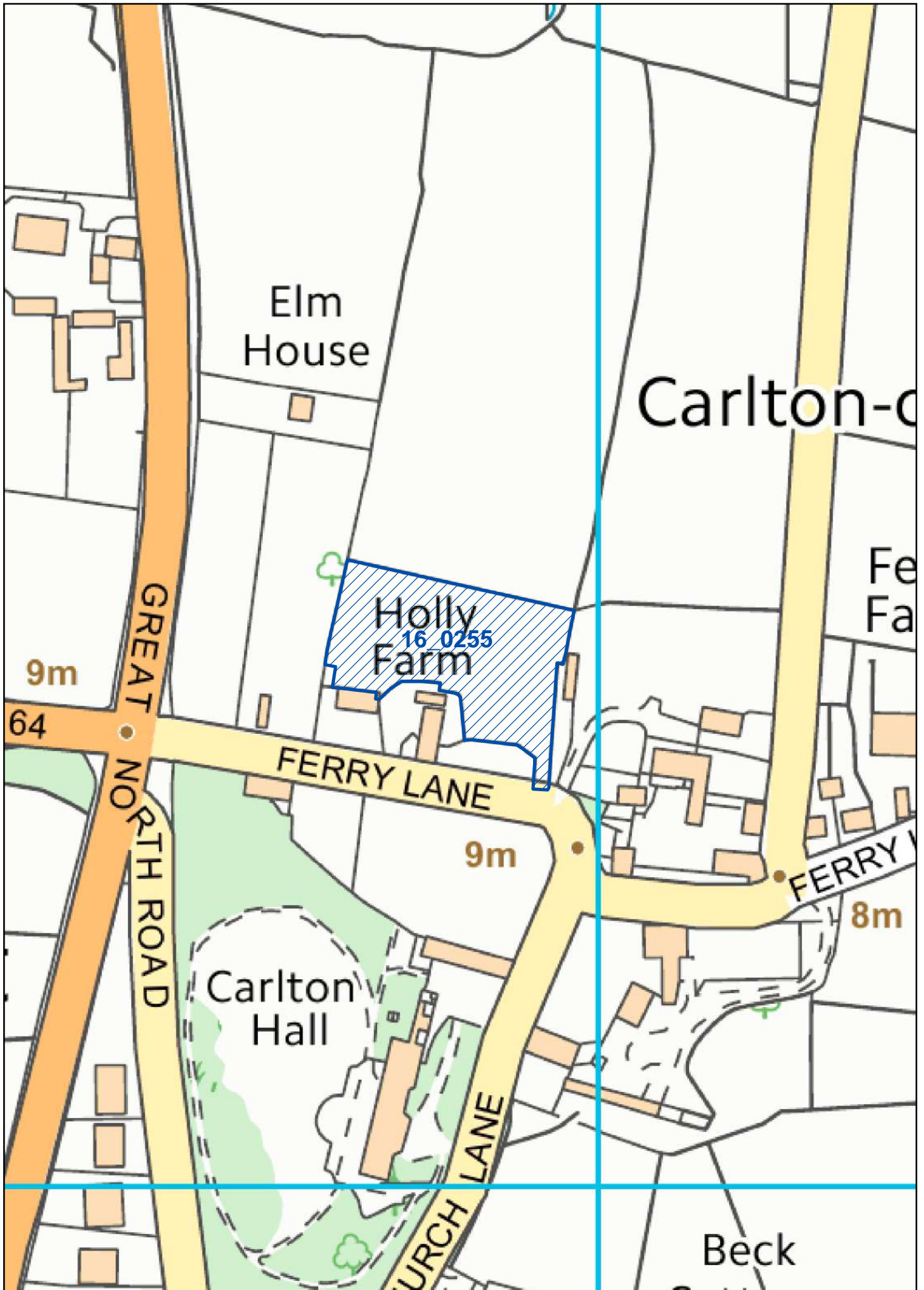
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 8



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0256 Site Address Land to rear of houses, Old North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.45**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

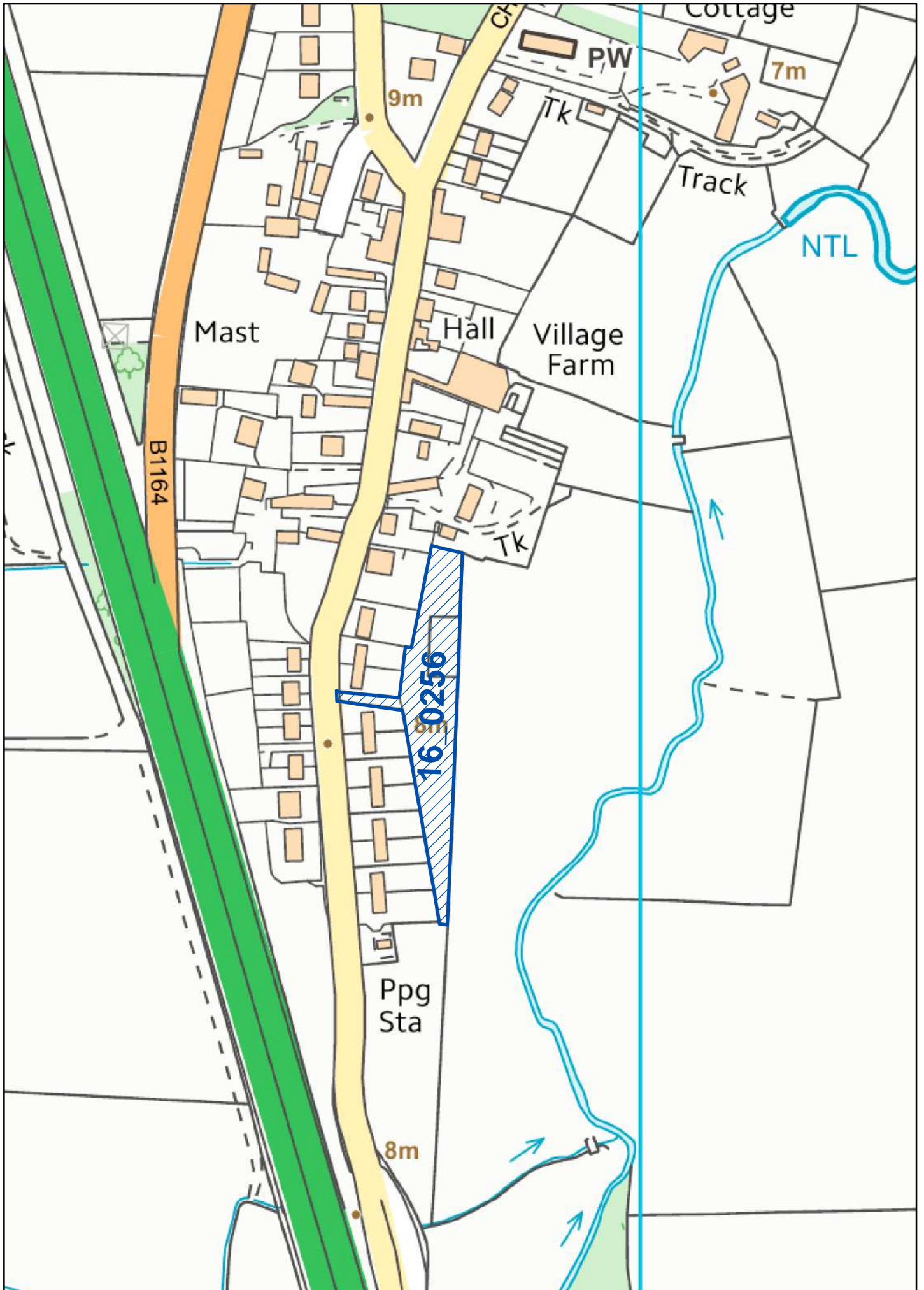
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 9



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0257 Site Address: The Old Stables, Carlton Hall**  
**Housing/Employment/Both: Housing Area (Ha): 0.03**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage. The site is also below the 0.25ha threshold for consideration at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: PDL  
 Area: PDL 0.03 Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use:

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

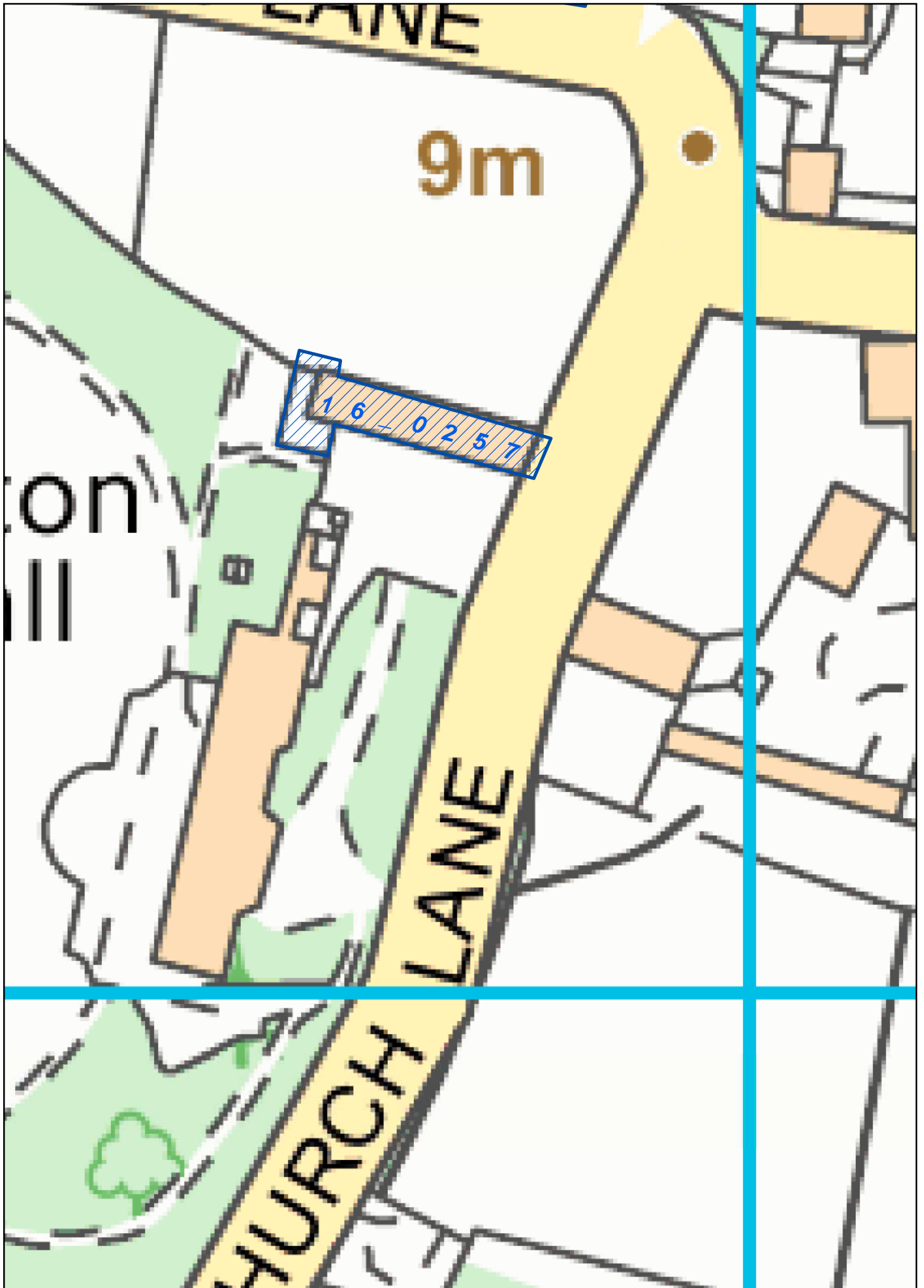
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 1



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CLIPSTONE PARISH – SITE ASSESSMENTS**

**2021**

**Clipstone Parish**

The following sites have been submitted within the Parish of Clipstone. Of the five sites submitted, two sites are not currently considered suitable for development.

**Site Reference Number: 16\_0016 Site Address: Land west of Waterfield Way, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 5.41**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Available in 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: The site is economically viable / achievable.

**OVERALL CONCLUSION:**  
**The site benefits from approved 17/02051/RMAM reserved matters permission. The site is currently under construction and therefore is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (Within Boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 5.41

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Village (within boundary) Other Policy Constraints:

Conflicting Issues:

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km from town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 219m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Planning permission granted and housing development already under construction

Topography Constraints: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus:      Neighbour Issues:

Flood Zone: 1      Surface Water Flooding: 0.06% at low risk

Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : Near Intake Wood      Tree Preservation Order: No  
Local Wildlife Site

Natural Features on site: None

Conservation Area : No      Heritage asset (designated & non designated):  
within non-designated park & garden, setting of  
model colliery village, potential archaeological  
interest

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site benefits from reserved matters planning permission. Agent confirmed continued inclusion in SHELAA July 2019.

Achievability Comments: Site benefits from part reserved matters, part full permission.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

**Additional Comments**

Formerly 08\_0209

13/00458/OUTM Erection of up to 100 units approved

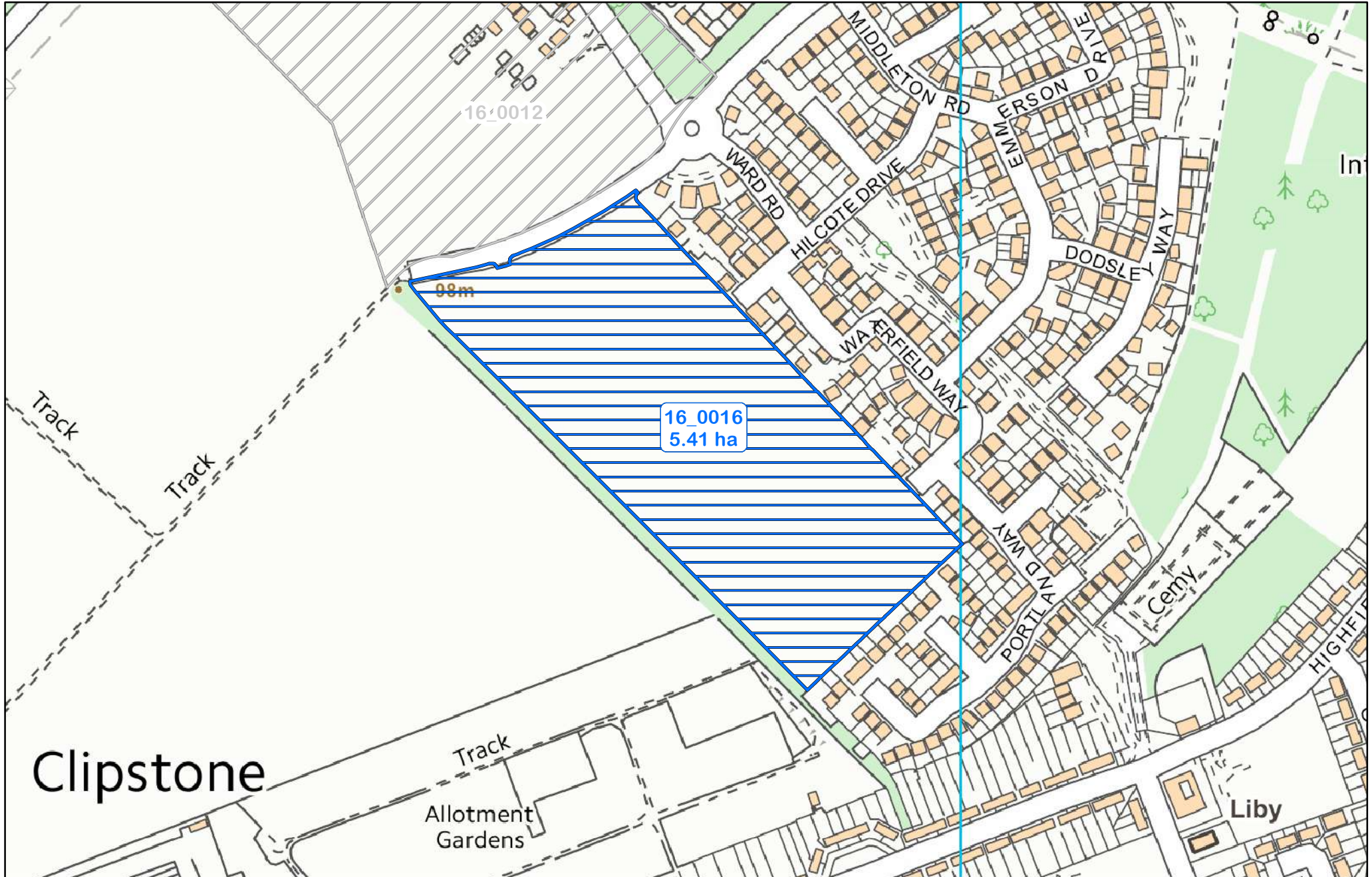
17/02051/RMAM - approved

18/00509/FULM - approved

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

Yield: permission for 100

SHELAA 2016 Sites (Landscape)



Clipstone

**Site Reference Number: 16\_0168 Site Address Former Clipstone Colliery, Clipstone (CI/MU/1)**  
**Housing/Employment/Both: Area (Ha): 27.64**  
**Housing/Employment/Retail and Open Space**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
 The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any future development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and SSSI, take into account the presence of Public Rights of Way within the site and address any potential impact on the heritage asset within the site. The site lies within an area of former coal mining activity and any development in this defined area needs to demonstrate that the development will be safe and stable, taking full account of the former coal mining activities. Retention of the Headstocks and incorporation into future proposals should be considered by all parties.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Brownfield / Greenfield  
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Former Colliery

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**Policy: Suitable**

Current Policy Status: Allocated CI/MU/1 Other Policy Constraints:

Conflicting Issues:

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: Yes      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to  
nearest town centre  
Green Space Standards: Within 400m of  
publicly accessible green space

**Within 30mins travel by public transport**

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

Supermarket: No      Employment: No  
Proximity to Transport Node: Over 1km to major  
public transport node  
Green Space Strategy Comments: 238m

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with 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:

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

Agricultural land quality : Grade 3 (Good –  
Moderate) and non-agricultural

Access to Utilities:

Site Apparatus: Listed Headstocks and  
Powerhouse

Neighbour Issues:

Flood Zone: 1.5% flood zone 3, 0.5% flood zone  
2

Surface Water Flooding: 2% at high risk, 5% at  
medium risk, 19% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: Footpath  
(Clipstone BW3)

Protected Species/Habitats : Adjacent to local  
wildlife site (SINC 5/3410 – Clipstone Colliery  
Spoil) and SSSI

Tree Preservation Order: No

Natural Features on site None

Conservation Area : No

Heritage asset (designated & non designated):  
Grade II Listed Headstock and Powerhouse



**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Ongoing discussions with landowner confirm site is available.

Achievability Comments: Council is confident a satisfactory solution can be found about the headstock/powerhouse.

Ownership Constraints: None Known

Ownership Comments: The headstocks and a topple zone around it has recently been sold by Welbeck to a private developer. However, the Coal Authority have ownership of the below ground shafts and fan drift area. Welbeck retain the rest of the site and the headstocks will be retained and reused.

Legal Issues: None Known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

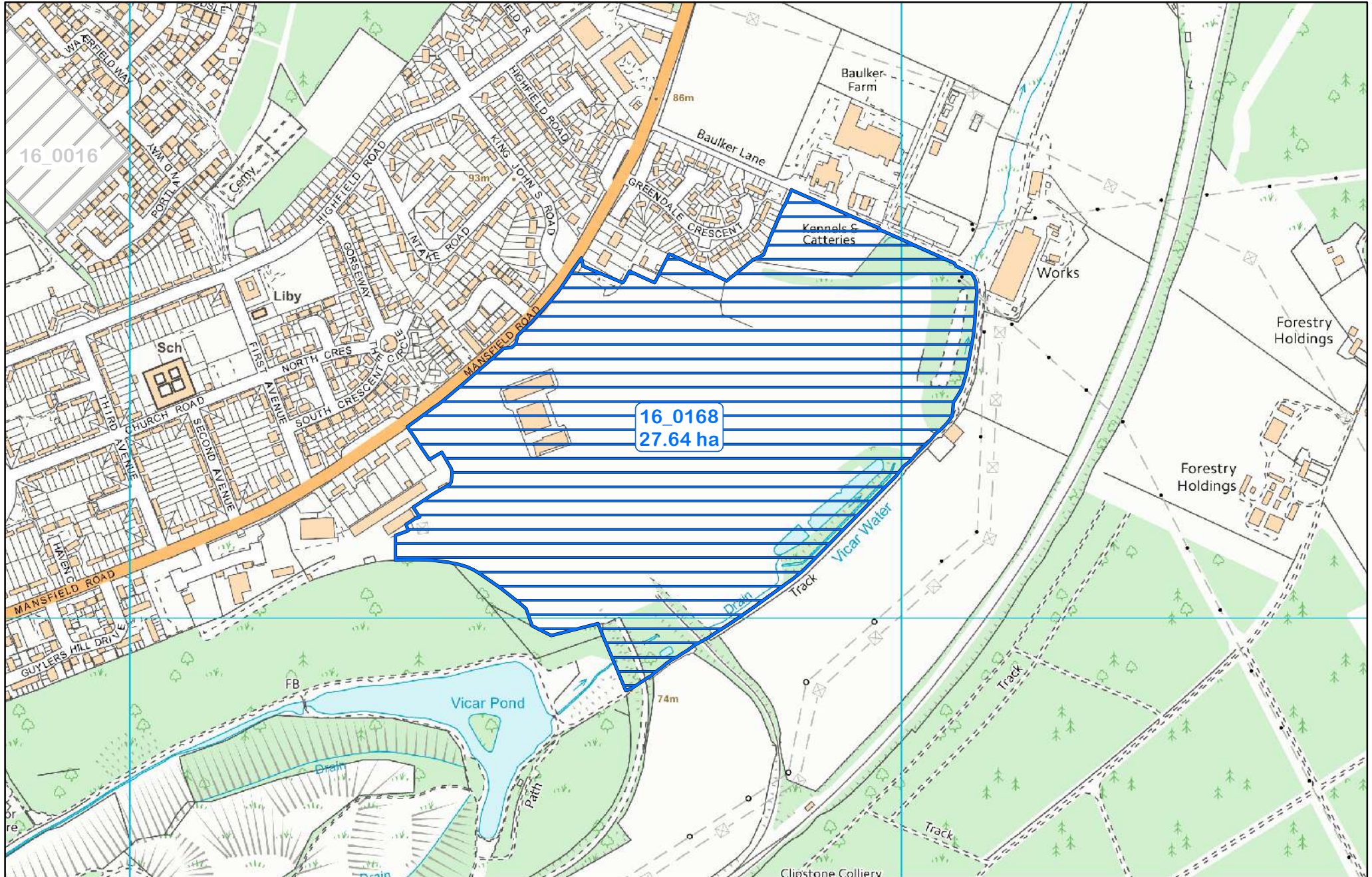
Site was previously 08\_0195

The headstocks and a topple zone around it has recently been sold by Welbeck to a private developer. However, the Coal Authority have ownership of the below ground shafts and fan drift area. Welbeck retain the rest of the site and the headstocks will be retained and reused.

Negotiations with the landowner suggest that continued allocation as a mixed use site will maximise viability.

Yield: 120 and 12ha

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0233 Site Address Land off Baulker Lane, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 10.43**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is not directly connected to the public highway and is there not suitable for development.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL 1.53 Area: Greenfield 8.9  
 Area Character: Countryside / Industrial / Woodland  
 Setting : Countryside / Industrial  
 Current Use: Industrial / Agricultural

**Policy: Not Suitable**

Current Policy Status: Open countryside – although adjacent to the village envelope, new development cannot be allowed here until CI/MU/1 to the west is complete. Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development.

Topography Constraints: No, but rises to east

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: Multiple pylons running through the site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: Bridleway to west of site

Protected Species/Habitats : abuts Local Wildlife site to east.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): Likely setting of Grade II Listed Headstock

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence shows that the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

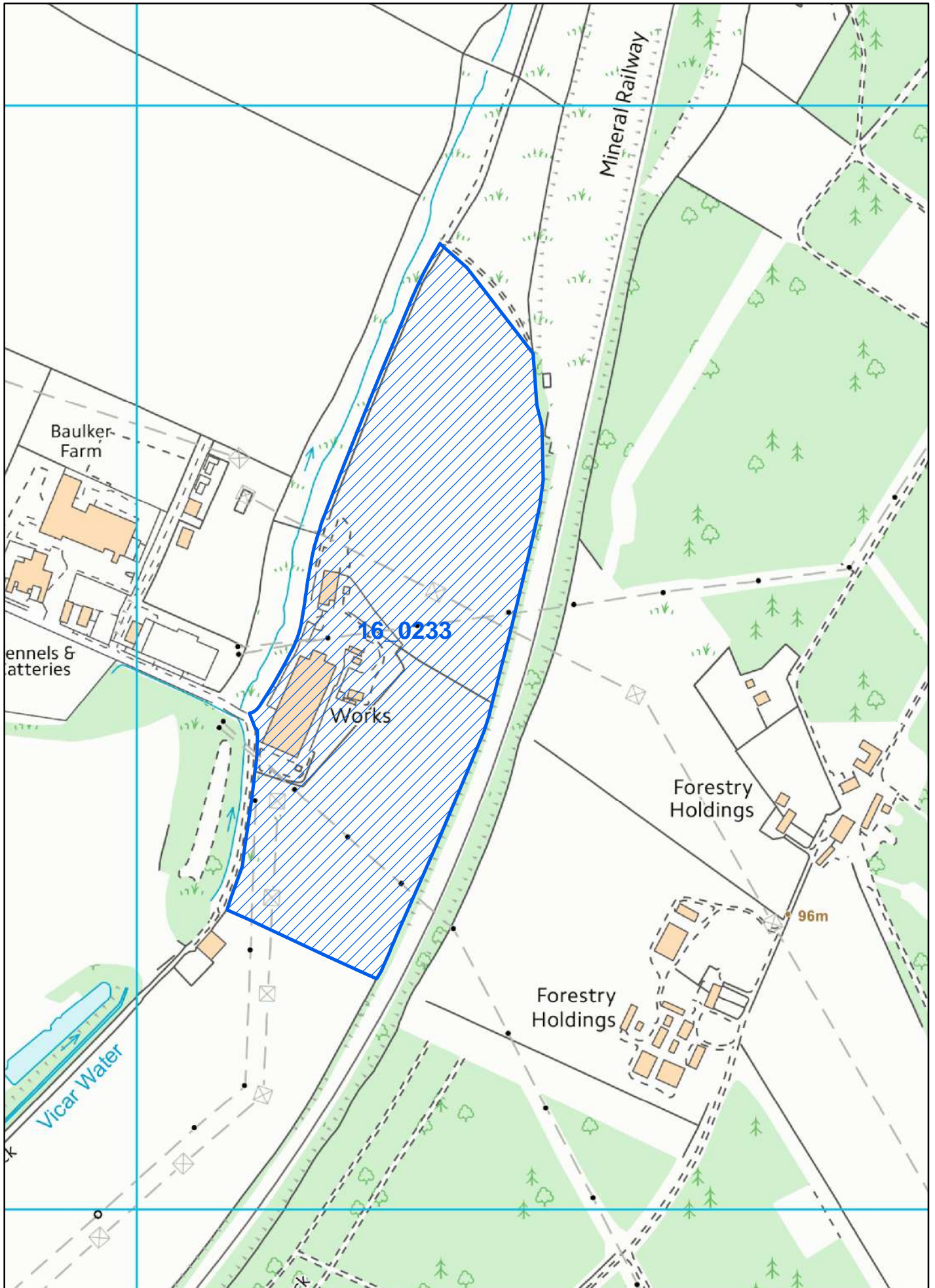
Site was previously known as 08\_0118

Due to relationship with settlement (cut off by employment land) site would be awkward if developed for housing. If other objections could be overcome, land may be more suitable if considered for employment allocation.

Yield: 188



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0258 Site Address Land north of Woodland Close, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 2.73**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off-site highways mitigation works may be required. The site is achievable and available.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.73  
 Area Character: Industrial / Forest / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

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**Policy: May be Suitable**

Current Policy Status: Adjacent to, but outside Village Envelope Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Off-site highway works and traffic statement required. Access to this site may be available near to the southern end of the frontage on Mansfield Rd. Off-site highway works will likely be required in order to provide a safe access.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus: Power lines running north west to south east along the site.

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Intake Wood Local Wildlife Site.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):  
Potential archaeological interest

**Suitability Conclusion: May be Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at July 2019

Achievability Comments: Nothing to suggest development is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site was formerly known as 08\_0461

Yield: 49



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0269 Site Address Land at Cavendish Park**  
**Housing/Employment/Both: Housing Area (Ha): 31.51**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**This site is not suitable for development as there are highways access constraints to the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 31.51ha  
 Area Character: Woodlands / Residential / Allotments  
 Setting : Sherwood Forest/Edge-of-Settlement  
 Current Use: Agricultural Field

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**Policy: May be Suitable**

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

**Access to Services: May be Suitable**

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

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

**Physical Constraints : Not Suitable**

**Highway Engineers Comments:**

Assuming connection could be made with a public highway, access to this large site is either poor to the west or unacceptable, or may be restrained by highway / junction capacity issues to the east.

Topography Constraints: No, but slopes down

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

Agricultural land quality : Grade 3 (Good to Moderate) / non-agricultural land                      Access to Utilities: Yes

Site Apparatus: Pylons cross site from north west to south east.                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No                      Impact on existing recreational use: Bridleway and foot path border the site

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on site No

Conservation Area : No                      Heritage asset (designated & non designated): archaeological interest. Site forms part of Clipstone Park non-designated P&G, setting of colliery village (non-designated asset).

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site was re-submitted by an agent August 2019.

Achievability Comments: Nothing to suggest site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

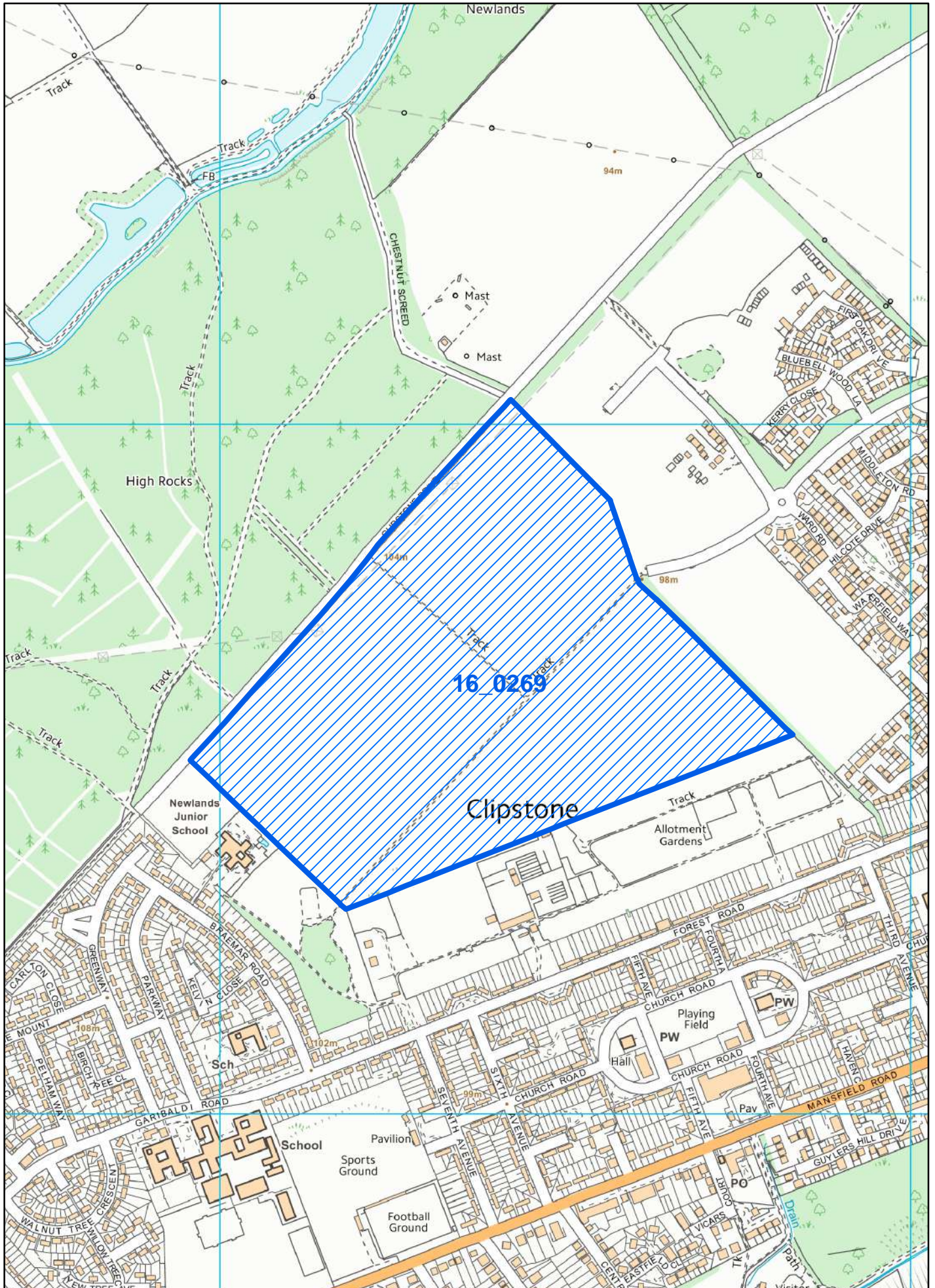
**Additional Comments**

Site was formerly known as 08\_0210

Yield: 662



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CODDINGTON PARISH – SITE  
ASSESSMENTS**

**2021**

## **Coddington Parish**

The following sites have been submitted within the Parish of Coddington.



**Site Reference Number: 16\_0174 Site Address Newlink Business Park, Newark**  
**Housing/Employment/Both: Employment Area (Ha): 47.54**  
**Parish: Coddington Ward: Balderton North & Coddington**

**Suitability Conclusion: May be 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 adjacent the urban boundary of Newark and may be considered suitable for development. Any development should be subject to improvements at the A1/A46/A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is also subject to varied levels of risk of surface water flooding which any proposals would need to satisfactorily address and provide suitable mitigation if necessary. Consideration must be given to the presence of Public Rights of Way through the site and a TPO within the site.

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 47.54  
 Area Character: Agricultural / Industrial/Commercial  
 Setting : Edge-of-Settlement  
 Current Use: Agricultural

**Policy: May be Suitable**

Current Policy Status: Open Countryside Other Policy Constraints: Site would abut Coddington’s Main Open Area, Coddington has requested consideration be given to a new Open Break designation in this direction.  
 Conflicting Issues:

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

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

<b>Physical Constraints : May be Suitable</b>	
<p>Highway Engineers Comments: Any development should be subject to improvements at the A1/A46/A17 junction. Highway design should comply with the Highway Authority’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Sustainable transport links will be required.</p>	
Topography Constraints: No	
Contaminated Land?: Yes	Contamination Category: A – Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 (Good – Moderate)	Access to Utilities:
Site Apparatus:	Neighbour Issues: No
Flood Zone: 1	Surface Water Flooding: 4% of site at high risk, 6% at medium risk, 16% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b>	
Impact on views: No	Impact on existing recreational use: Two footpaths in/adjacent to site (Coddington FP4A and Coddington FP5)
Protected Species/Habitats : No	Tree Preservation Order: Yes, TPO N174 on southern boundary of the site
Natural Features on site: Hedges / Embankment	
Conservation Area : Adjacent Coddington CA boundary	Heritage asset (designated & non designated): potential for archaeological interest, Coddington Hall’s unregistered park and garden.

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability at June 2019

Achievability Comments: Nothing to suggest site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

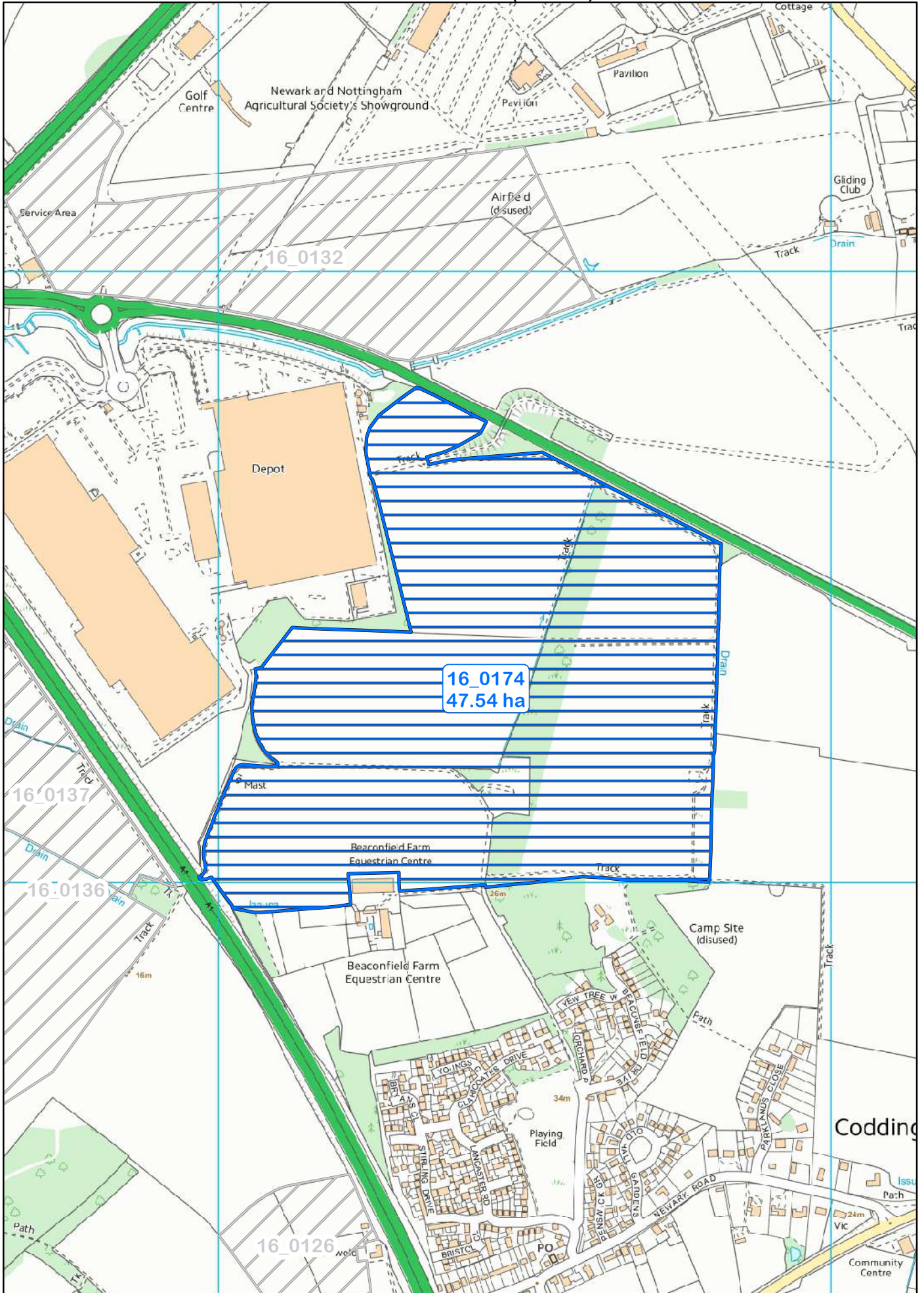
**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 35.66ha (75% developable area)

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0218 Site Address Blacks Farm, 27 Newark Road**  
**Housing/Employment/Both: Housing Area (Ha): 2.63**  
**Parish: Coddington Ward: Collingham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.63

Area Character: Countryside / Village

Setting : Countryside / Village

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone:                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

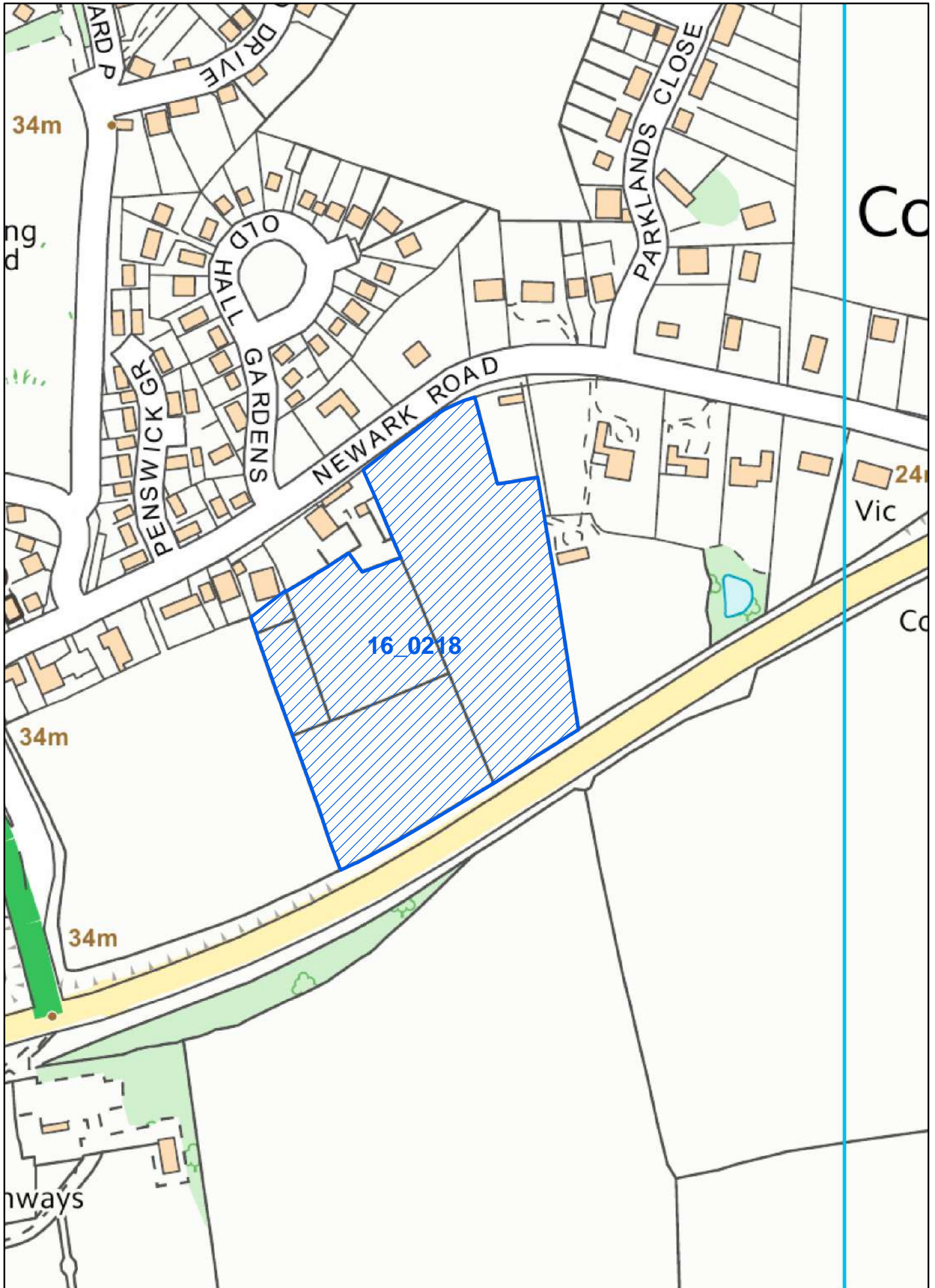
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

Site formerly known as 08\_0157

Yield: 47



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CLIPSTONE PARISH – SITE ASSESSMENTS**

**2021**

**Clipstone Parish**

The following sites have been submitted within the Parish of Clipstone. Of the five sites submitted, two sites are not currently considered suitable for development.

**Site Reference Number: 16\_0016 Site Address: Land west of Waterfield Way, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 5.41**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Available in 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: The site is economically viable / achievable.

**OVERALL CONCLUSION:**  
**The site benefits from approved 17/02051/RMAM reserved matters permission. The site is currently under construction and therefore is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (Within Boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 5.41  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Vacant

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**Policy: Suitable**

Current Policy Status: Village (within boundary) Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km from town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 219m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Planning permission granted and housing development already under construction

Topography Constraints: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus:      Neighbour Issues:

Flood Zone: 1      Surface Water Flooding: 0.06% at low risk

Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : Near Intake Wood      Tree Preservation Order: No  
Local Wildlife Site

Natural Features on site: None

Conservation Area : No      Heritage asset (designated & non designated):  
within non-designated park & garden, setting of  
model colliery village, potential archaeological  
interest

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site benefits from reserved matters planning permission. Agent confirmed continued inclusion in SHELAA July 2019.

Achievability Comments: Site benefits from part reserved matters, part full permission.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

**Additional Comments**

Formerly 08\_0209

13/00458/OUTM Erection of up to 100 units approved

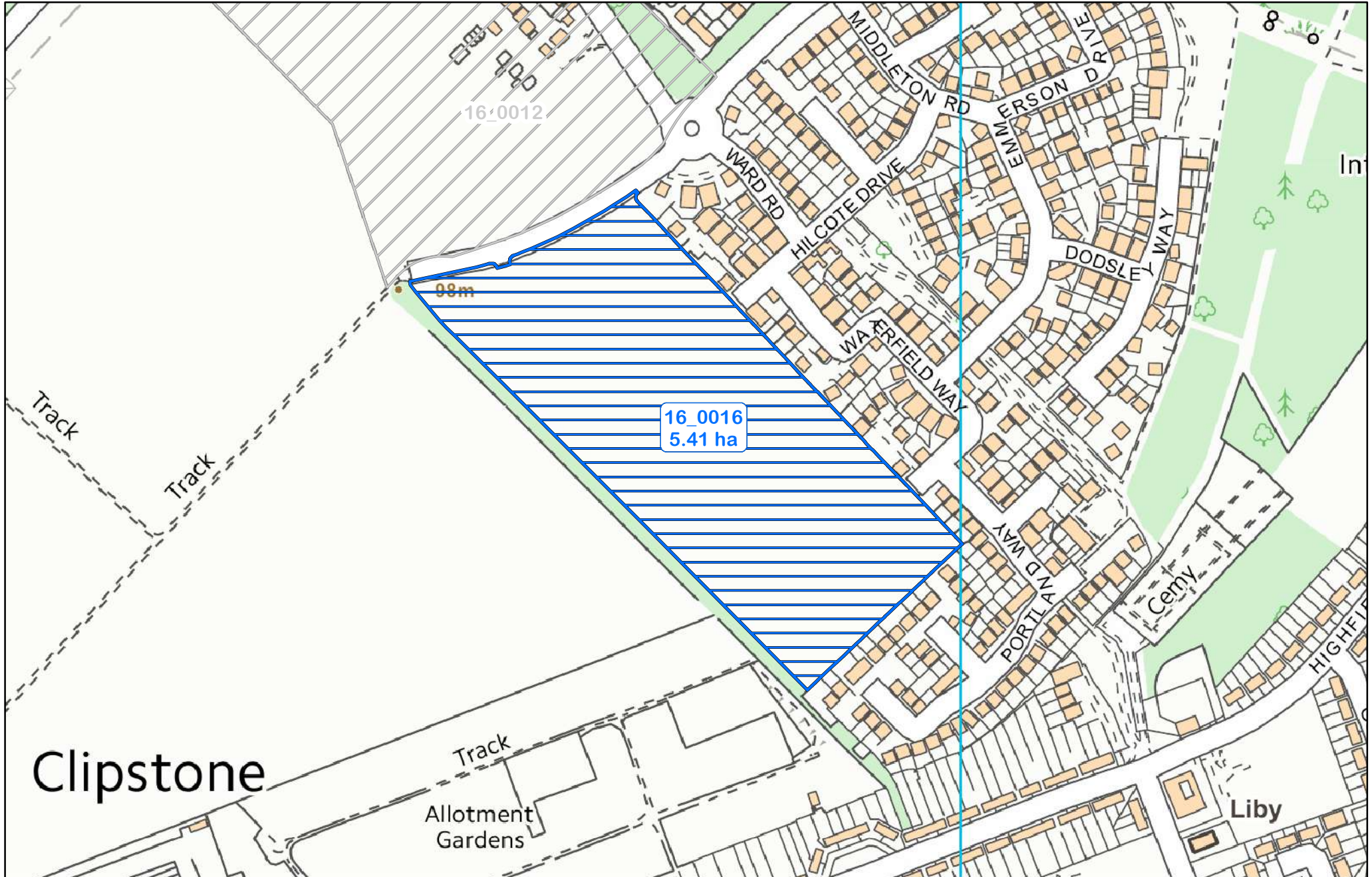
17/02051/RMAM - approved

18/00509/FULM - approved

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

Yield: permission for 100

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0168 Site Address Former Clipstone Colliery, Clipstone (CI/MU/1)**  
**Housing/Employment/Both: Area (Ha): 27.64**  
**Housing/Employment/Retail and Open Space**  
**Parish: Clipstone Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any future development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and SSSI, take into account the presence of Public Rights of Way within the site and address any potential impact on the heritage asset within the site. The site lies within an area of former coal mining activity and any development in this defined area needs to demonstrate that the development will be safe and stable, taking full account of the former coal mining activities. **Retention of the Headstocks and incorporation into future proposals should be considered by all parties.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Brownfield / Greenfield  
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Former Colliery

---

**Policy: Suitable**

Current Policy Status: Allocated CI/MU/1 Other Policy Constraints:

Conflicting Issues:

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: Yes      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to  
nearest town centre  
Green Space Standards: Within 400m of  
publicly accessible green space

**Within 30mins travel by public transport**

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

Supermarket: No      Employment: No  
Proximity to Transport Node: Over 1km to major  
public transport node  
Green Space Strategy Comments: 238m

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with 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:

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good –  
Moderate) and non-agricultural

Access to Utilities:

Site Apparatus: Listed Headstocks and  
Powerhouse

Neighbour Issues:

Flood Zone: 1.5% flood zone 3, 0.5% flood zone  
2

Surface Water Flooding: 2% at high risk, 5% at  
medium risk, 19% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: Footpath  
(Clipstone BW3)

Protected Species/Habitats : Adjacent to local  
wildlife site (SINC 5/3410 – Clipstone Colliery  
Spoil) and SSSI

Tree Preservation Order: No

Natural Features on site None

Conservation Area : No

Heritage asset (designated & non designated):  
Grade II Listed Headstock and Powerhouse



**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Ongoing discussions with landowner confirm site is available.

Achievability Comments: Council is confident a satisfactory solution can be found about the headstock/powerhouse.

Ownership Constraints: None Known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

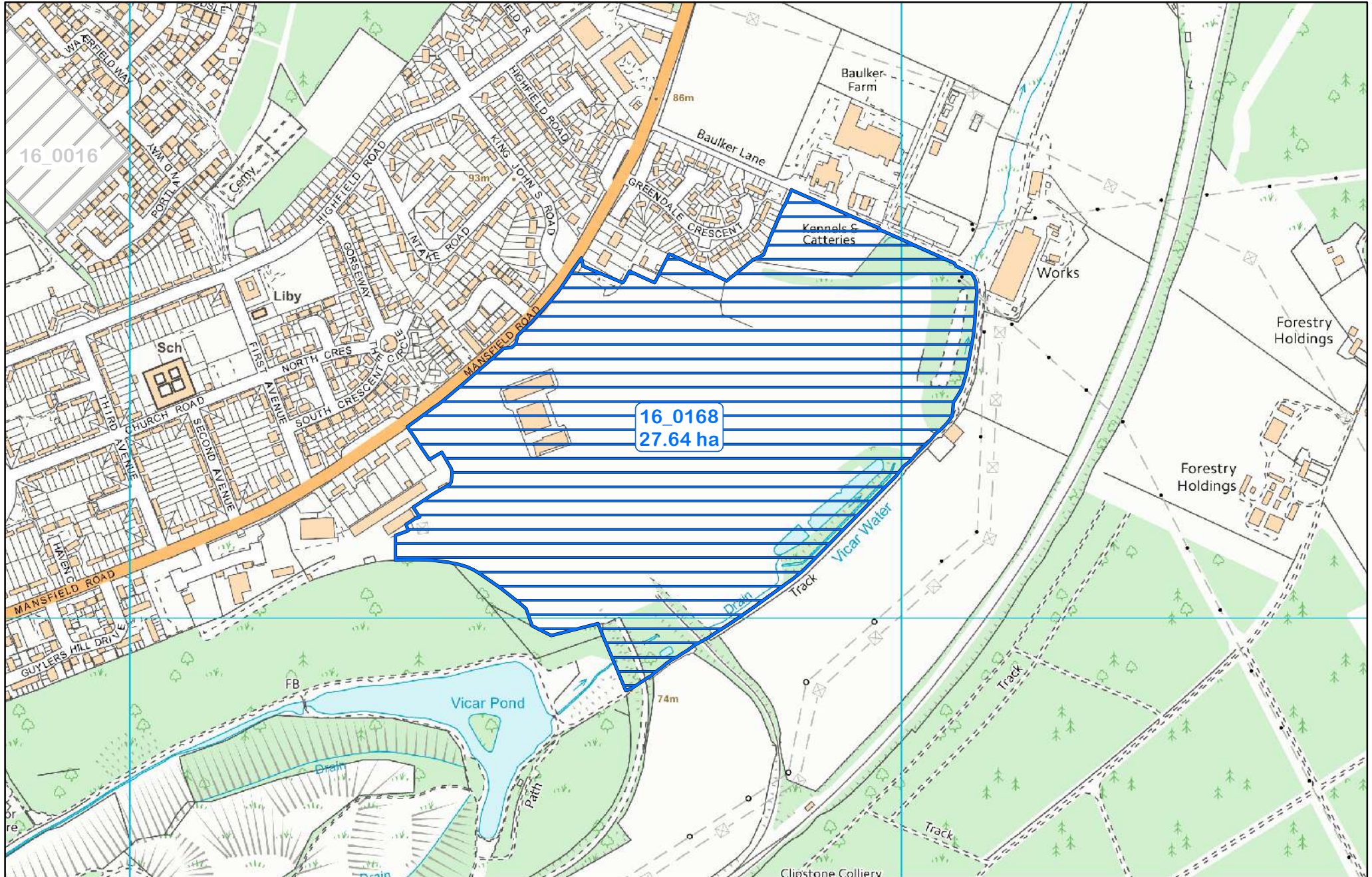
**Additional Comments**

Site was previously 08\_0195

Preservation of the headstocks is a council priority. Negotiations with the landowner suggest that continued allocation as a mixed use site will maximise viability.

Yield: 120 and 12ha

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0233 Site Address Land off Baulker Lane, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 10.43**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is not directly connected to the public highway and is there not suitable for development.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL 1.53 Area: Greenfield 8.9  
 Area Character: Countryside / Industrial / Woodland  
 Setting : Countryside / Industrial  
 Current Use: Industrial / Agricultural

**Policy: Not Suitable**

Current Policy Status: Open countryside – although adjacent to the village envelope, new development cannot be allowed here until CI/MU/1 to the west is complete. Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development.

Topography Constraints: No, but rises to east

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: Multiple pylons running through the site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: Bridleway to west of site

Protected Species/Habitats : abuts Local Wildlife site to east.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): Likely setting of Grade II Listed Headstock

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence shows that the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

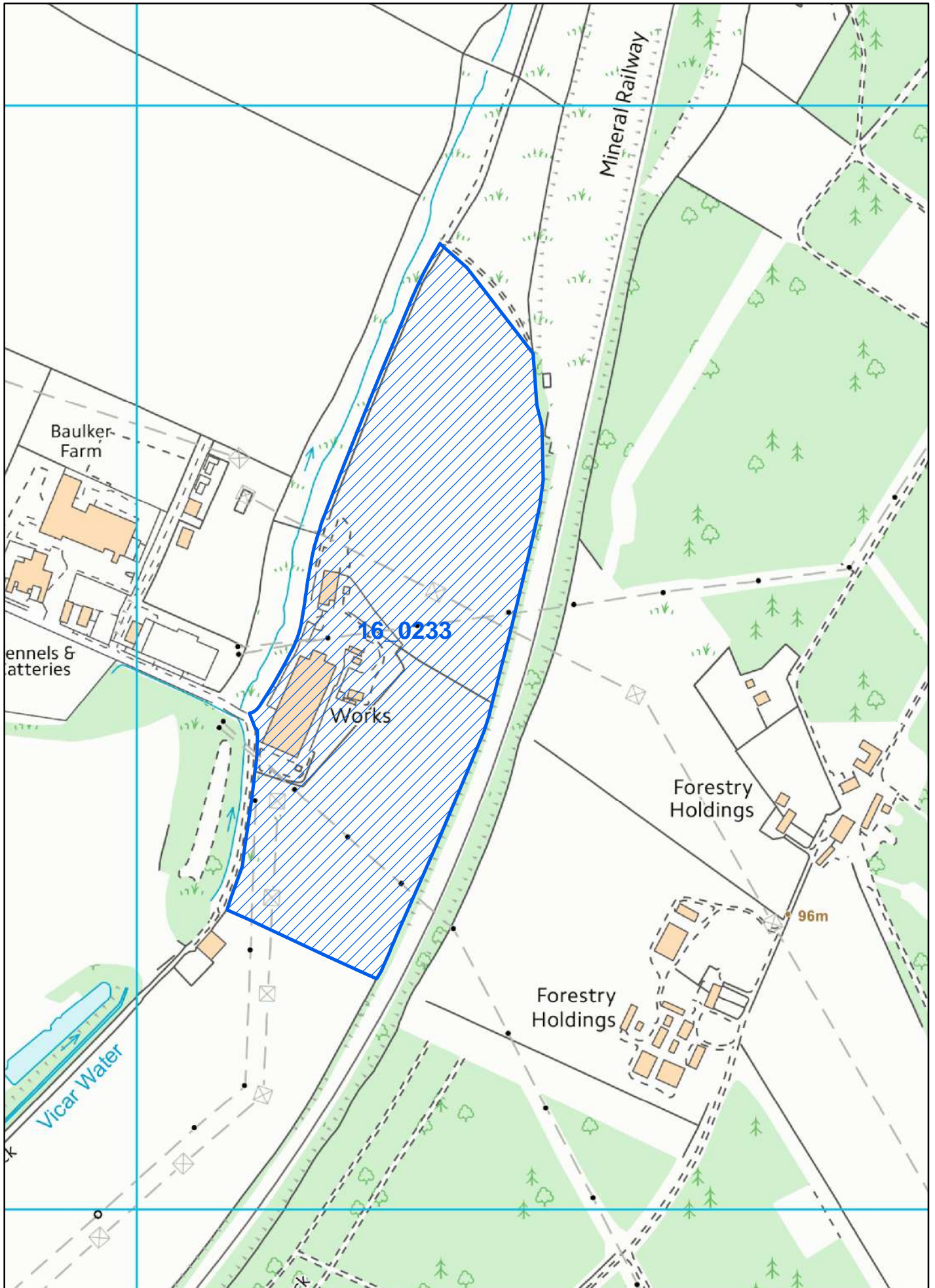
Site was previously known as 08\_0118

Due to relationship with settlement (cut off by employment land) site would be awkward if developed for housing. If other objections could be overcome, land may be more suitable if considered for employment allocation.

Yield: 188



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0258 Site Address Land north of Woodland Close, Clipstone**  
**Housing/Employment/Both: Housing Area (Ha): 2.73**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off-site highways mitigation works may be required. The site is achievable and available.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.73  
 Area Character: Industrial / Forest / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: Adjacent to, but outside Village Envelope Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Off-site highway works and traffic statement required. Access to this site may be available near to the southern end of the frontage on Mansfield Rd. Off-site highway works will likely be required in order to provide a safe access.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus: Power lines running north west to south east along the site.

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Intake Wood Local Wildlife Site.

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):  
Potential archaeological interest

**Suitability Conclusion: May be Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at July 2019

Achievability Comments: Nothing to suggest development is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site was formerly known as 08\_0461

Yield: 49



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0269 Site Address Land at Cavendish Park**  
**Housing/Employment/Both: Housing Area (Ha): 31.51**  
**Parish: Clipstone Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**This site is not suitable for development as there are highways access constraints to the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 31.51ha  
 Area Character: Woodlands / Residential / Allotments  
 Setting : Sherwood Forest/Edge-of-Settlement  
 Current Use: Agricultural Field

---

**Policy: May be Suitable**

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

**Access to Services: May be Suitable**

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

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Assuming connection could be made with a public highway, access to this large site is either poor to the west or unacceptable, or may be restrained by highway / junction capacity issues to the east.

Topography Constraints: No, but slopes down

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good to Moderate) / non-agricultural land

Access to Utilities: Yes

Site Apparatus: Pylons cross site from north west to south east.

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: Bridleway and foot path border the site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): archaeological interest. Site forms part of Clipstone Park non-designated P&G, setting of colliery village (non-designated asset).

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site was re-submitted by an agent August 2019.

Achievability Comments: Nothing to suggest site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site was formerly known as 08\_0210

Yield: 662





**NEWARK &  
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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CROMWELL PARISH – SITE ASSESSMENTS**

**2021**

**Cromwell Parish**

The following sites have been submitted within the Parish of Cromwell. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0209 Site Address Land east of Great North Road, Cromwell**  
**Housing/Employment/Both: Housing Area (Ha): 1.43**  
**Parish: Cromwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.43

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

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**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post	Further Education:	Hospital:
	Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: Contamination Category:

Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

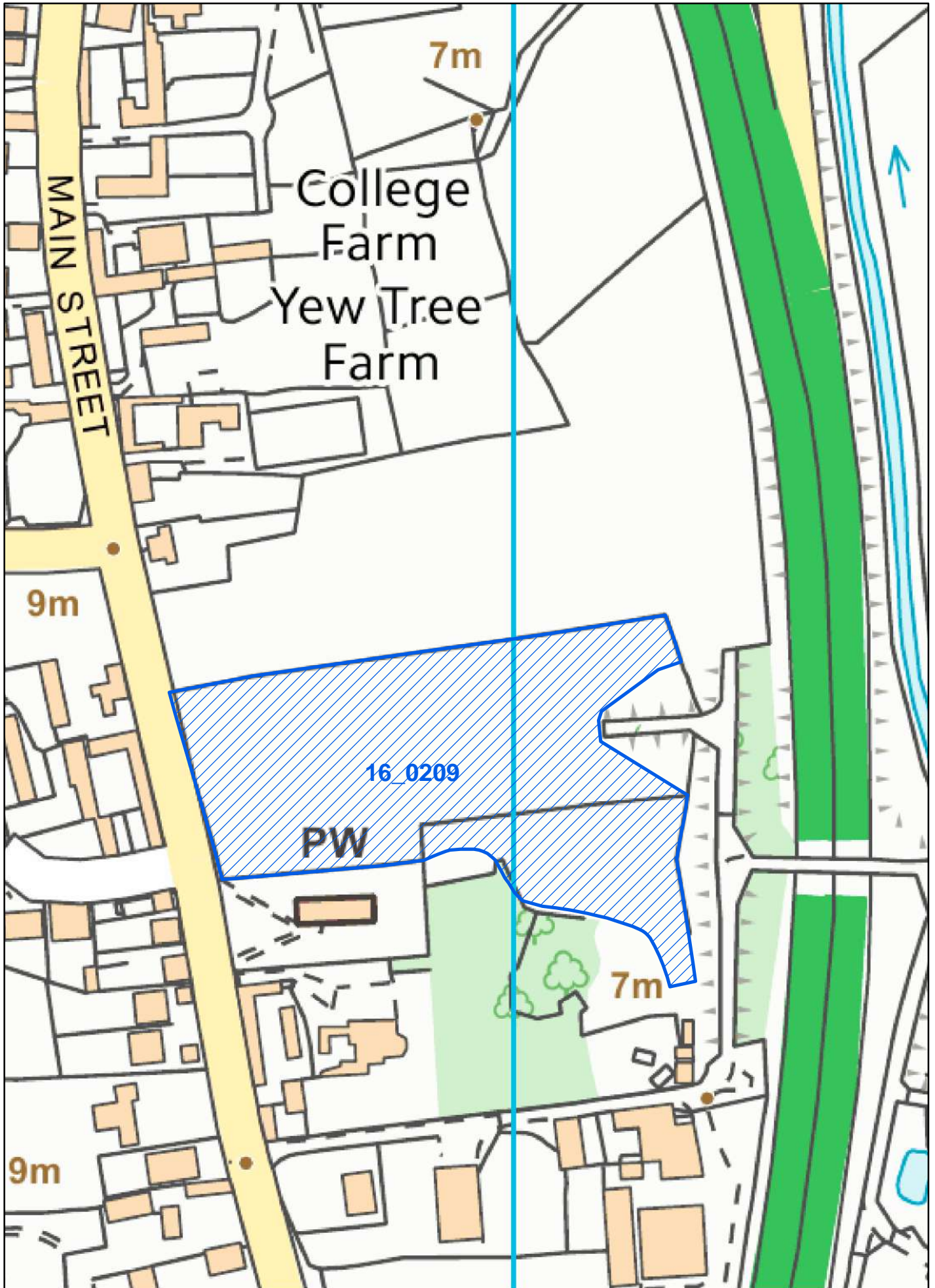
**Additional Comments**

Former reference 08\_0168

Yield: 30



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0210 Site Address Land west of Great North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.93**  
**Parish: Cromwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.93

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

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**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:  
 Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

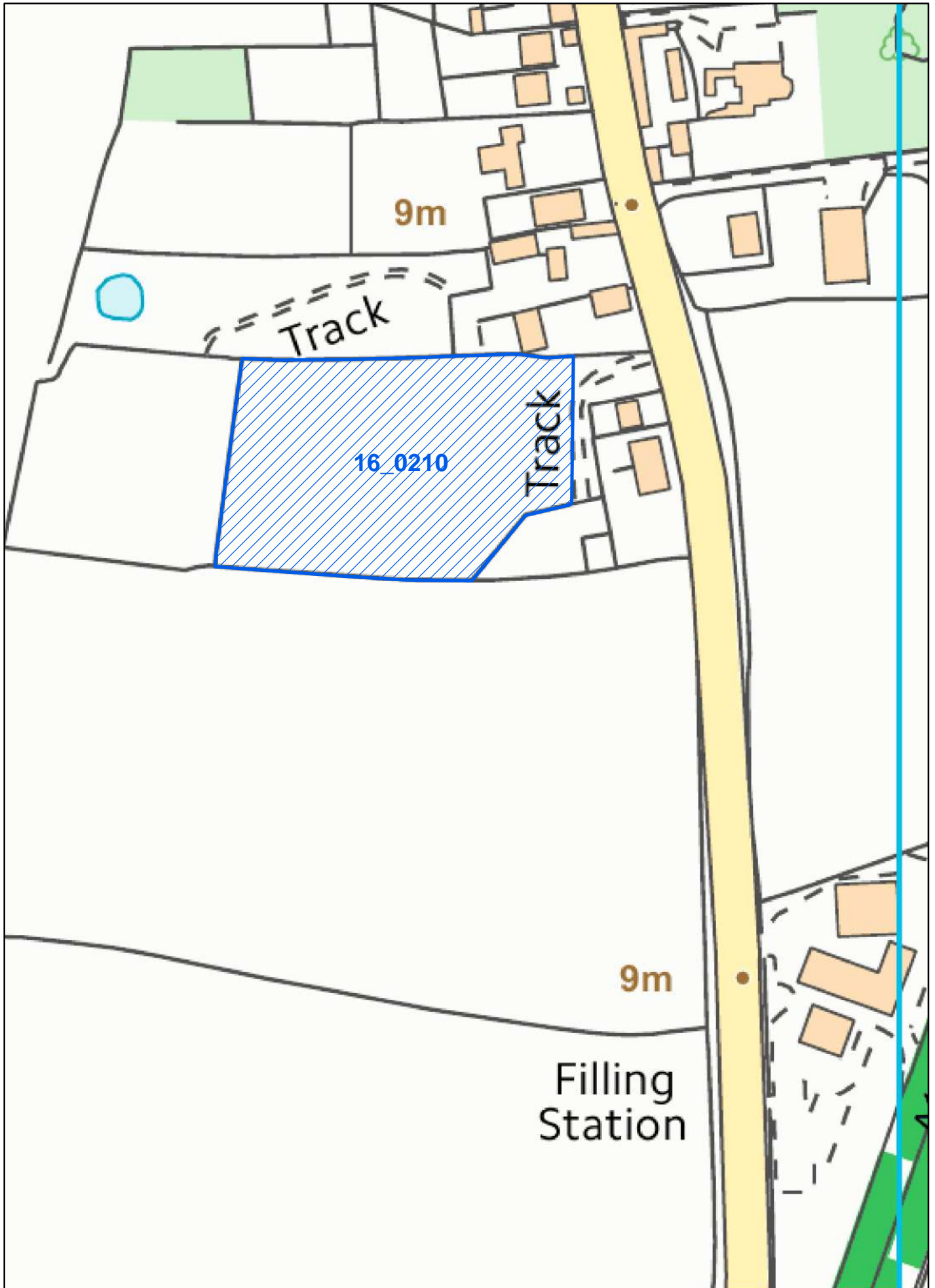
**Additional Comments**

Formerly 08\_0175

Yield: 20



# SHELAA 2016 Sites (Portrait)





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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**EDINGLEY PARISH – SITE ASSESSMENTS**

**2021**

## **Edingley Parish**

The following sites have been submitted within the Parish of Edingley. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0044 Site Address Elmtree Bungalow**  
**Housing/Employment/Both: Housing Area (Ha): 2.07**  
**Parish: Edingley Ward: Southwell**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Village Boundary PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Rural / Residential

Setting : Rural / Residential

Current Use: Agricultural / Residential

**Policy: Not Suitable**

Current Policy Status: SP3 & DM8 Other Policy Constraints:

Conflicting Issues: Site is in the Open Countryside.

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine / Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 655m	

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

### Physical Constraints :

#### Highway Engineers Comments:

Whilst adequate access may be achieved, sustainable transport links in terms of the site's juxtaposition with local facilities and current lack of footway and lighting may be contrary to Planning Policy.

Topography Constraints: No

Contaminated Land?: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 1, 2 & 3

Surface Water Flooding: 1.5% at high risk, 2% at medium risk, 9% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: footpath touches bottom corner of site, unlikely to be redeveloped but may impact views

Protected Species/Habitats : May be habitat for Great Crested Newt

Tree Preservation Order: No

Natural Features on site: trees, hedges, ditch

Conservation Area : No

Heritage asset (designated & non designated): 370m to Norwood Park Farmhouse

**Suitability Conclusion: Not Suitable – Settlement too Small**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability September 2019.

Achievability Comments: Nothing suggests site is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

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

Timescale: 0-5 years and 5-10 years (two stages) Availability Other Issues:

Viability Comments:

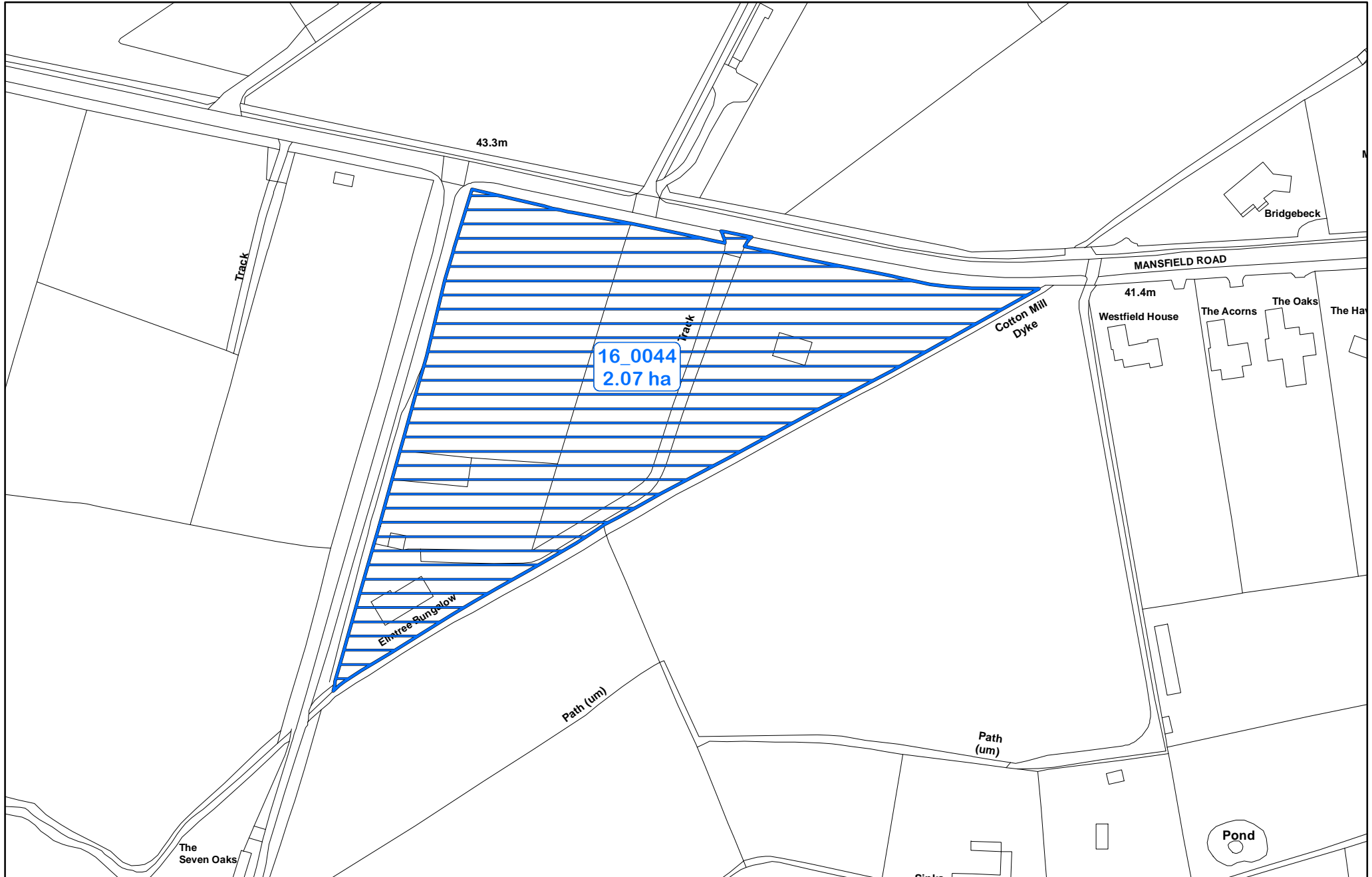
**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 37

# SHELAA 2016 Sites (Landscape)





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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**EDWINSTOWE PARISH – SITE  
ASSESSMENTS**

**2021**

## **Edwinstowe Parish**

The following sites have been submitted within the Parish of Edwinstowe.

**Site Reference Number: 16\_0059 Site Address: Former Thoresby Colliery**  
**Housing/Employment/Both: Mixed use SUE Area (Ha): 197.5**  
**Parish: Edwinstowe Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The 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 allocated for development (ShAP4) and benefits from outline planning permission with reserved matters granted on part of the site and is currently under construction.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Inside village envelope PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 197.5  
 Area Character: Rural / Former Industrial / Residential  
 Setting : Sherwood Forest/ Rural  
 Current Use: Former Colliery / Coal Mine

**Policy: Suitable**

Current Policy Status: Site is allocated for development by Policy ShAP 4. Outline plans show extent of development (inside village envelope) and green space/suitable alternative natural green space (outside) Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments: Planning permission

Topography Constraints: Spoil tips provide hill features in an otherwise fairly flat undulating topography

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

Agricultural land quality : 13.87% Grade 3 (Good – Moderate), 86.13% Non-agricultural      Access to Utilities: Yes

Site Apparatus: Numerous former colliery buildings, many of which have been demolished      Neighbour Issues:

Flood Zone: 1                                      Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

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

Protected Species/Habitats: Sherwood Forest ancient woodlands is adjacent to site although not proposed development area.      Tree Preservation Order: No

Natural Features on site: Trees

Conservation Area : Adjacent to CA                      Heritage asset (designated & non designated): Edwinstowe Hall is within 100m

**Suitability Conclusion: Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site remains available.

Achievability Comments: No evidence suggests site is not achievable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

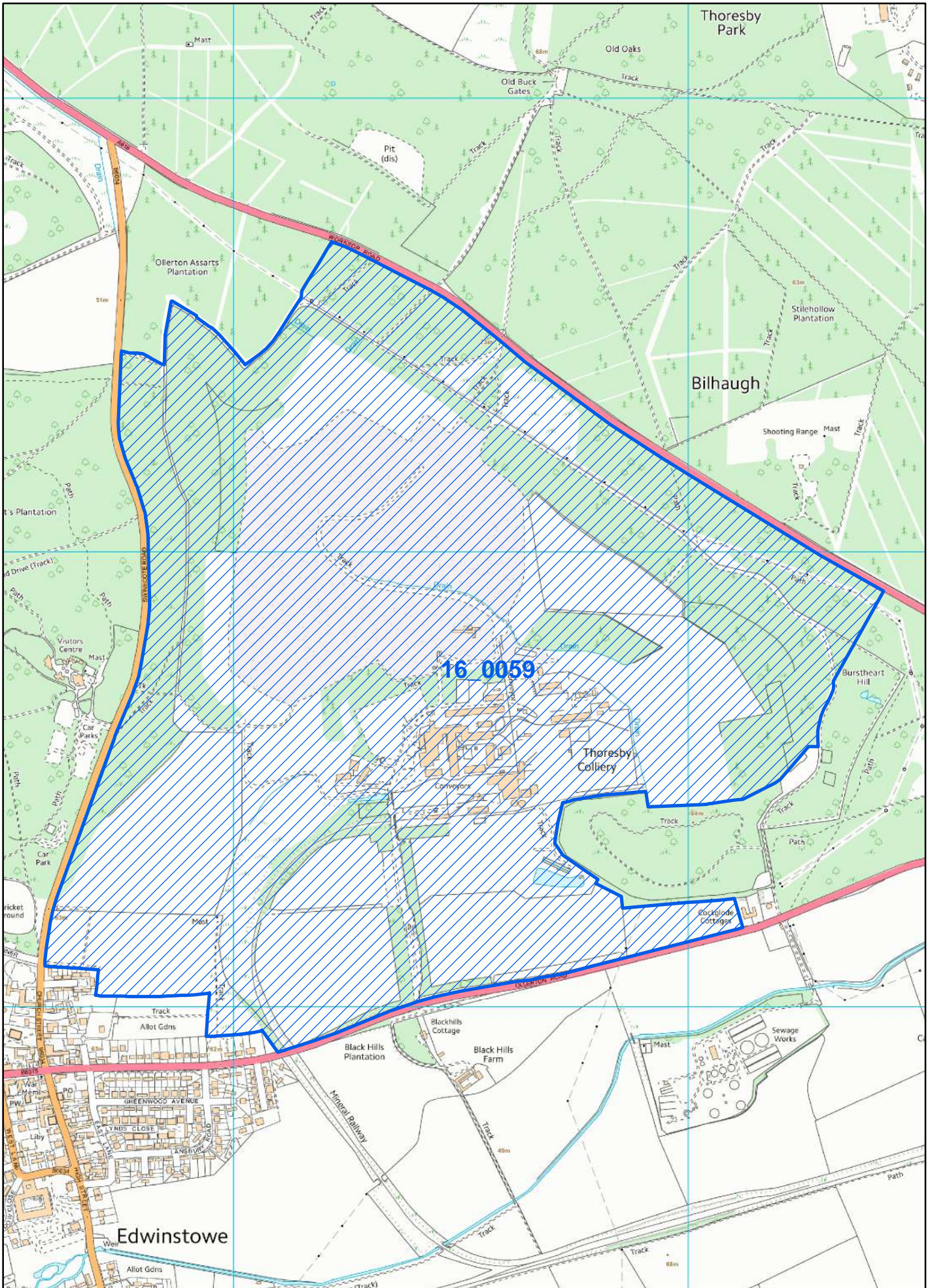
**Additional Comments**

Site benefits from 16/02173/OUTM for up to 800 dwellings and 19/01016/RMAM for Phase 1 for 143 dwellings.

Yield: 800



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0065 Site Address: Land north of Ollerton Road, Edwinstowe**  
**Housing/Employment/Both: Housing Area (Ha): 1.43**  
**Parish: Edwinstowe Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site would not be achievable

**OVERALL CONCLUSION:**  
**The site has the benefit of reserved matters permission for 28 dwellings. The site is both available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within village boundary) PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Residential

Setting : Sherwood Forest

Current Use: Vacant Scrubland

**Policy: Suitable**

Current Policy Status: Site benefits from planning permission Other Policy Constraints:

Conflicting Issues:

**Access to Services : May be Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments:

Reserved matters permission for 28 dwellings already granted.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : 100% Grade 3 (Good to Moderate)

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 7% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : None known

Tree Preservation Order: No

Natural Features on Site: Trees

Conservation Area : No

Heritage asset (designated & non designated):  
No further comments

**Suitability Conclusion: Suitable**

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

Availability Comments: Agent confirmed site available in June 2019.

Achievability Comments: Site has benefit of planning permission

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

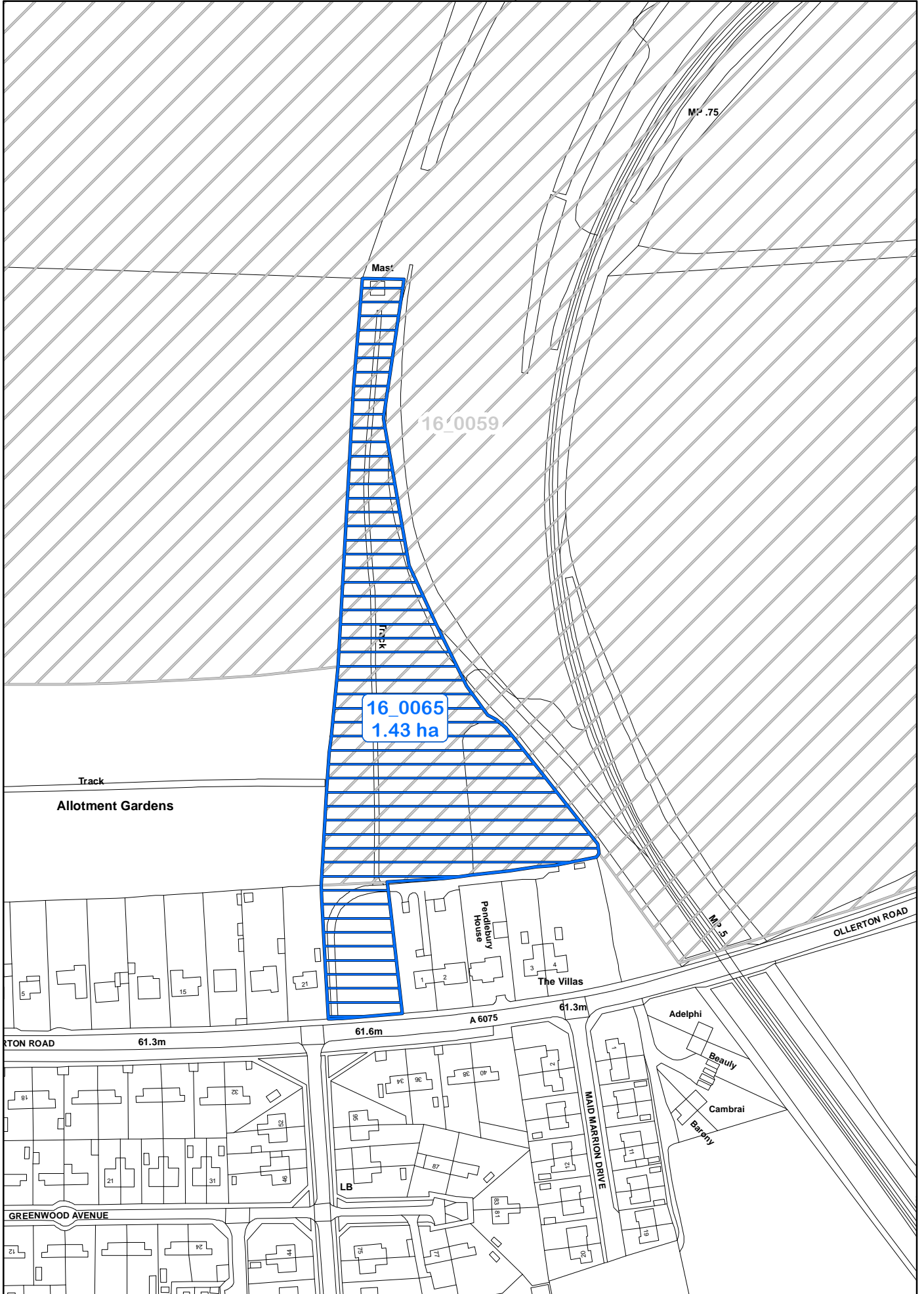
**Additional Comments**

Formerly 08\_0116

Site benefits from approval 18/00822/RMAM (16/00313/OUTM) for 28 dwellings.

Yield: 28 (via permission)

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0160 Site Address Land north of Mansfield Road, Edwinstowe (Ed/Ho/2)**  
**Housing/Employment/Both: Housing** **Area (Ha): 1.71ha**  
**Parish: Edwinstowe** **Ward: Edwinstowe & Clipstone**

**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. The site lies within an area of former coal mining activity. Any development in this area needs to demonstrate that the development will be safe and stable, taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.71ha

Area Character: Residential / Countryside

Setting : Edge-of-Settlement

Current Use: Agricultural

---

**Policy: Suitable**

Current Policy Status: Allocated Ed/Ho/2 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

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

**Physical Constraints : Suitable**

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:

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats : None

Tree Preservation Order: No

Natural Features on Site: Hedge Boundary

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019.

Achievability Comments: Nothing suggests site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

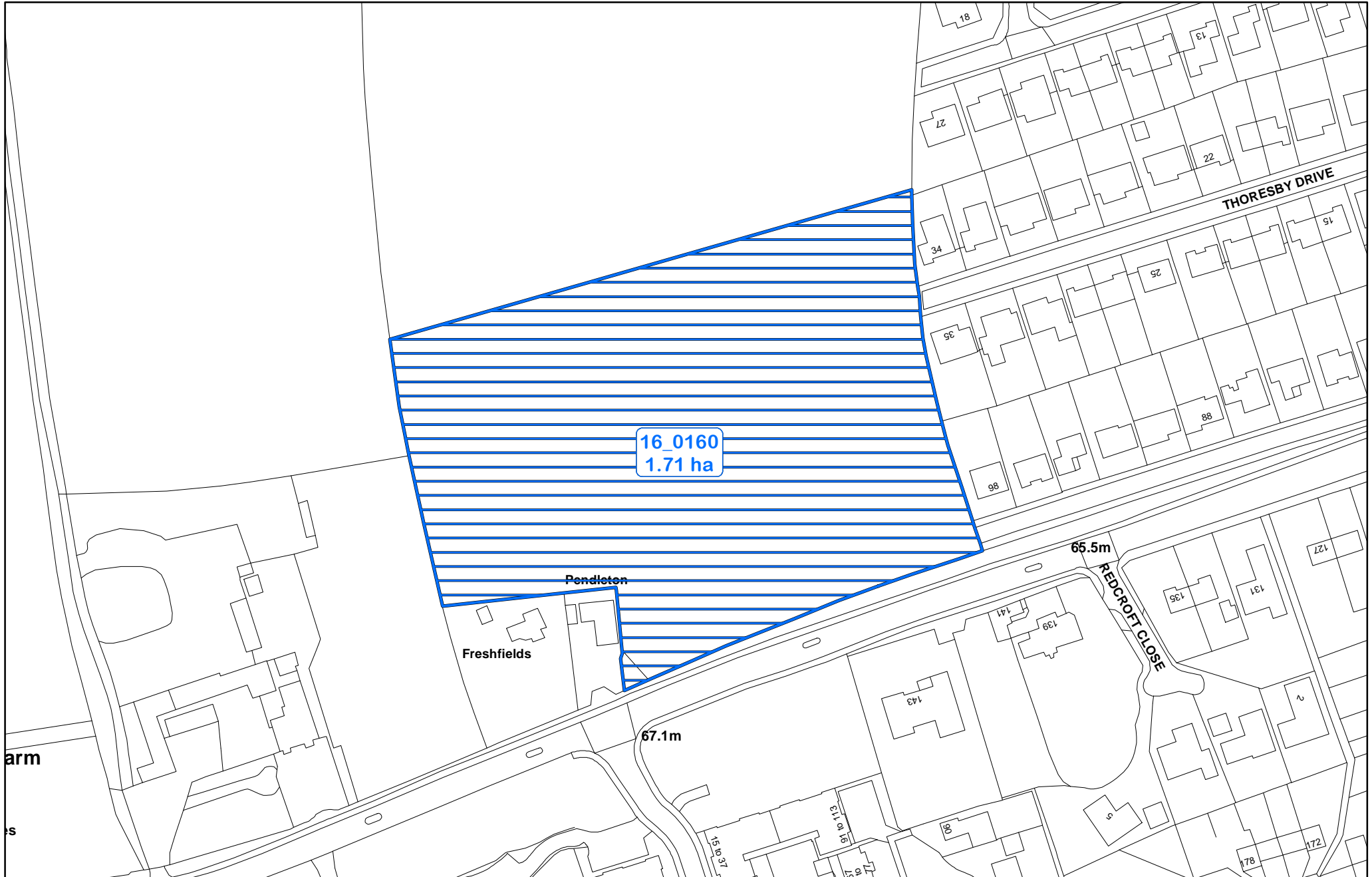
**Achievability Conclusion:** Achievable

**Additional Comments**

Site consists of part of the former 08\_0138.

Yield: 50

# SHELAA 2016 Sites (Landscape)



<b>Site Reference Number: 16_0219 Site Address Land south of Lansbury Road, Edwinstowe</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 8.32</b>
<b>Parish: Edwinstowe</b>	<b>Ward: Edwinstowe and Clipstone</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
<b>The site has no connection to the public highway and is therefore not suitable for development.</b>	

**SUITABILITY**

<b>Character Land Use Location: May be Suitable</b>	
Location: Village (outside but adjacent to village boundary)	PDL/Greenfield: Greenfield
	Area: PDL          Area: Greenfield 8.32ha
Area Character: Residential / Countryside	
Setting : Edge-of-Settlement	
Current Use: Agricultural	
<b>Policy: May be Suitable</b>	
Current Policy Status: Outside (but adjacent to village boundary)	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

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

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site has no connection to the public highway and is therefore unsatisfactory

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1, but adjacent zones 2 & 3

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

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: adjacent, review 2019 unlikely to include site.

Heritage asset (designated & non designated): Grounds of Edwinstowe House, setting of CA

**Suitability Conclusion: Not suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing suggests land is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

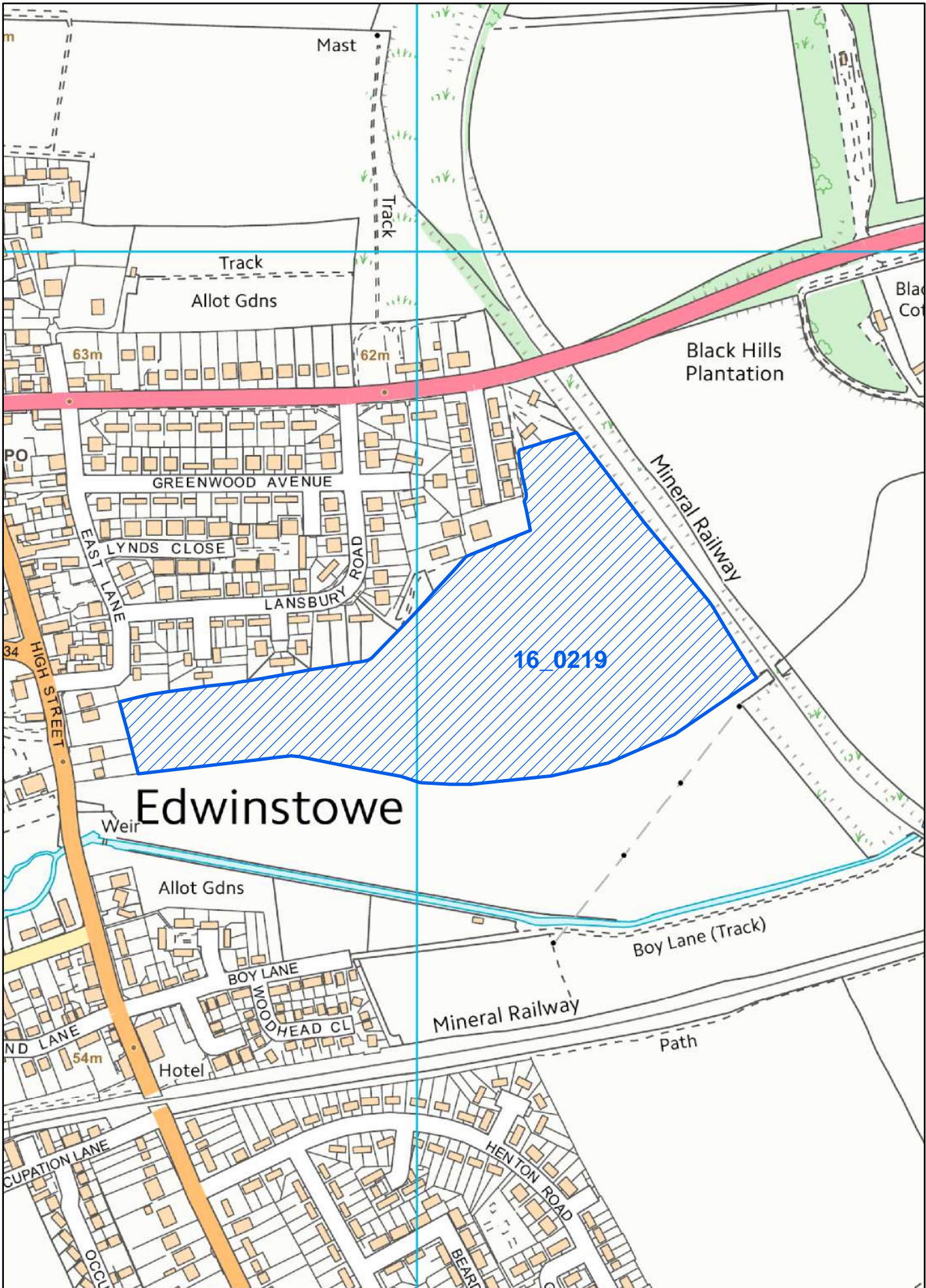
**Additional Comments**

Site was formerly 08\_0139a

Yield: 150



# SHELAA 2016 Sites (Portrait)



A

**Site Reference Number: 16\_0220 Site Address Land west of Mill Lane, Edwinstowe**  
**Housing/Employment/Both: Housing Area (Ha): 3.22**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**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 separated from the village boundary and is therefore not suitable for development. It is doubtful if a safe access can be achieved to / from the site. The site is also adjacent to a Local Wildlife Site and has potential flooding issues.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from village boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.22

Area Character: Riparian Countryside

Setting : Countryside

Current Use: Agriculture

---

**Policy: Not Suitable**

Current Policy Status: Separate from village, Other Policy Constraints:  
 open countryside

Conflicting Issues: SP3 / DM8

**Access to Services : May be Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

The adjacent railway bridge abutments would likely obstruct visibility from this site. It is doubtful if an acceptable access could be achieved. It is suggested that a full TA would be required to establish the suitability of the site for residential development and improved footway connections would have to be made.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1, 2 & 3

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: Bridleway along river bank

Protected Species/Habitats : Adjacent a Local Wildlife site and near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site: River

Conservation Area : No, may be adjacent subject to CA boundary review 2019

Heritage asset (designated & non designated): non-designated mill and former colliery village may be impacted.

**Suitability Conclusion: Not Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

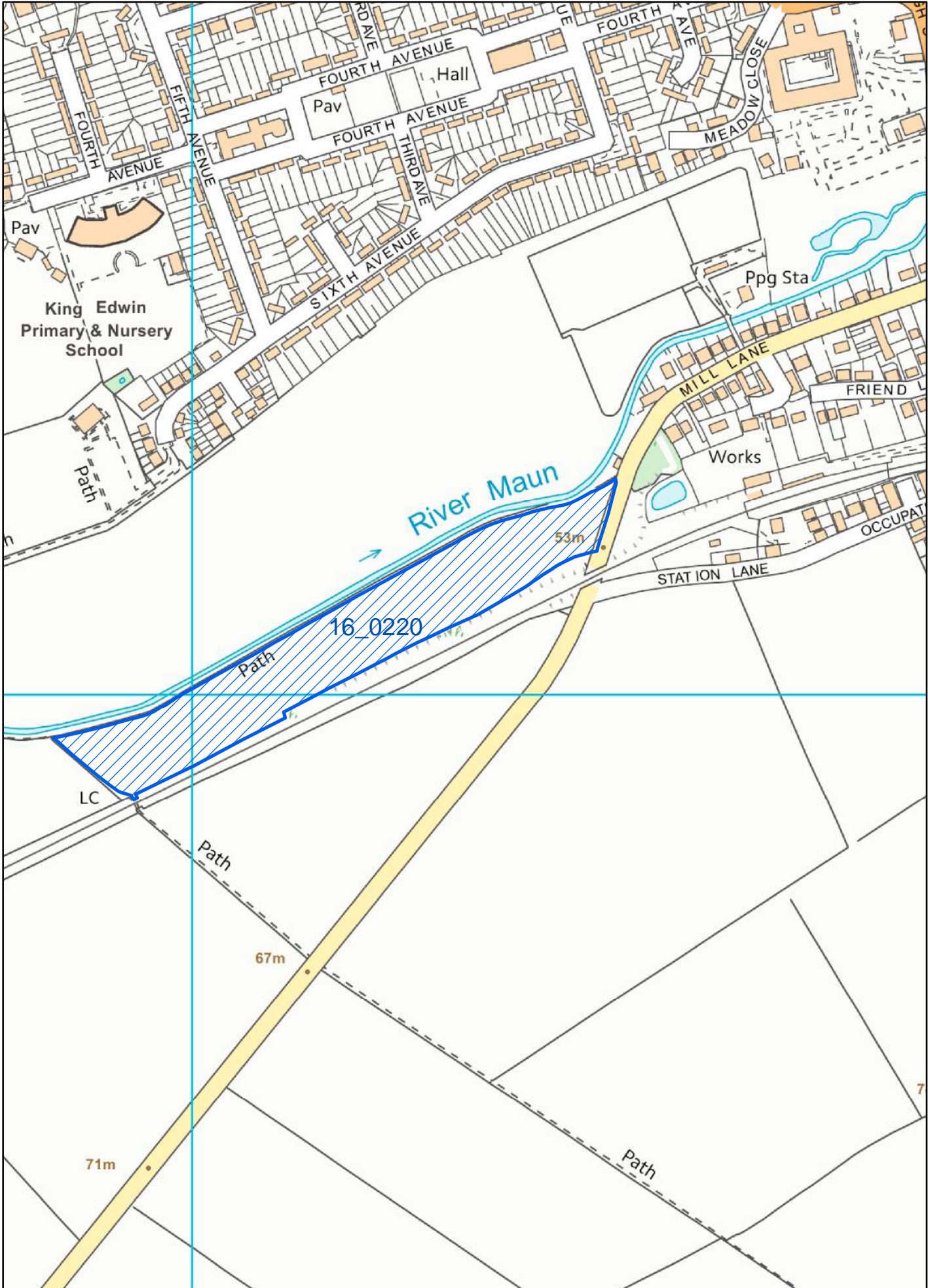
**Additional Comments**

Site was formerly 08\_0139b

Yield: 58



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0221 Site Address Land between railway and Mill Lane (west), Edwinstowe</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 4.38</b>
<b>Parish: Edwinstowe</b>	<b>Ward: Edwinstowe and Clipstone</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
Availability Comments:	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
Achievability Comments:	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
<b>The site is separated from the village boundary and is therefore not suitable for development. Possible highways constraints in this location.</b>	

**SUITABILITY**

<b>Character Land Use Location: Not Suitable</b>	
Location: Separated from village boundary	PDL/Greenfield: Greenfield Area: PDL      Area: Greenfield 4.38
Area Character: Countryside	
Setting : Countryside	
Current Use: Agriculture	
<b>Policy: Not Suitable</b>	
Current Policy Status: Outside village envelope / open countryside      Other Policy Constraints:	
Conflicting Issues: SP3 / DM8	

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

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. However, there would be no safe pedestrian route back into the village due to the restrictive width of highway between the bridge abutments to the north. The proposal may be contrary to Spatial Policy 7 of the NSDC's Core Strategy. Support for development could not be given unless the sustainable transport issues were addressed.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: Adjacent to railway line

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: Footpath forms western boundary to site

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing to suggest site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

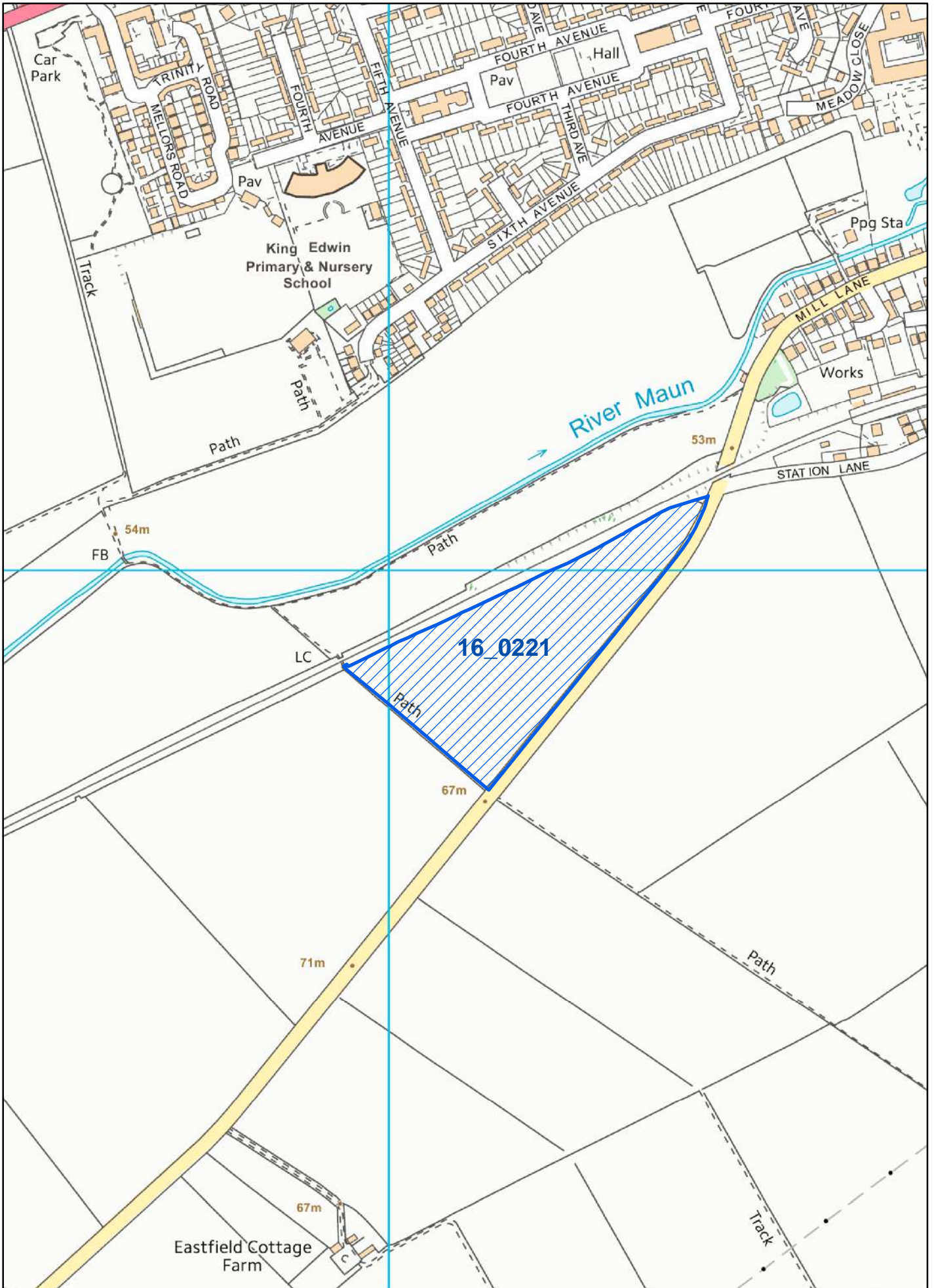
**Additional Comments**

Site was formerly 08\_0139c

Yield: 84



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0222 Site Address Land south of Station Street, Edwinstowe**  
**Housing/Employment/Both: Housing Area (Ha): 27.71**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent to the village boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 27.71  
 Area Character: Residential / Countryside  
 Setting : Edge-of-Settlement  
 Current Use: Agricultural

---

**Policy: May be Suitable**

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

**Access to Services : Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Traffic Assessment required. Satisfactory vehicular access may be achievable at some point of the frontage. Support for development could only be given if sustainable transport links were provided.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues: Close to Overhead Power Lines

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: footpath forms western boundary

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area: May be adjacent, subject to boundary review 2019.

Heritage asset (designated & non designated): potential archaeological interest

**Suitability Conclusion: May be Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

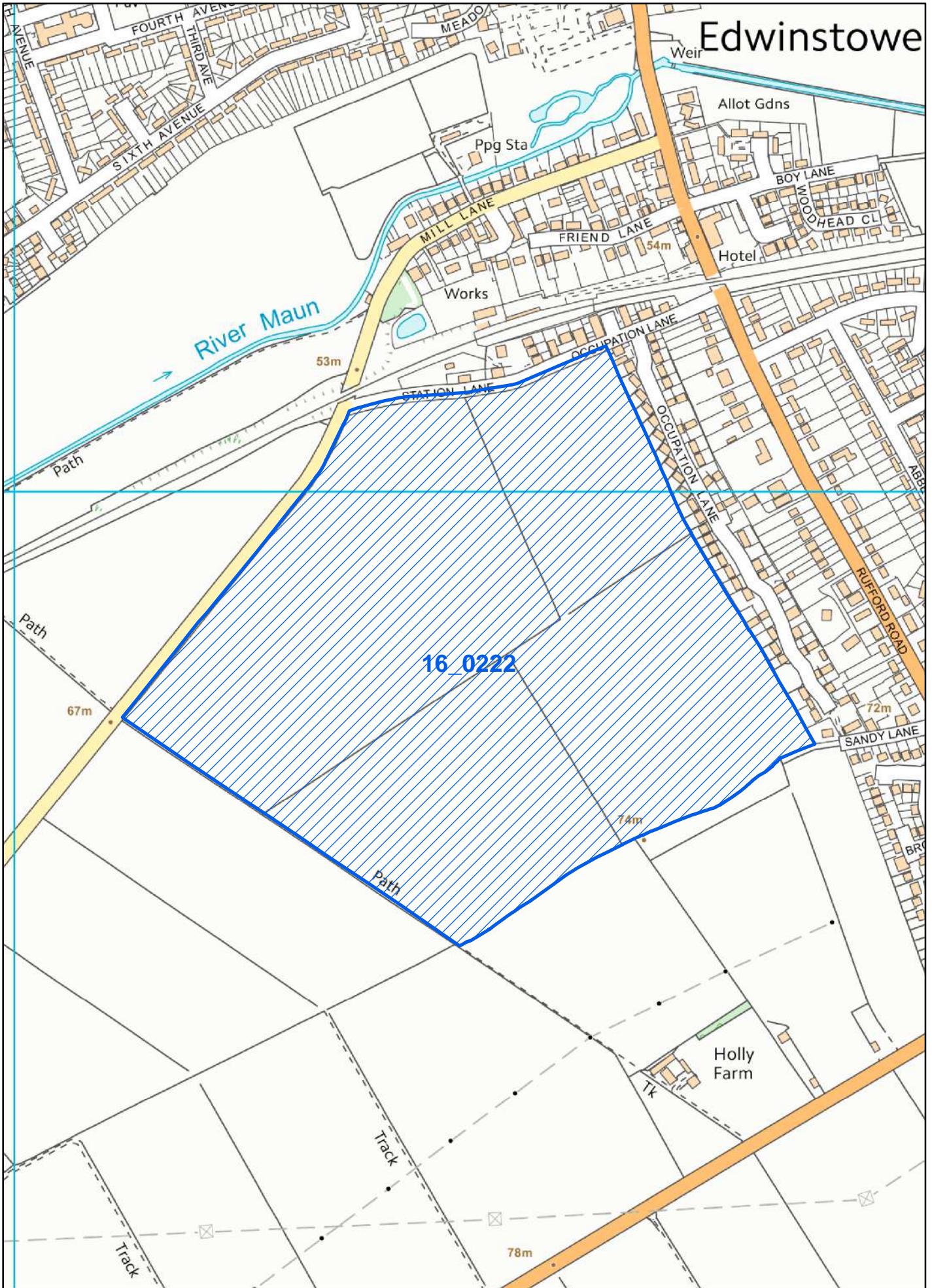
**Additional Comments**

Site was previously 08\_0139d

Yield: 499



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0223 Site Address Land south of Sandy Lane**  
**Housing/Employment/Both: Housing Area (Ha): 2.31**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: May be 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:**  
**Any development in proximity to Birklands and Bilhaugh Special Area of Character (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent to boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.31  
 Area Character: Residential / Countryside  
 Setting :Edge-of-Settlement  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: Outside but adjacent to village envelope Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services : Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Visibility and On Site Highway Layout to be provided to NCC standards. Traffic Assessment required. Any access to this linear site would need to provide the appropriate standard of access for the speed of vehicles on the adjacent road.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities:

Site Apparatus: Pylons run east to west through the site

Neighbour Issues: Overhead powerlines

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: B6030 is also a bridle way

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: May be Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence to show site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

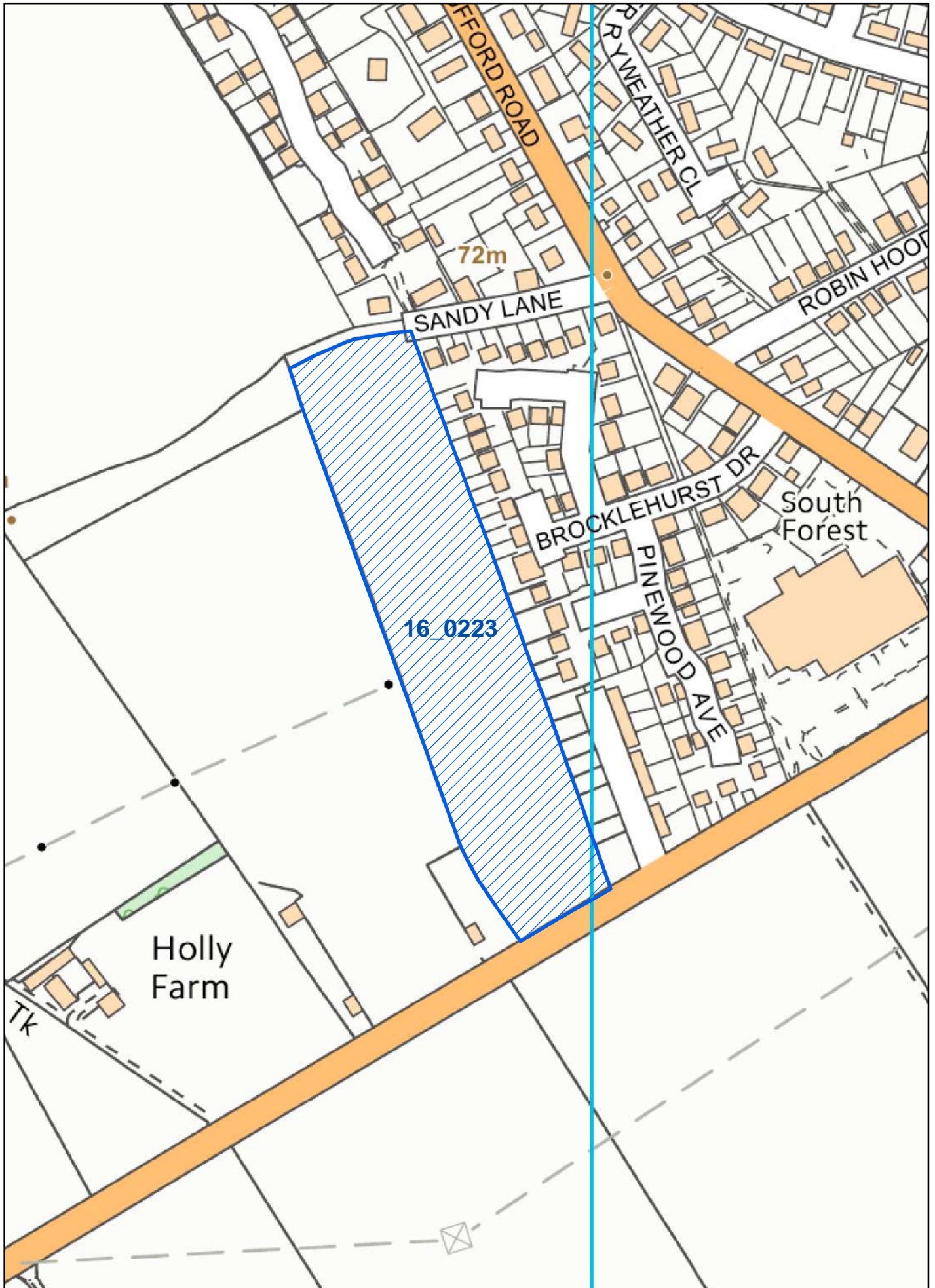
**Additional Comments**

Site was formerly 08\_0139e

Yield: 42



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0224 Site Address Land adjoining Maythorne Gardens**  
**Housing/Employment/Both: Housing Area (Ha): 1.48**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**

**It is possible that future access could be explored via Thoresby Colliery site to the east. However at the present time, the site is not directly connected to the public highway and is therefore not suitable for development. The site is also in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) which will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent to boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.48ha  
 Area Character: Rural / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Agricultural

---

**Policy: May be Suitable**

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

**Access to Services: Suitable**

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

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development. Potential access could be explored via the Thoresby Colliery site to the east.

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)

Access to Utilities:

Site Apparatus: None

Neighbour Issues: Former colliery site to the east with mineral railway line

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : Adjacent (pending CA review 2019) Would still be setting of CA.

Heritage asset (designated & non designated): may be within the setting of listed Edwinstowe Hall and St Mary's Church

**Suitability Conclusion: Not Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: No evidence to suggest site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

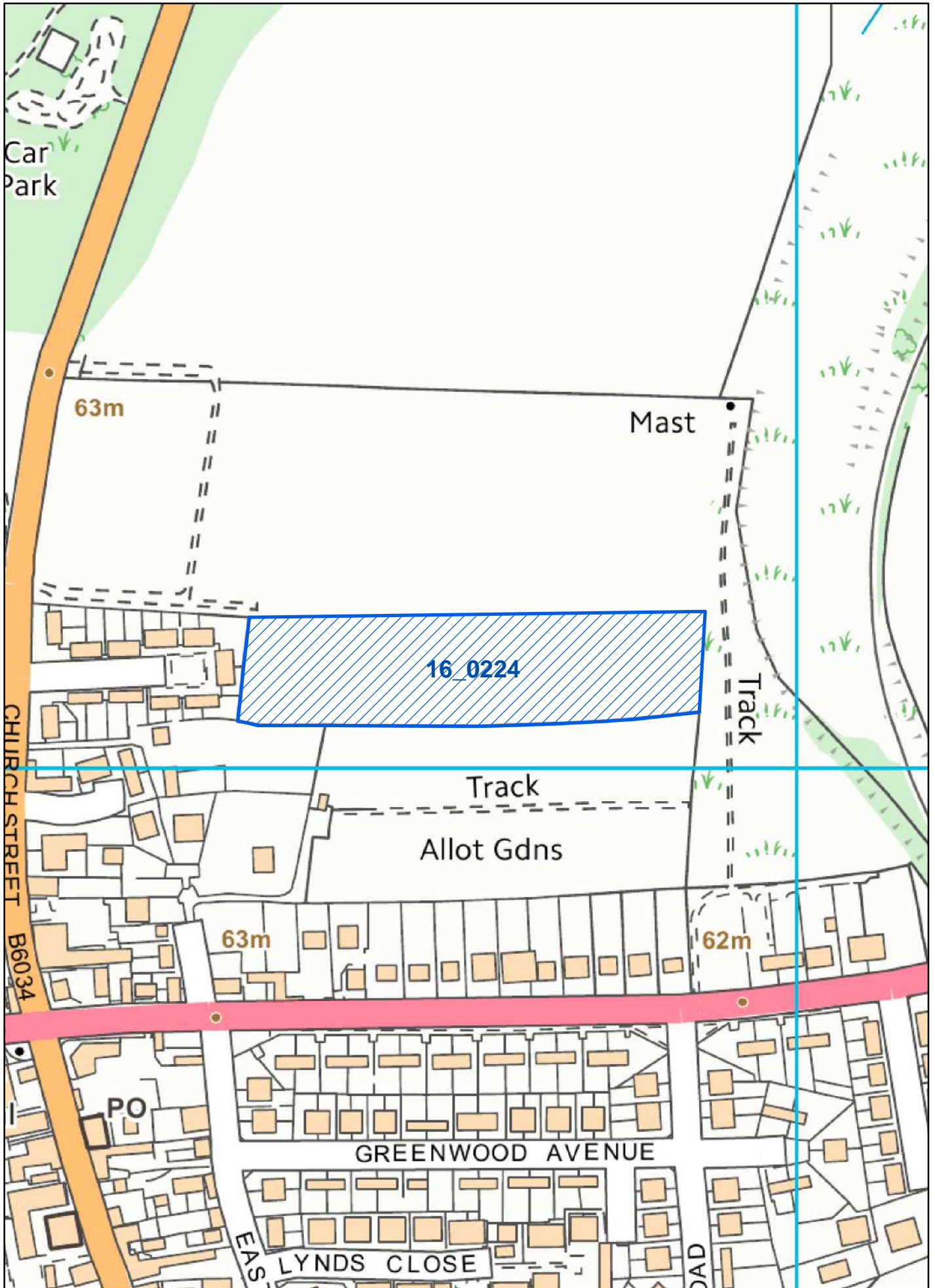
**Additional Comments**

Site was formerly 08\_0141 (Please note former address “Haythorne Gardens” incorrect)

Yield: 31



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0225 Site Address Allotments off Ollerton Road, Edwinstowe**  
**Housing/Employment/Both: Housing Area (Ha): 1.98**  
**Parish: Edwinstowe Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The site is not suitable for development as it is not directly connected to the public highway. Future potential development could consider access through Thoresby Colliery site. The site is currently used as allotment land, appropriate alternative provision would need to be provided. Any development in proximity to Birklands and Bilhaugh Special Area of Character (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. The site is not appropriate for development in isolation.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.98ha  
 Area Character: Allotments / Residential / Countryside  
 Setting : Edge-of-Settlement  
 Current Use: Allotments

---

**Policy: May be Suitable**

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints: Allotment use  
 Conflicting Issues: SP3 / SP8 / DM8

**Access to Services : Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore not suitable for development. Potential access could be explored via the Thoresby Colliery site to the east.

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)

Access to Utilities: Yes

Site Apparatus: Sheds and structures associated with allotment use

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: SP8/allotments

Protected Species/Habitats : Near Birklands and Bilhaugh SAC

Tree Preservation Order: No

Natural Features on site No

Conservation Area : adjacent

Heritage asset (designated & non designated): Setting of CA, listed Church and listed Hall.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing to suggest site is unachievable

Ownership Constraints: None known

Ownership Comments:

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

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

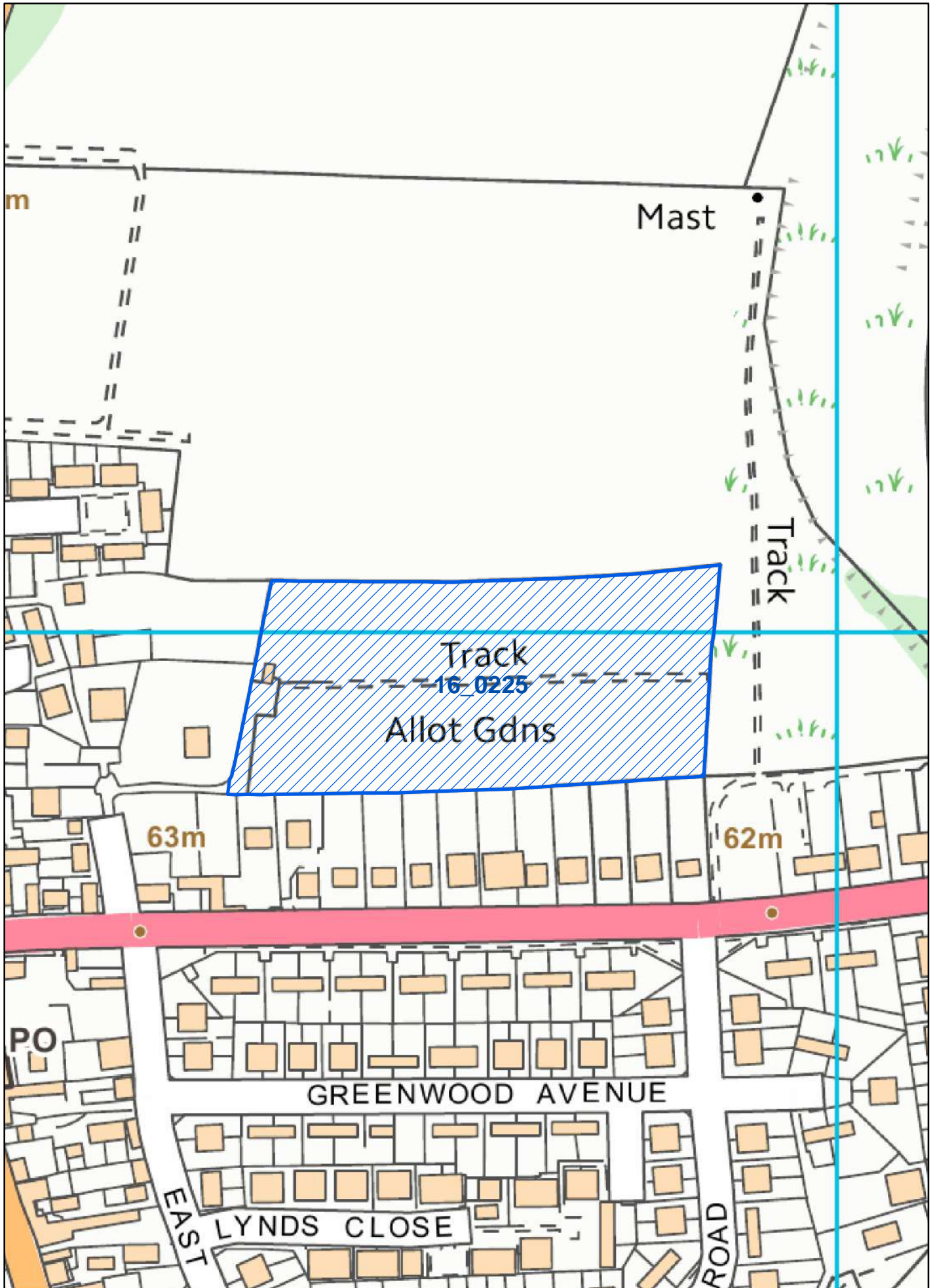
**Additional Comments**

Site was formerly 08\_0142

Yield: 42



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0226 Site Address Land south of Boy Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.44**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The site is currently considered not suitable for development as the site is not directly connected to the highway. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. The site is not appropriate for development in isolation due to highways constraints.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.44ha  
 Area Character: Riparian Countryside / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services : Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The site is not directly connected to the public highway and is therefore unsuitable for development.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)      Access to Utilities: Yes

Site Apparatus: None      Neighbour Issues: Mineral railway line to south

Flood Zone: 1      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No      Impact on existing recreational use: Bridleway to the north

Protected Species/Habitats : Near Birklands and Bilhaugh SAC      Tree Preservation Order: No

Natural Features on site River

Conservation Area : No      Heritage asset (designated & non designated): Possibly within setting of listed church.

**Suitability Conclusion: Not Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019.

Achievability Comments: No evidence against achievability

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

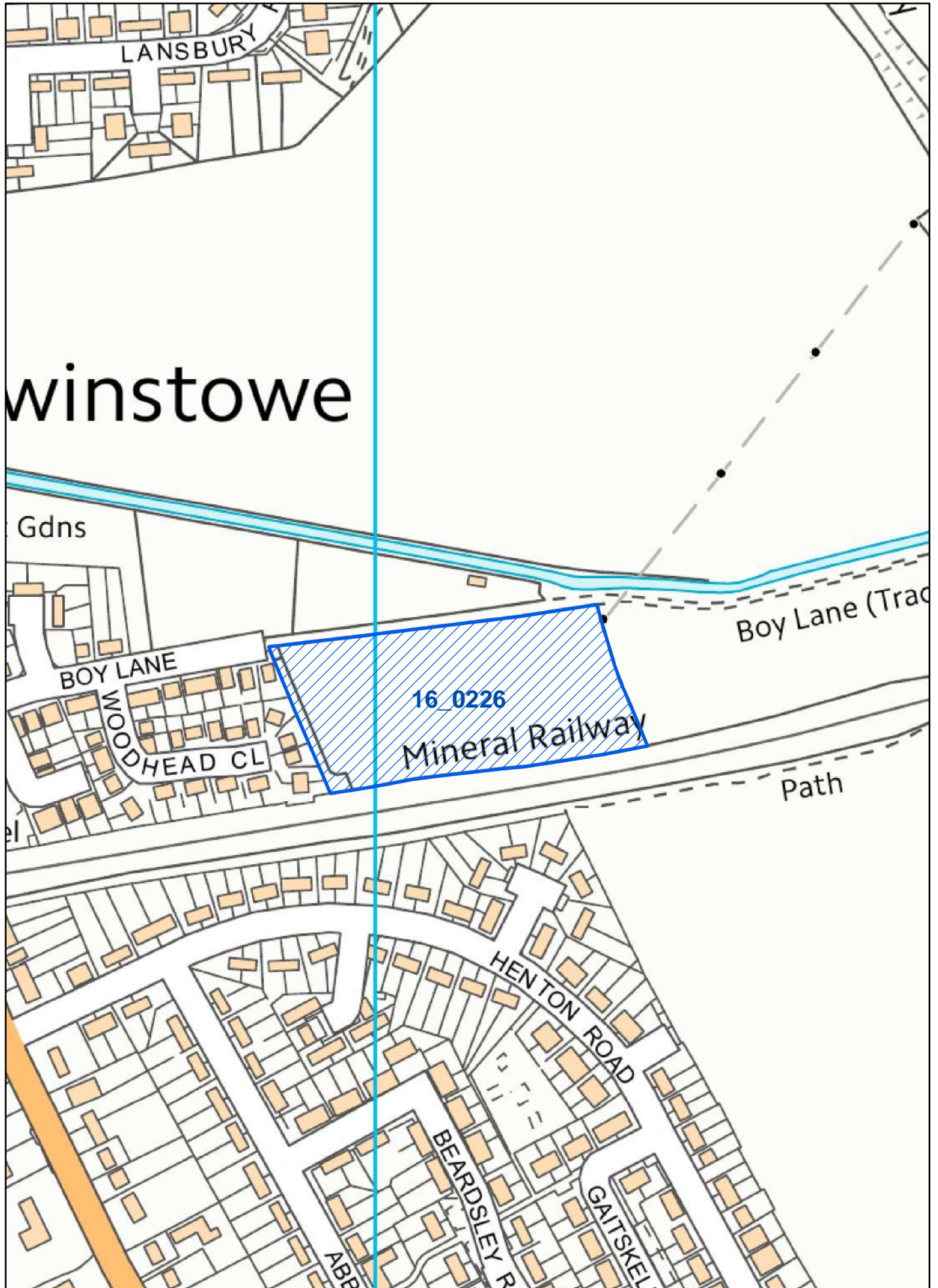
**Additional Comments**

Site was formerly 08\_0143

Yield: 30



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0227 Site Address: Land north of Boy Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.62**  
**Parish: Edwinstowe Ward: Edwinstowe and Clipstone**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**

The may be considered suitable for development and is both available and achievable. Any development in proximity to Birklands and Bilhaugh Special Area of Conservation (SAC) will need to be carefully assessed in order to ascertain that proposed development will not have a detrimental impact on the SAC. Part of the site lies within flood zones 2 and 3 where development should be resisted from the latter flood zone. Part of the site is allotment land and appropriate alternative land would need to be provided. A small portion of the site lies within a Main Open Area (to the north)

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.62  
 Area Character: Residential / Riparian Countryside  
 Setting : Edge-of-Settlement  
 Current Use: Agricultural

**Policy: May be Suitable**

Current Policy Status: Outside (but adjacent to) village envelope Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8 / Small part of site within MOA

**Access to Services: Suitable**

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

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

**Physical Constraints : May be Suitable**

**Highway Engineers Comments:**

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus: Some allotment buildings      Neighbour Issues:

Flood Zone: 1, 2 & 3      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No      Impact on existing recreational use: Bridleway to the south

Protected Species/Habitats : Birklands and Bilhaugh SAC      Tree Preservation Order: No

Natural Features on site No

Conservation Area: Not at present, subject to possible inclusion in CA review 2019.      Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available at June 2019

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

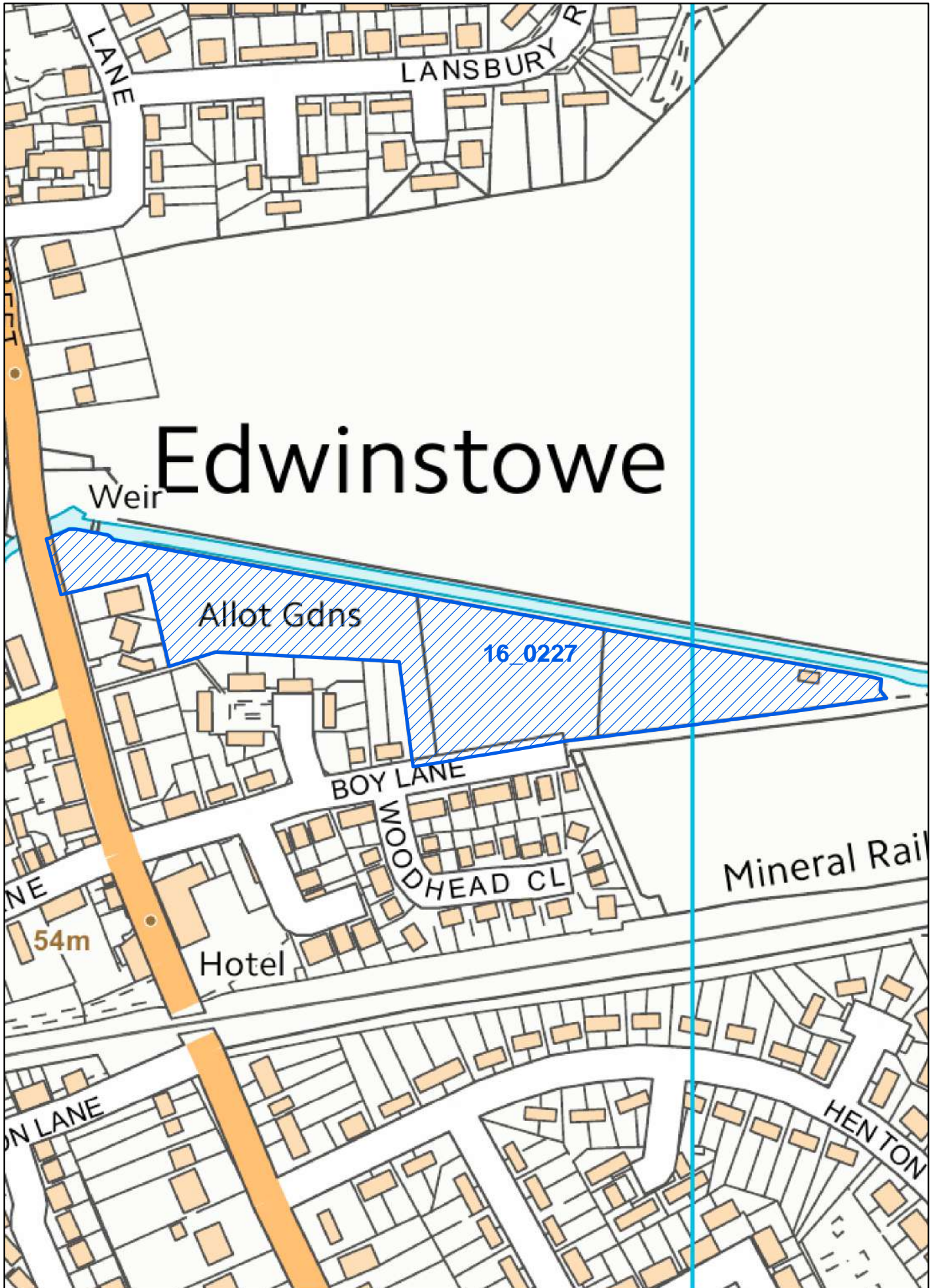
**Additional Comments**

Site was formerly 08\_0492

Yield: 34



# SHELAA 2016 Sites (Portrait)





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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**EGMANTON PARISH – SITE ASSESSMENTS**

**2021**

**Egmanton Parish**

The following sites have been submitted within the Parish of Egmanton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0195 Site Address Land south of Weston Road**  
**Housing/Employment/Both: Housing Area (Ha): 8.95**  
**Parish: Egmanton Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Edge of Settlement PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 8.95ha  
 Area Character: Rural / Residential  
 Setting : Rural / Residential  
 Current Use: Agricultural

**Policy:**  
 Current Policy Status: SP3 / DM8 Other Policy Constraints:  
 Conflicting Issues: The Site is on the open countryside

**Access to Services :**

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

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1, 2 & 3                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use: Bridleways 5 & 9

Protected Species/Habitats :                      Tree Preservation Order: No

Natural Features on Site: Site has strong hedge borders with occasional trees

Conservation Area : No                      Heritage asset (designated & non designated): None known

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

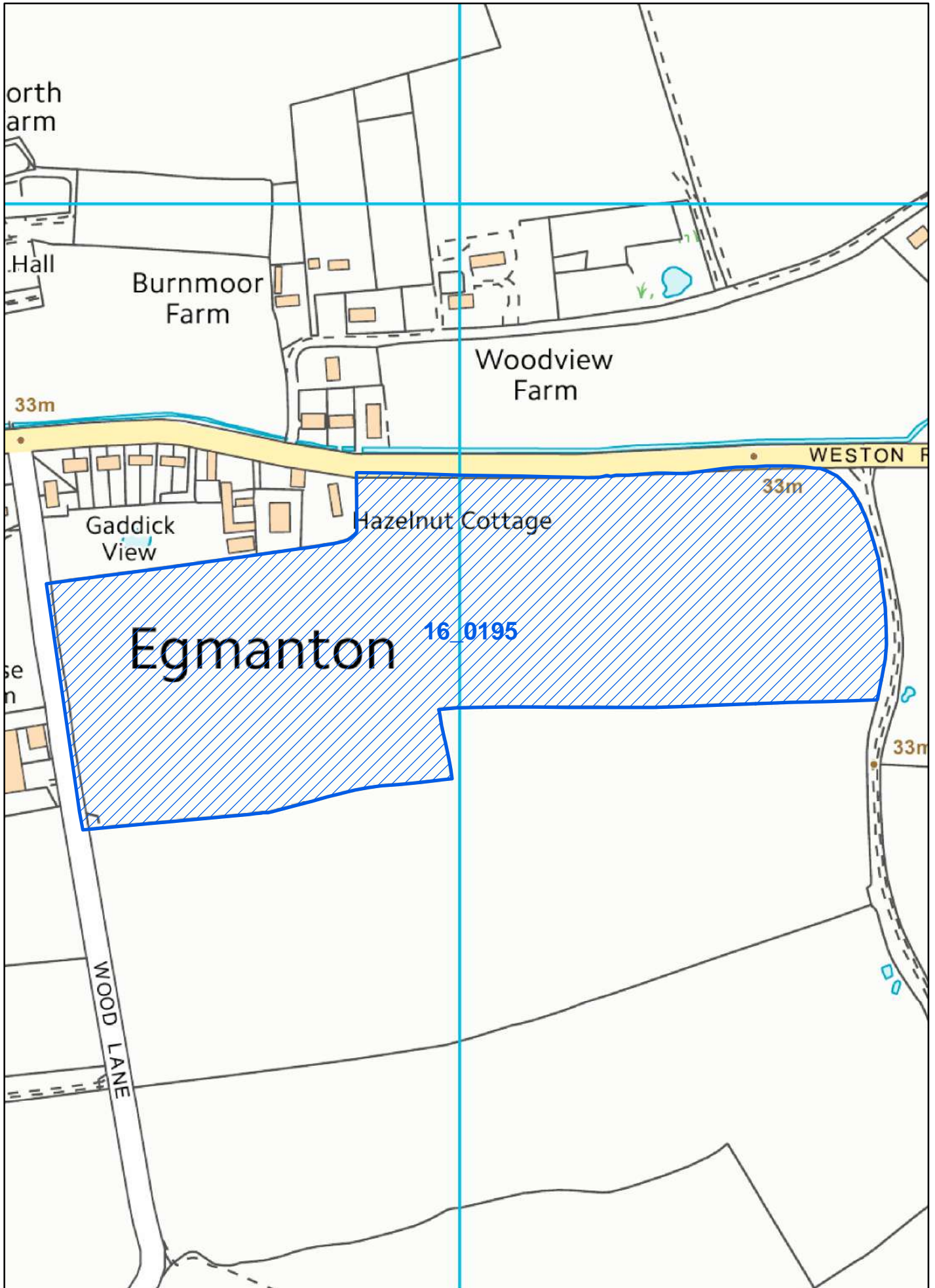
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**Additional Comments**

Yield: 161



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
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*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**ELSTON PARISH – SITE ASSESSMENTS**

**2021**

**Elston Parish**

The following sites have been submitted within the Parish of Elston. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0182 Site Address Land at Pinfold Lane, Elston**  
**Housing/Employment/Both: Housing Area (Ha): 2.28**  
**Parish: Elston Ward: Farndon & Fernwood**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent to village PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.28ha  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

**Policy:**

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

**Access to Services :**

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

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 2 (Very Good)                      Access to Utilities:  
Site Apparatus:    Neighbour Issues:  
Flood Zone: 1    Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:    |    Impact on existing recreational use:  
Protected Species/Habitats :    Tree Preservation Order: 12/00005/TPO  
Woodland 1 on the southern boundary of the site; Group 1 on the eastern boundary of the site  
Natural Features on site  
Conservation Area : Adjacent to CA    Heritage asset (designated & non designated):

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:    Ownership Comments:  
Legal Issues:    Legal Comments:  
Timescale:    Availability Other Issues:  
Viability Comments:  
**Availability Conclusion:**



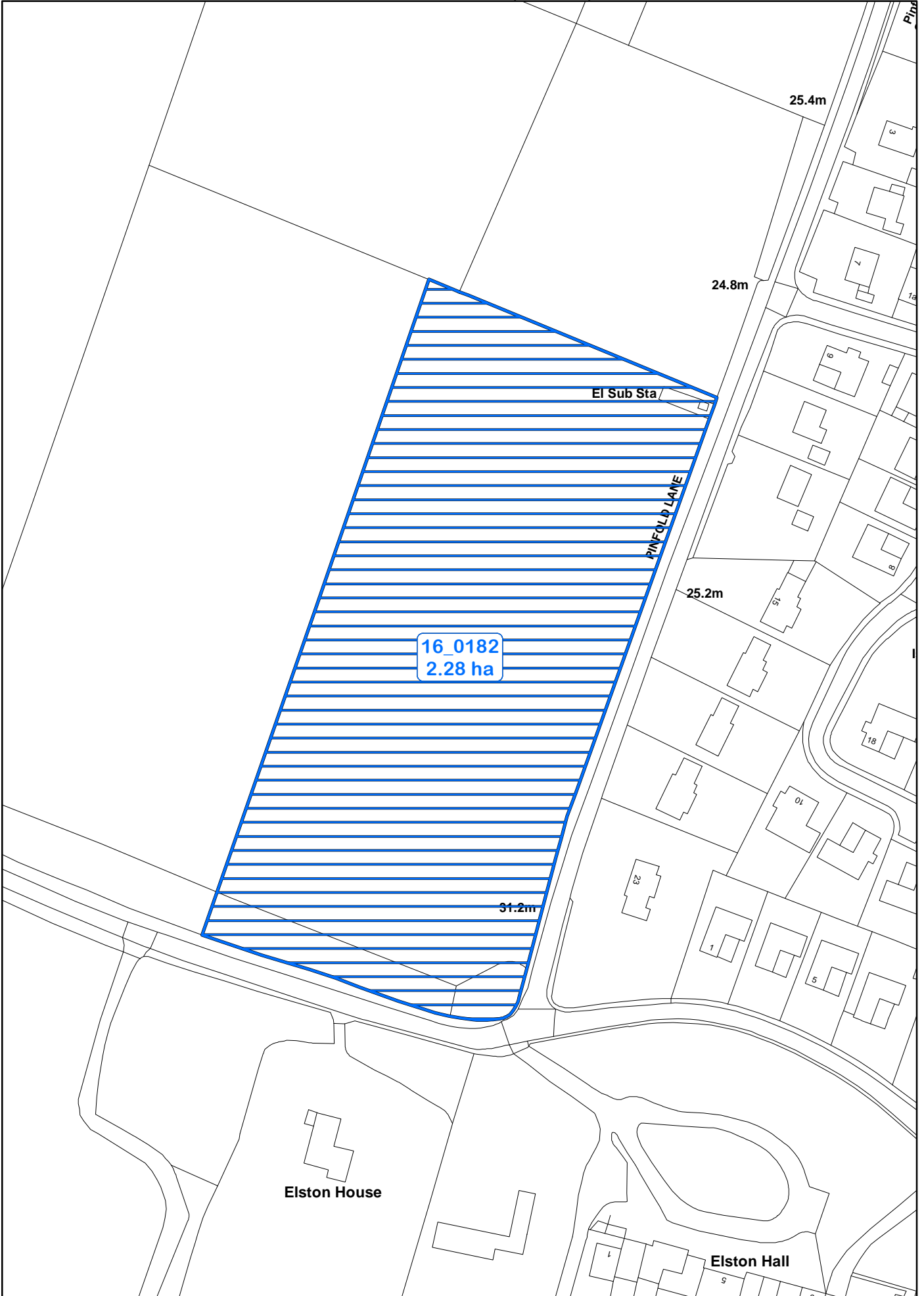
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**Achievability Conclusion:**

**Additional Comments**

Yield: 41

SHELAA 2016 Sites (Portrait)





**NEWARK &  
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*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**FARNDON PARISH – SITE ASSESSMENTS**

**2021**

**Farndon Parish**

The following sites have been submitted within the Parish of Farndon.

**Site Reference Number: 16\_0237 Site Address Land off School Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.05**  
**Parish: Farndon Farndon & Fernwood**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Edge-of-Settlement PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.05ha  
 Area Character: Residential / Agricultural  
 Setting : Countryside / Residential  
 Current Use: Agricultural / Woodland

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus: None      Neighbour Issues:

Flood Zone: 1 & 2      Surface Water Flooding:

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 : No      Tree Preservation Order: No

Natural Features on Site: Wide belt of trees on eastern side and trees on other edges of site

Conservation Area : Yes      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale:      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

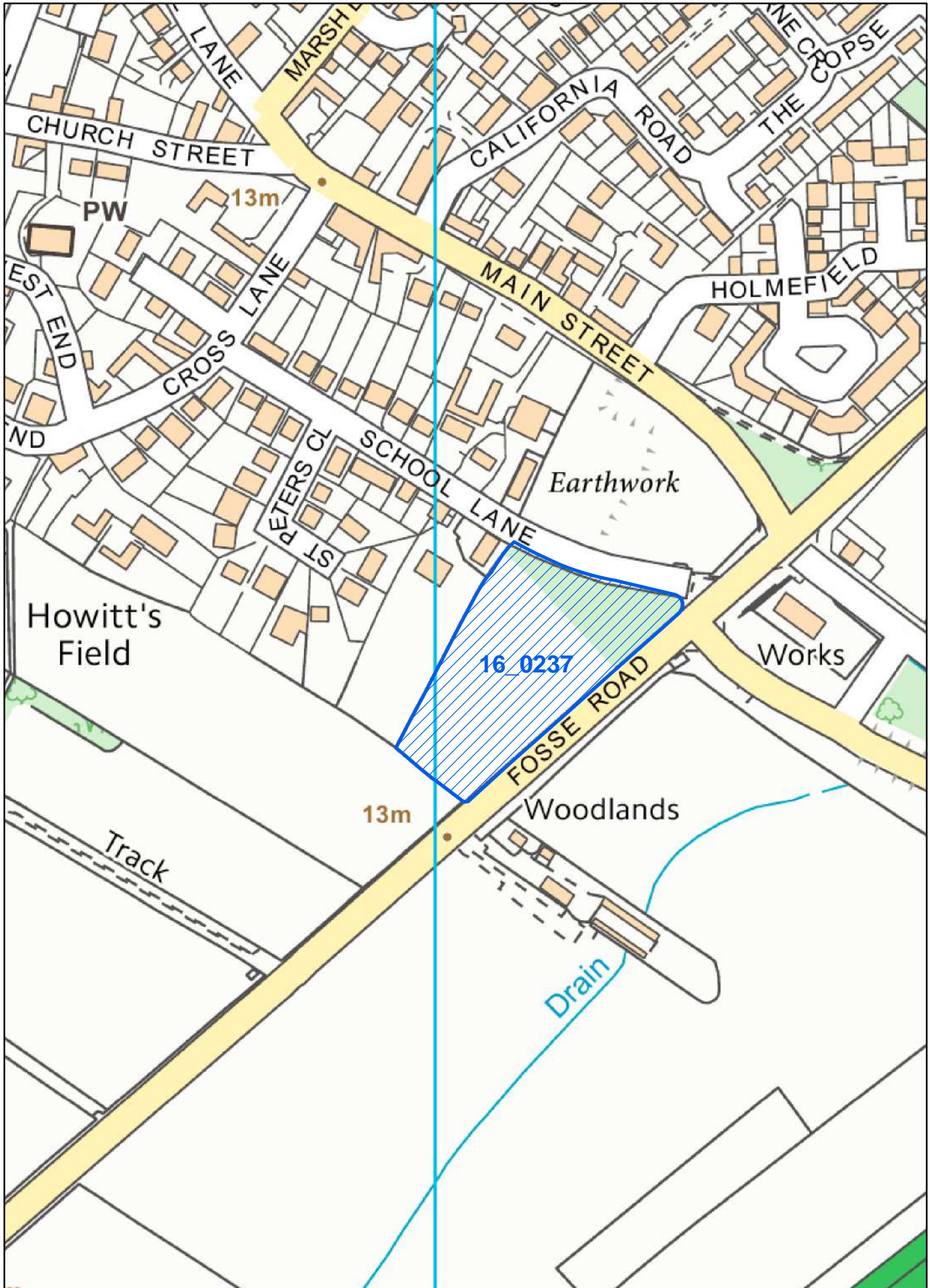
**Additional Comments**

Site formerly called 08\_0100

Yield: 22



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
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*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**FARNSFIELD PARISH – SITE ASSESSMENTS**

**2021**

**Farnsfield Parish**

The following sites have been submitted within the Parish of Farnsfield.

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

**Suitability Conclusion: Part Suitable / Part May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**Part of the site is now complete, part of the site has yet to be delivered. The site lies within an area of former coal mining activity. There are potential contamination issues on the site.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Village Centre  
 Setting : Residential  
 Current Use: Residential Garden / Orchard

---

**Policy: Suitable**

Current Policy Status: Within Village Envelope Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments:

A restricted private development has already been granted on appeal under 17/02135/FUL

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : N/A

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: footpath on the southern edge (Farnsfield FP9)

Protected Species/Habitats : potential- orchard

Tree Preservation Order: No

Natural Features on site Trees

Conservation Area : Yes

Heritage asset (designated & non designated): Potential archaeological interest. Development on the field beyond existing permissions would erode setting of heritage assets and fragment conservation area.

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: The agent confirms the residual site not included in the successful appeal decision 3199422 remains available as at July 2019.

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Part of the site benefits from full permission 17/02135/FUL allowed at appeal for 4 dwellings and conversion scheme (total 5) and changes to the frontage which enable suitable access.

Yield: 5. Given tree cover and access considerations it's hard to see the balance of the land delivering any beyond the current permission.



**Site Reference Number: 16\_0236 Site Address Land off Cockett Lane**  
**Housing/Employment/Both: Housing Area (Ha): 2.98**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is considered not suitable for development as it is separate from the village boundary and separated by the Southwell Trail. Potential contamination issues at the site would need to be investigated. Highways constraints mean safe access is unlikely to be achieved.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separate from Village (separated from village boundary by nature reserve) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.98  
 Area Character: Agricultural  
 Setting : Rural  
 Current Use: Agricultural

---

**Policy: Not Suitable**

Current Policy Status: Site is outside village envelope, separated by Southwell Trail/dismantled railway. Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: Suitable**

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

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

**Physical Constraints : May be suitable**

Highway Engineers Comments:

Visibility to be provided to standard. Off side highway works and traffic assessment required. The site could only be accessed from Cockett Lane. However, the close proximity of the crest of the bridge to the south would likely prevent a safe access to this site. Also there is no pedestrian link over the rail bridge.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities:

Site Apparatus: Pylons across the site

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use Bridle way to east, footpath to south (Southwell Trail)

Protected Species/Habitats : Southwell Trail Local Wildlife Site

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Not Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

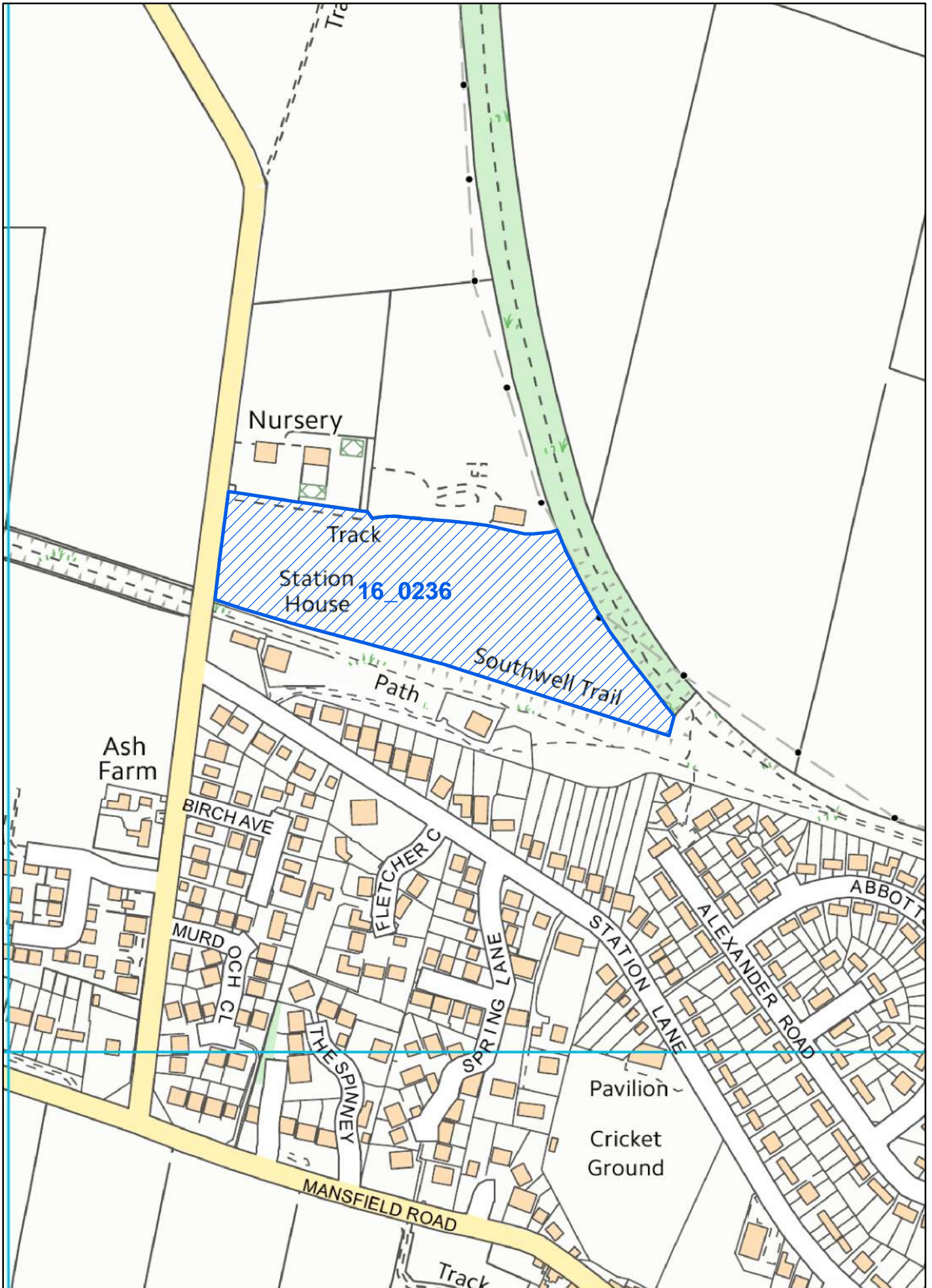
**Additional Comments**

Site was previously known as 08\_0286

Yield: 54



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0266 Site Address Land off Mansfield Road, Farnsfield**  
**Housing/Employment/Both: Housing/Both Area (Ha): 60**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is separate from the urban boundary of Farnsfield and is therefore considered not suitable for development. Mansfield Road is derestricted with no footways or lighting. The site has limited sustainability with no pedestrian access to facilities or services.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 60ha  
 Area Character: Predominantly Agricultural, Some Commercial uses to edge of site

Setting : Rural / Agricultural

Current Use: Agriculture

---

**Policy: Not Suitable**

Current Policy Status: In the open countryside Other Policy Constraints:

Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Mansfield Road is derestricted, with no footways, and is unlit. Transport sustainability is questionable given the site is remote from amenities/local services.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: Unknown

Neighbour Issues: Unknown

Flood Zone: 1

Surface Water Flooding: Unknown

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: bridle way crosses site

Protected Species/Habitats : No

Tree Preservation Order: Yes

Natural Features on site: Various

Conservation Area : No

Heritage asset (designated & non designated): Lurcher Farm is non-designated asset, some archaeological interest.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent says the site would be available within 5 years.

Achievability Comments: No evidence submitted to show site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

15/01173/CMA – gas-to-grid anaerobic digestion plant, withdrawn.

13/01031/FUL wind turbine

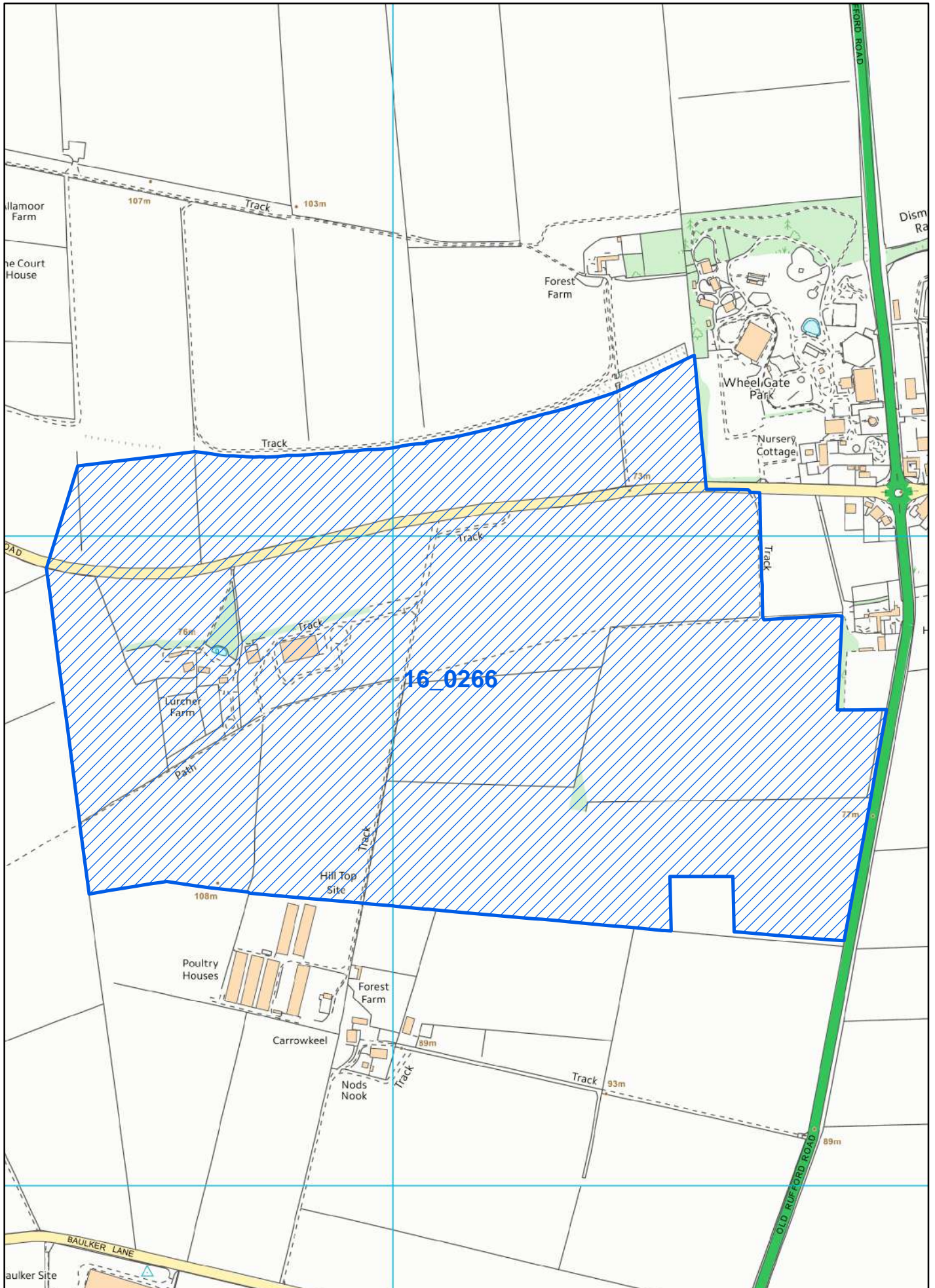
12/01585/FUL caravan/camping site for 15 caravans and 15 tents (refused)

12/00355/FUL replacement dwelling (permitted)

Yield: 1,451 (via promoter's documents)



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**FERNWOOD PARISH – SITE ASSESSMENTS**

**2021**

**Fernwood Parish**

The following site have been submitted within the Parish of Fernwood.



**Site Reference Number: 16\_0121 Site Address Land at Fernwood (NAP 2C)**  
**Housing/Employment/Both: Mixed Area (Ha): 325.83**  
**Parish: Fernwood Ward: Farndon & Fernwood**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-15 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 other uses) and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site benefits from planning permission and is currently under construction.**

**SUITABILITY**

**Character Land Use Location: Suitable**

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

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Residential / Countryside

---

**Policy: Suitable**

Current Policy Status: Allocated (NAP2C) Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 381m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Benefits from planning permission

Topography Constraints: None

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

Agricultural land quality : 99.93% Grade 3                      Access to Utilities: Yes  
(Good-Moderate), 0.07% N/A (Urban)

Site Apparatus: Sewage Works, Overhead Power Line, Underground Gas and Oil Pipeline and Hazardous Installation Zones                      Neighbour Issues: Site abuts A1 Trunk Road and Hazardous Installation Zone

Flood Zone: 1, 2 & 3                      Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No                      Impact on existing recreational use: two footpaths on or around the site

Protected Species/Habitats : Site abuts a Local Wildlife Site                      Tree Preservation Order: 181 trees, 11 groups and 7 woodland areas

Natural Features on Site: trees, hedges etc.

Conservation Area : No                      Heritage asset (designated & non designated): Tower and Hall

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site remains available at June 2019.

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

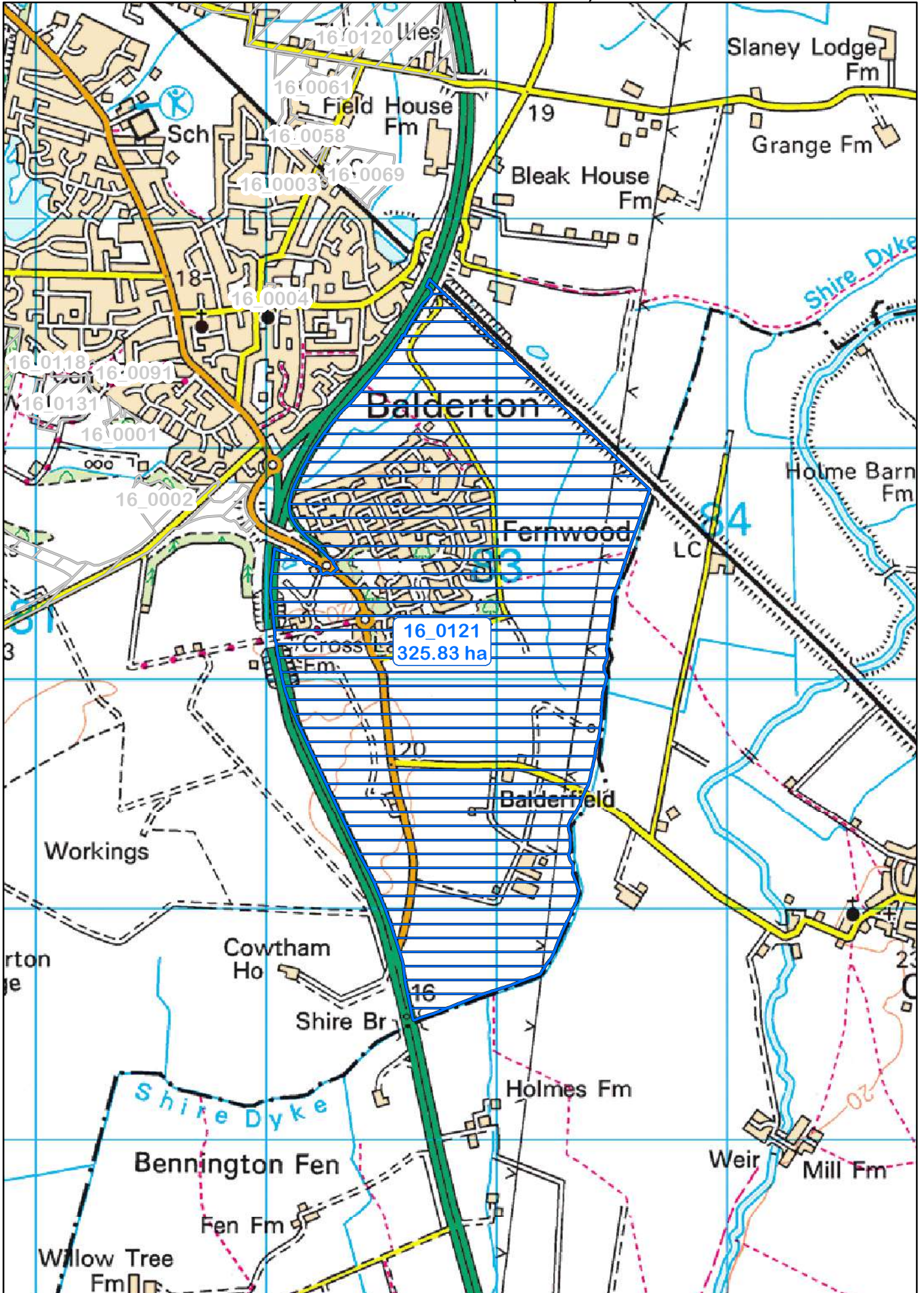
**Achievability Conclusion:** Achievable

**Additional Comments**

Site contains, in whole or part, the following old references: 08\_0218, 08\_0298, 08\_0382, 08\_0383, 08\_0512, 08\_0513, 08\_0593 and 08\_0692.

Yield: 3,200 and 15ha

SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**FISKERTON PARISH – SITE ASSESSMENTS**

**2021**

**Fiskerton Parish**

The following sites have been submitted within the Parish of Fiskerton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0231 Site Address Gravelly Lane, Fiskerton**  
**Housing/Employment/Both: Housing Area (Ha): 2.55**  
**Parish: Fiskerton cum Morton Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.55ha

Area Character: Countryside

Setting : Edge-of-Settlement

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality :      Access to Utilities:  
Site Apparatus: Pylons to the south west of the site running along border      Neighbour Issues:  
Flood Zone:      Surface Water Flooding:  
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 : No      Tree Preservation Order: No  
Natural Features on site: No  
Conservation Area : No      Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:      Ownership Comments:  
Legal Issues:      Legal Comments:  
Timescale:      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**



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

**Additional Comments**

Known formerly as 08\_0008

Yield: 46



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**HALAM PARISH – SITE ASSESSMENTS**

**2021**

**Halam Parish**

The following sites have been submitted within the Parish of Halam. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0262 Site Address Land off St Michaels Close**  
**Housing/Employment/Both: Housing Area (Ha): 3.15**  
**Parish: Halam Ward: Southwell**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.15ha  
 Area Character: Residential / Countryside  
 Setting : Residential / Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 2 – Very Good      Access to Utilities:  
Site Apparatus:      Neighbour Issues:  
Flood Zone:      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:      |      Impact on existing recreational use:  
Protected Species/Habitats :      Tree Preservation Order:  
Natural Features on site  
Conservation Area :      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:      Ownership Comments:  
Legal Issues:      Legal Comments:  
Timescale:      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

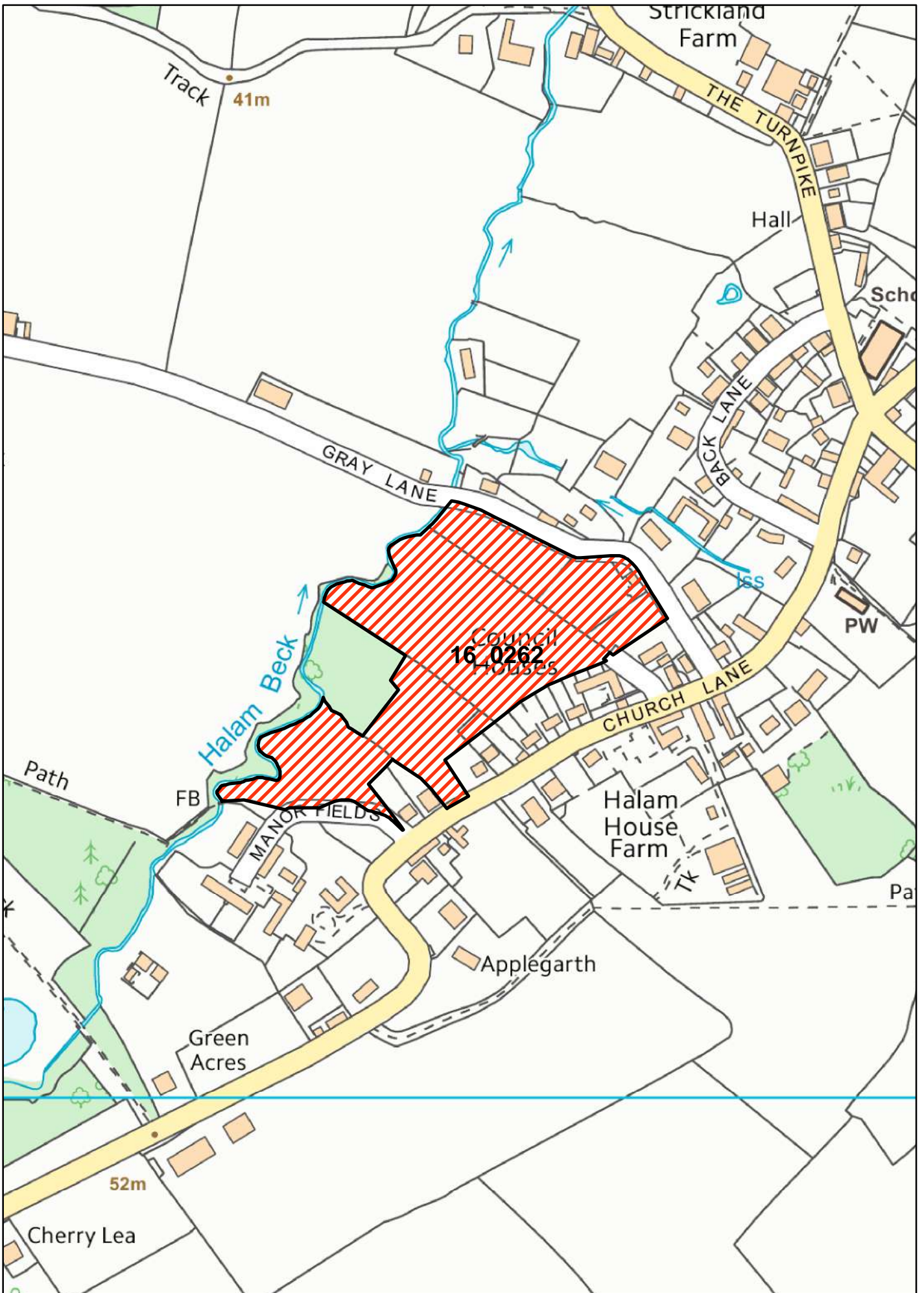
**Additional Comments**

Formerly known by 08\_0423

Yield: 57



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**HARBY PARISH – SITE ASSESSMENTS**

**2021**

**Harby Parish**

The following sites have been submitted within the Parish of Harby. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0211 Site Address Land at south of Wigsley Road**  
**Housing/Employment/Both: Housing Area (Ha): 2.78**  
**Parish: Harby Ward: Collingham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.78ha

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

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

Agricultural land quality : Grade 3 (Good-Moderate)                      Access to Utilities:

Site Apparatus:    Neighbour Issues:

Flood Zone:    Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:    |    Impact on existing recreational use:

Protected Species/Habitats :    Tree Preservation Order:

Natural Features on site

Conservation Area :    Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

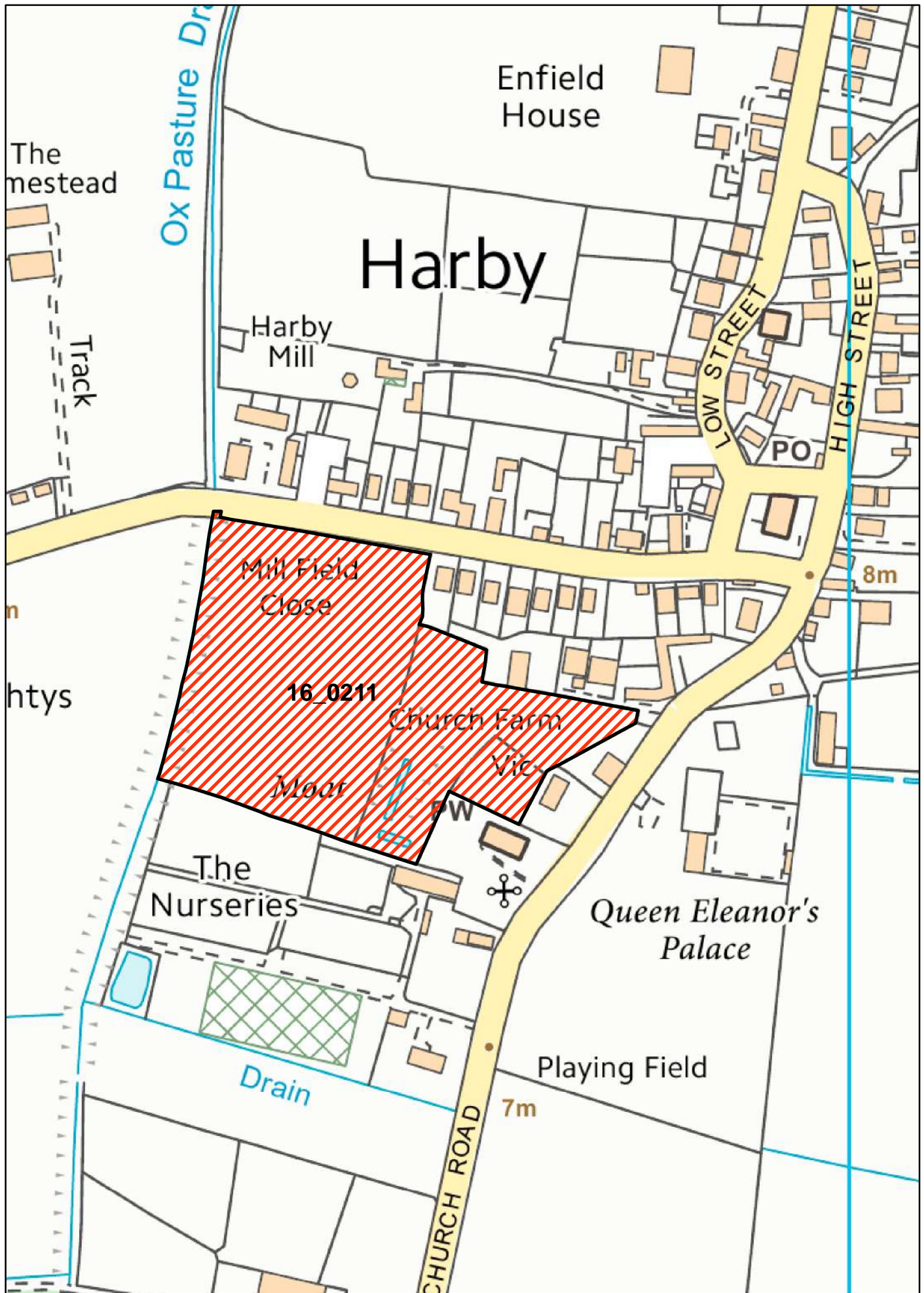
**Additional Comments**

Formerly 08\_0033

Yield: 50



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**KELHAM PARISH – SITE ASSESSMENTS**

**2021**

**Kelham Parish**

The following sites have been submitted within the Parish of Kelham. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0175 Site Address Trentside Farm, off Blacksmith Lane, Kelham**  
**Housing/Employment/Both: Housing Area (Ha): 1.63**  
**Parish: Kelham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent Village PDL/Greenfield: Mixed  
 Area: PDL 0.25ha Area: Greenfield 1.38ha  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: Yes                      Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 44.89% Grade 2 (Very Good), 55.11% Grade 3 (Good-Moderate)      Access to Utilities:

Site Apparatus:                                      Neighbour Issues:

Flood Zone: 62% Flood Zone 3 and 33% Flood Zone 2      Surface Water Flooding: 1% of the site is at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                                      | Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area : 29.5% is in the CA                      Heritage asset (designated & non designated):

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

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

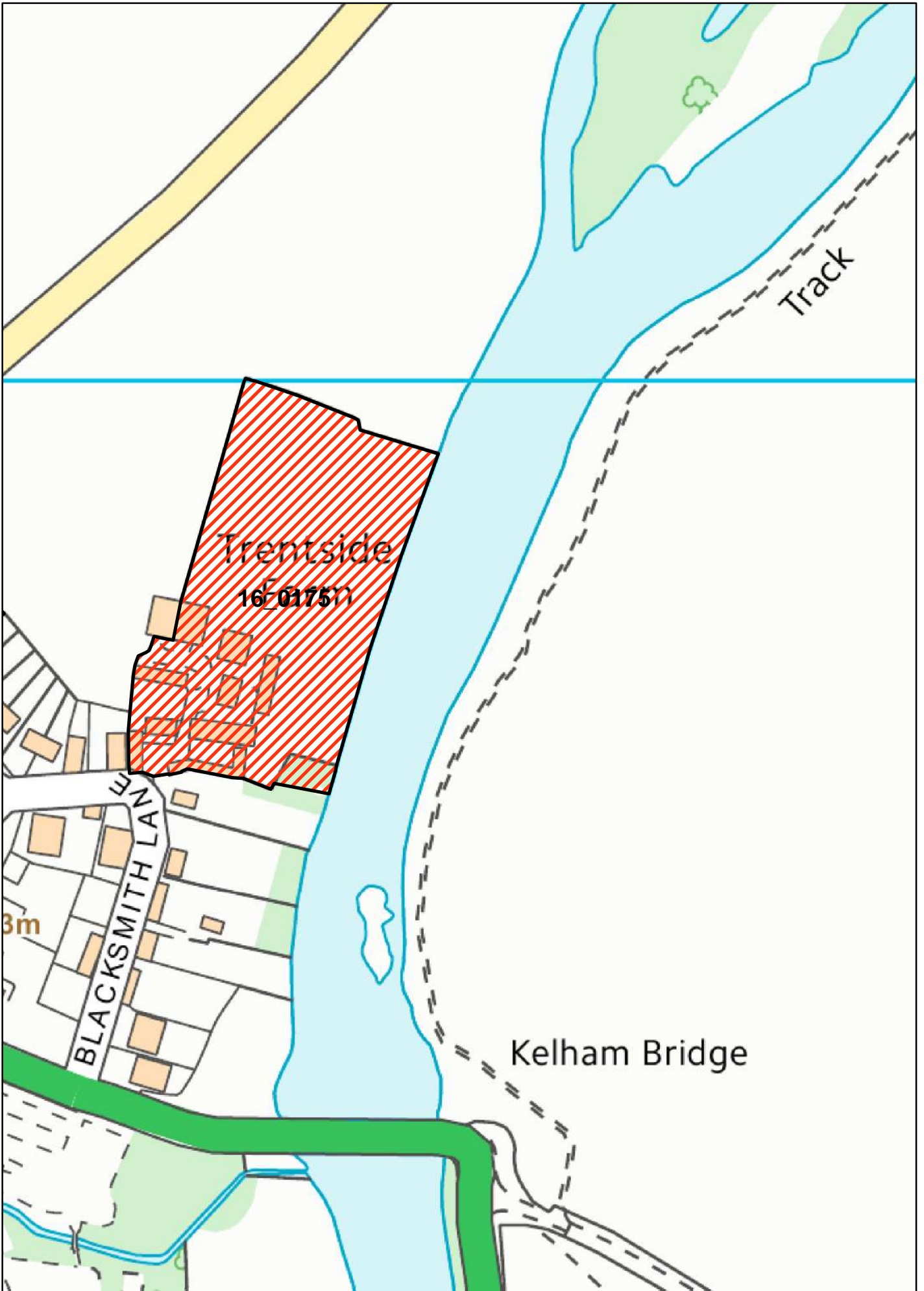
**Achievability Conclusion:**

**Additional Comments**

Yield: 34



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0176 Site Address Land at Corner Farm, off A617 and Broadgate Lane, Kelham**  
**Housing/Employment/Both: Housing** **Area (Ha): 1.49**  
**Parish: Kelham** **Ward: Trent**

**Suitability Conclusion:** **Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (within boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.49ha  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

---

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:    Neighbour Issues:

Flood Zone:    Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:    |    Impact on existing recreational use:

Protected Species/Habitats :    Tree Preservation Order:

Natural Features on site

Conservation Area : 58% is in CA    Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed land available at June 2019

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

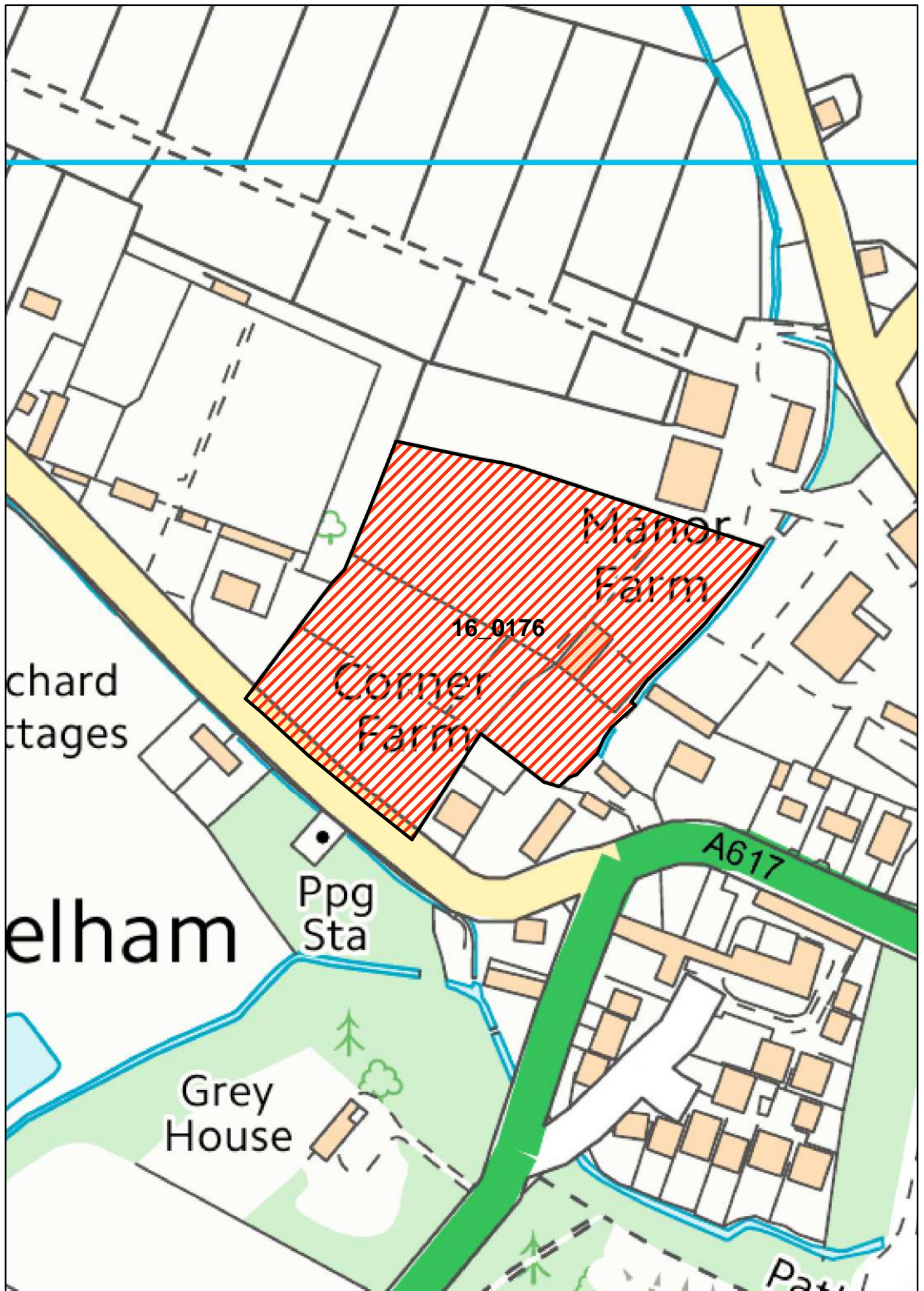
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 31



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0177 Site Address Land north east of Ollerton Road, Kelham**  
**Housing/Employment/Both: Housing Area (Ha): 0.33**  
**Parish: Kelham Ward: Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Village (outside but adjacent to village boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.33ha  
 Area Character: Countryside / Residential  
 Setting : Countryside / Residential  
 Current Use: Agriculture

**Policy:**  
 Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: Possibly      Contamination Category: B- Potentially contaminative usage has been identified in close proximity to the site<sup>1</sup>

Agricultural land quality : 100% Grade 2 (Very Good)      Access to Utilities:

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:      |      Impact on existing recreational use:

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

Conservation Area :      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale:      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

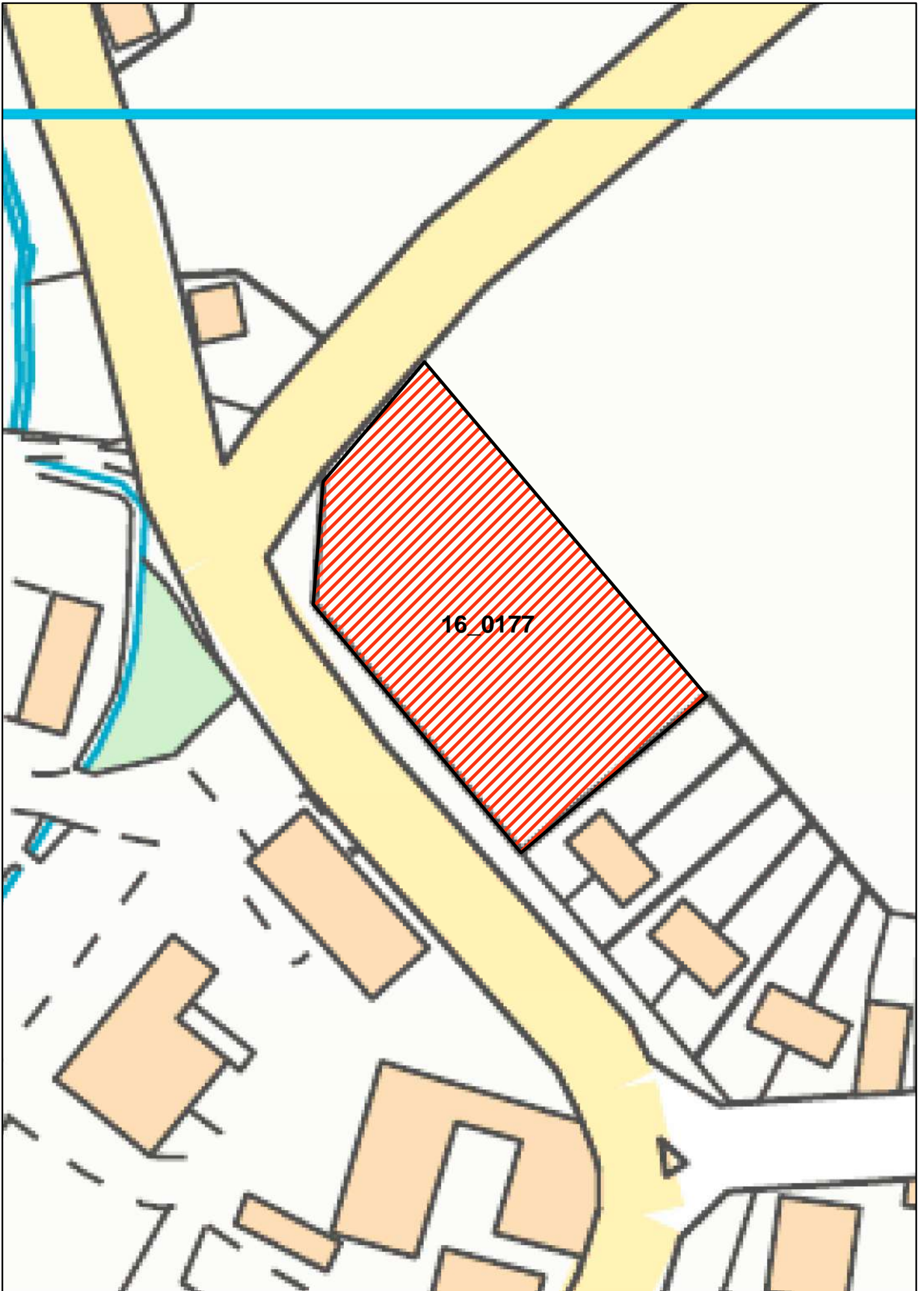
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

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# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**LOWDHAM PARISH – SITE ASSESSMENTS**

**2021**

**Lowdham Parish**

The following sites have been submitted within the Parish of Lowdham.

<b>Site Reference Number: 16_0007 Site Address: Land South West of Epperstone Bypass at Lowdham Roundabout</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 6.27</b>
<b>Parish: Lowdham</b>	<b>Ward: Lowdham</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt boundaries are not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 6.27
Area Character: Residential / Recreation Land	
Setting : Green Belt	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

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

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Land rises from east to west and from south to north

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding area

Agricultural land quality : 100% Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus: No                      Neighbour Issues: Abuts a busy dual carriageway and roundabout

Flood Zone: 7.5% Flood Zone 3 & 2.5% Flood Zone 2                      Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views: The northern part of the site is highly visible	Impact on existing recreational use: Lowdham FP19/ Lowdham FP2 / Lowdham FP20 / Lowdham FP21
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Protected Species/Habitats :	Tree Preservation Order:
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Natural Features on site: No

Conservation Area : No	Heritage asset (designated & non designated): No
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**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agents confirmed the land remains available June 2019.

Achievability Comments: No evidence suggests the site is not achievable.

Ownership Constraints: None known	Ownership Comments:
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Legal Issues: None known	Legal Comments:
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Timescale: 5-10 years	Availability Other Issues:
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Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Lowdham Roundabout junction improvements currently scheduled for 2023 would require some land from the site, could be constructed in conjunction with access for development.

Such development would include drainage improvements which could be integrated to provide flood risk reduction for site.

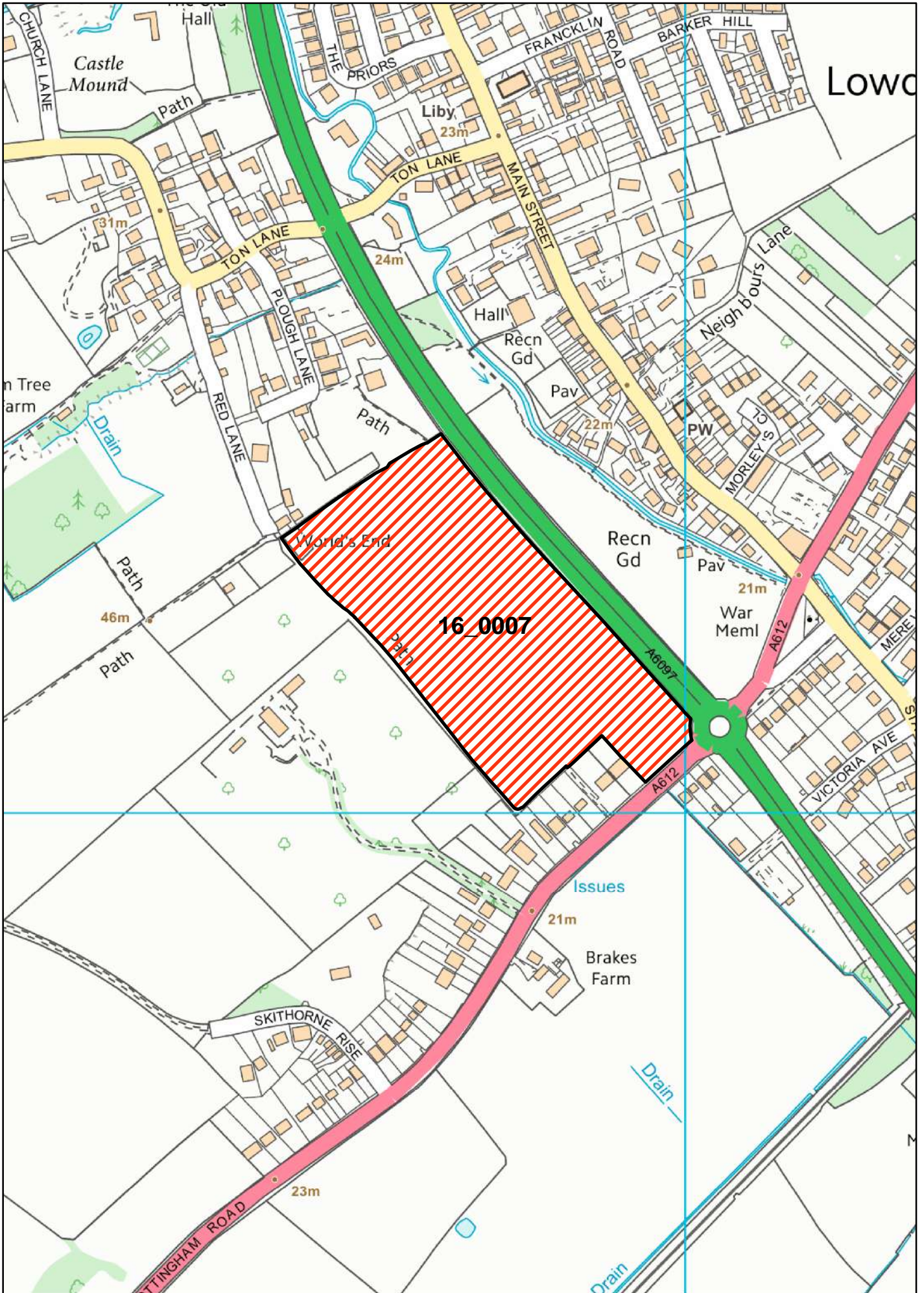
Owner would be open to specialist housing in line with identified needs from Housing Needs Survey or development as exception site.

Consideration would also be given to employment uses.

Yield: 113



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0149 Site Address Land at Epperstone Road, Lowdham (Lo/Ho/1)**  
**Housing/Employment/Both: Housing Area (Ha): 0.25**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 & 5-10 years (See below)  
**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. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Countryside / Residential  
 Setting : Green Belt  
 Current Use: Agriculture / Window Business

**Policy: Suitable**

Current Policy Status: Allocated Lo/Ho/1 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from a publicly accessible green space		Green Space Strategy Comments: 980m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Highways design should comply with the relevant Highway's Authority 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: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: Very low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: bridle path beyond the site to the northwest

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: Hedges

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms the site remains available at June 2019.

Achievability Comments: Nothing suggests the site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 (1 dwelling) 5-10 (4 dwellings)

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site forms part of the old 08\_0539.

16/00673/CPRIOR allowed a successful window building/installation business which will affect the timeline for development of this portion. (Residual allocation for 4 dwellings, any application may or may not include the business.) This portion of the site would be 5-10 years.

Site benefits from 18/00017/OUT for one dwelling, however agent has mentioned potential for a new application for more intensive development. Nonetheless we are confident to include at least one dwelling in the 0-5 year period.

Yield: 5



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0201 Site Address Land at Lowdham House, Epperstone Road, Lowdham**  
**Housing/Employment/Both: Housing** **Area (Ha): 4.6**  
**Parish: Lowdham** **Ward: Lowdham**

**Suitability Conclusion:** **Not Suitable - Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Site is in the Green Belt. No further analysis has been undertaken as the Council does not propose to reconsider Green Belt boundaries at this time.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separated from Village Boundary      PDL/Greenfield: Mixed

Area Character: Countryside      Area: PDL      Area: Greenfield

Setting : Green Belt

Current Use: Countryside

---

**Policy:**

Current Policy Status: Green Belt      Other Policy Constraints:

Conflicting Issues: Green Belt

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Site has no connection to the public highway and is therefore unsatisfactory.

Topography Constraints: Yes, slopes to the south

Contaminated Land?: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views: Yes

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: NoN

Natural Features on Site: No

Conservation Area : Setting of CA

Heritage asset (designated & non designated): No designated assets on the site, in the setting of St Mary. Lowdham House may be a non-designated asset.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:



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

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

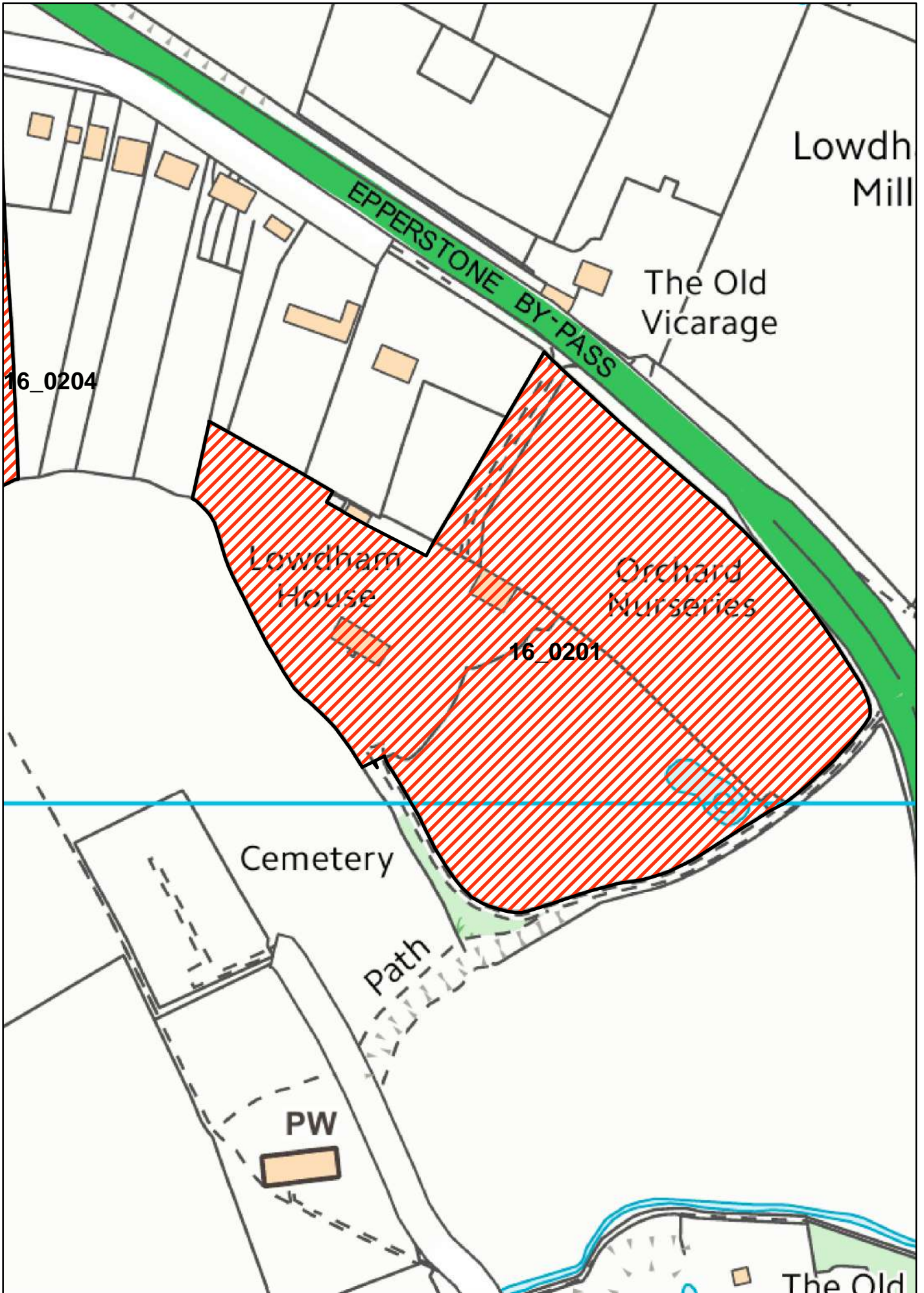
**Additional Comments**

Site includes the former reference 08\_0376 but has been expanded at land owner's request

Notional yield, preserving Lowdham House garden: 65



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0204 Site Address Land at Old Epperstone Road, Lowdham</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 3.04</b>
<b>Parish: Lowdham</b>	<b>Ward: Lowdham</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>No further analysis- Green Belt boundaries are not proposed for alteration.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separate from Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 3.04ha
Area Character: Countryside	
Setting : Green Belt	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School:      Bus Stop:	Secondary School:      Retail Area:
GP/Health Centre:      Cash Machine Post	Further Education:      Hospital:
Office:	
Store of Local Importance:	Supermarket:      Employment:
Proximity to town centre:	Proximity to Transport Node:
Green Space Standards:	Green Space Strategy Comments:



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

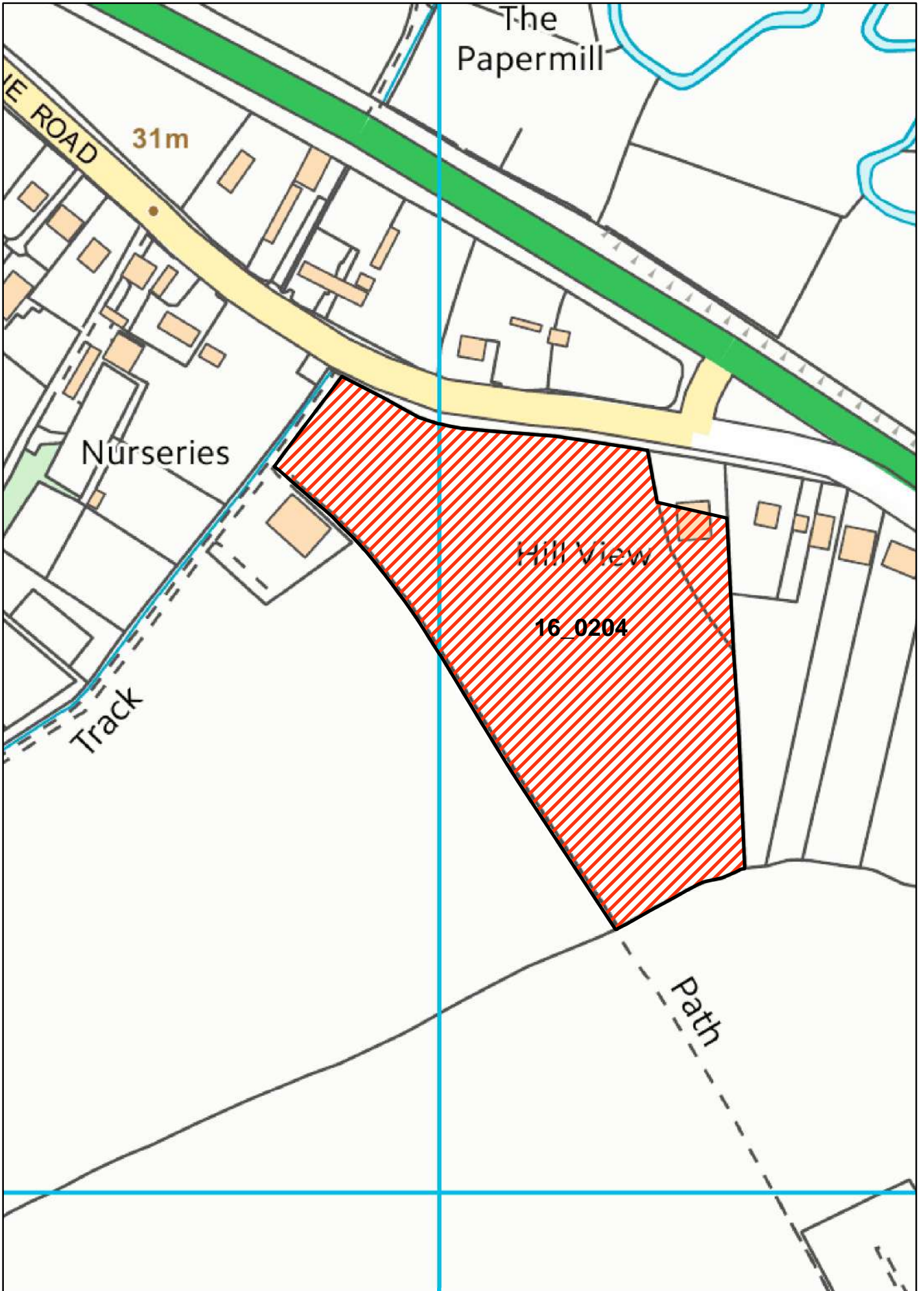
**Additional Comments**

Site was formerly 08\_0207

Yield: 55 dwellings



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0245 Site Address Lowdham Grange Road, Lowdham**  
**Housing/Employment/Both: Housing Area (Ha): 1.40**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Not Suitable - Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separate from Village Boundary      PDL/Greenfield: Greenfield  
 Area: PDL      Area: Greenfield 1.4ha

Area Character: Countryside

Setting : Green Belt

Current Use: Agriculture

**Policy:**

Current Policy Status: Green Belt      Other Policy Constraints:

Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: Yes, steep incline  
Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

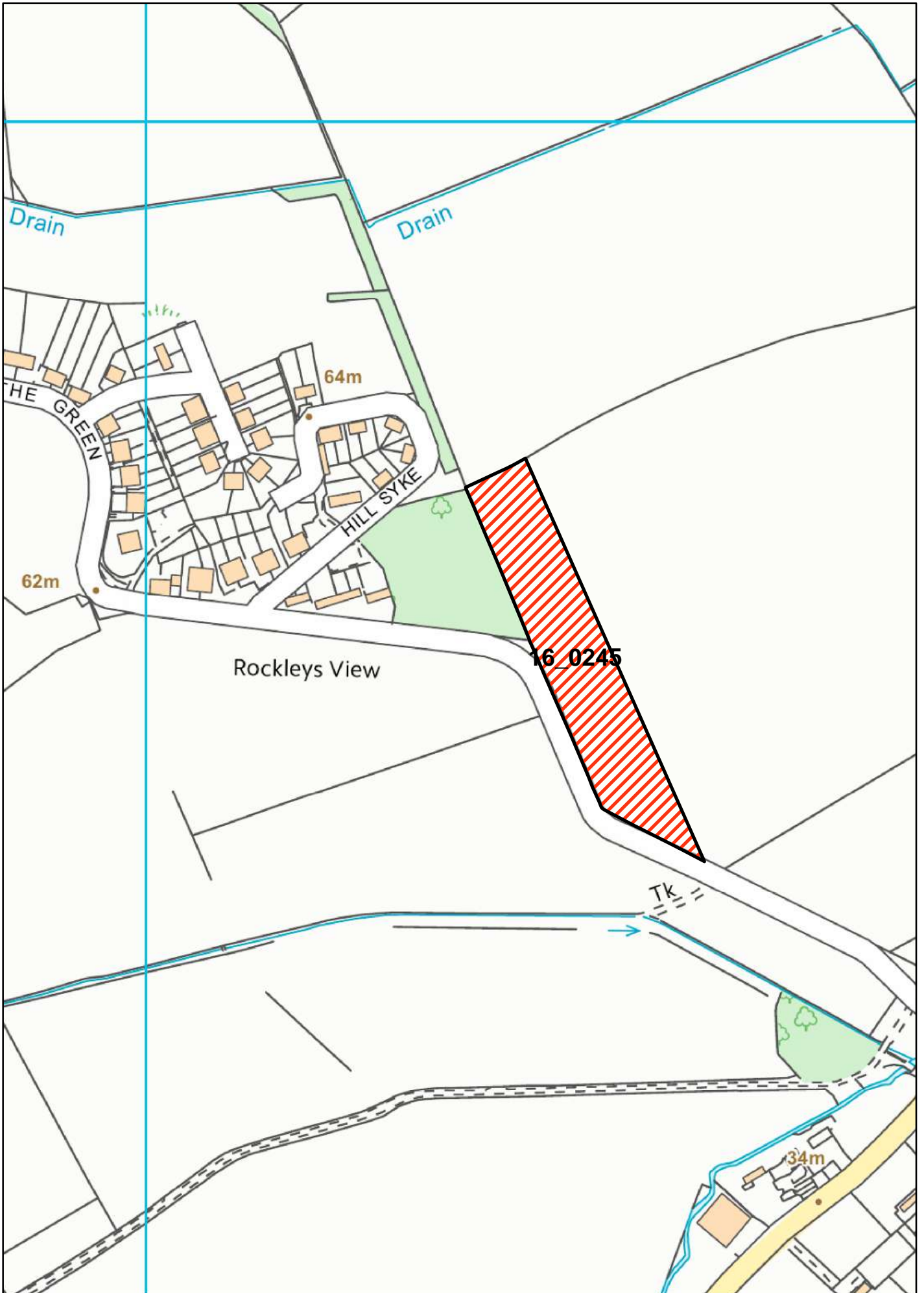


**Additional Comments**

Formerly known as 08\_0036



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0259 Site Address Land off Southwell Road**  
**Housing/Employment/Both: Housing Area (Ha): 9.65**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 9.65  
 Area Character: Village / Countryside / Motor Garage (Dealership)

Setting : Green Belt

Current Use: Agriculture

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**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

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

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 2 & 3                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

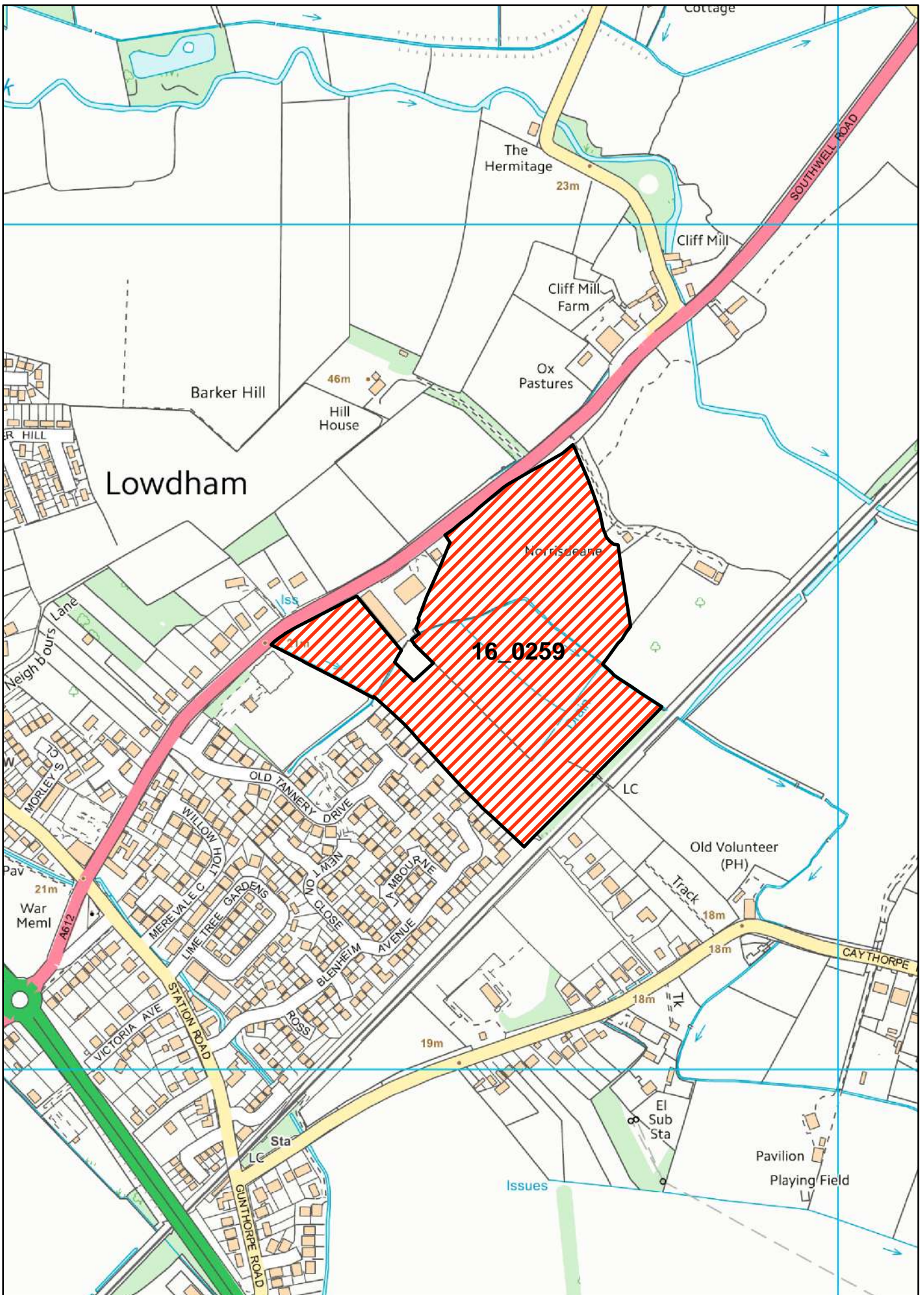
**Additional Comments**

Formerly two parcels 08\_0214 and 08\_0693

Yield: 173



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NEWARK – SITE ASSESSMENTS**

**2021**

**Newark**

The following sites have been submitted within Newark.



**Site Reference Number: 16\_0002 Site Address: Bowbridge Lane, Balderton (NAP 2A, Land South of Newark)**  
**Housing/Employment/Both: Both** **Area (Ha): 281.52**  
**Parish: Newark, Balderton, Fernwood, Hawton** **Ward: Balderton South, Devon, Farndon and Fernwood**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **Available**  
 Availability Comments: The site is available within 0-5 years  
**Achievability Conclusions:** **Achievable**  
 Achievability Comments: Future growth will depend on securing funding for the Southern Link Road

**OVERALL CONCLUSION:**

The site is allocated as NAP 2A Land South of Newark in the Amended Core Strategy. The entire site has the benefit of outline permission and construction has begun on the first tranches of residential development, led by a number of developers. Phase one of the Link Road is complete. The co-ordinating developer is working on wider infrastructure including open space and the primary school.

- Future reserved matters or possible outline applications will need to address:
- Potential contamination issues at the site would need to be investigated and mitigated if necessary.
  - Potential flooding issues in parts of the site, further information would be needed to justify development in some part of this large site.
  - On- and off-site highways mitigation measures are likely to be required as part of development.
  - Any development would need to mitigate against any detrimental impact of the development on the range of environmental and built heritage features on and adjacent to the site.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within and Adjacent to Urban Boundary PDL/Greenfield: Mixed  
 Area: PDL (some) Area: Greenfield ~280ha

Area Character: Countryside / Urban / Village

Setting : Countryside / Urban Village

Current Use: Agriculture / Residential / Employment

**Policy: Suitable**

Current Policy Status: Allocated as NAP 2A Other Policy Constraints: N/A

Conflicting Issues: N/A

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: Yes      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance: Yes  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Within 400m of  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: Yes

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: 286m

**Physical Constraints : Suitable**

Highway Engineers Comments: Suitable access agreed as part of planning permission. Significant development will depend on funding for the Southern Link Road.

Topography Constraints: None

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

Agricultural land quality : 34.99% Grade 2 Very Good, 59.18% Grade 3 Good - Moderate, 5.83%  
Not Applicable – Urban      Access to Utilities: Yes

Site Apparatus: Pylons pass through site, will need to be accommodated or buried      Neighbour Issues:

Flood Zone:      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

<b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b>	
Impact on views: No	Impact on existing recreational use: BaldertonFP11 / HawtonBW1 / HawtonFP2 / HawtonFP2 / HawtonBW3 / HawtonBW3 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonFP5 / HawtonBW6
Protected Species/Habitats: Potential Species Habitat. 2% of the site is Sinc 2/637 - Lowfield Grassland, Balderton. 1% of the site is Sinc 5/208 - Balderton Dismantled Railway South. 3% of the site is Sinc 5/222 - Hawton Tip Grassland. Less than 1% of the site is Sinc 2/750 - Ponds Mineral Line, Cotham. Less than 1% of the site is Sinc 5/1217 Staple Lane Ditch. Less than 1% of the site is Sinc 5/3431 - Grange Lane Drain. 1 % of the site is Sinc 2/588 River Devon (North of Cotham).	Tree Preservation Order: No
Natural Features on site: trees, hedges, ditches, etc.	
Conservation Area : No	Heritage asset (designated & non designated): Yes

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is under control of lead developer, benefits from outline permission and several extant permissions are being developed.

Achievability Comments:

Ownership Constraints: None known	Ownership Comments:
Legal Issues: None known	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

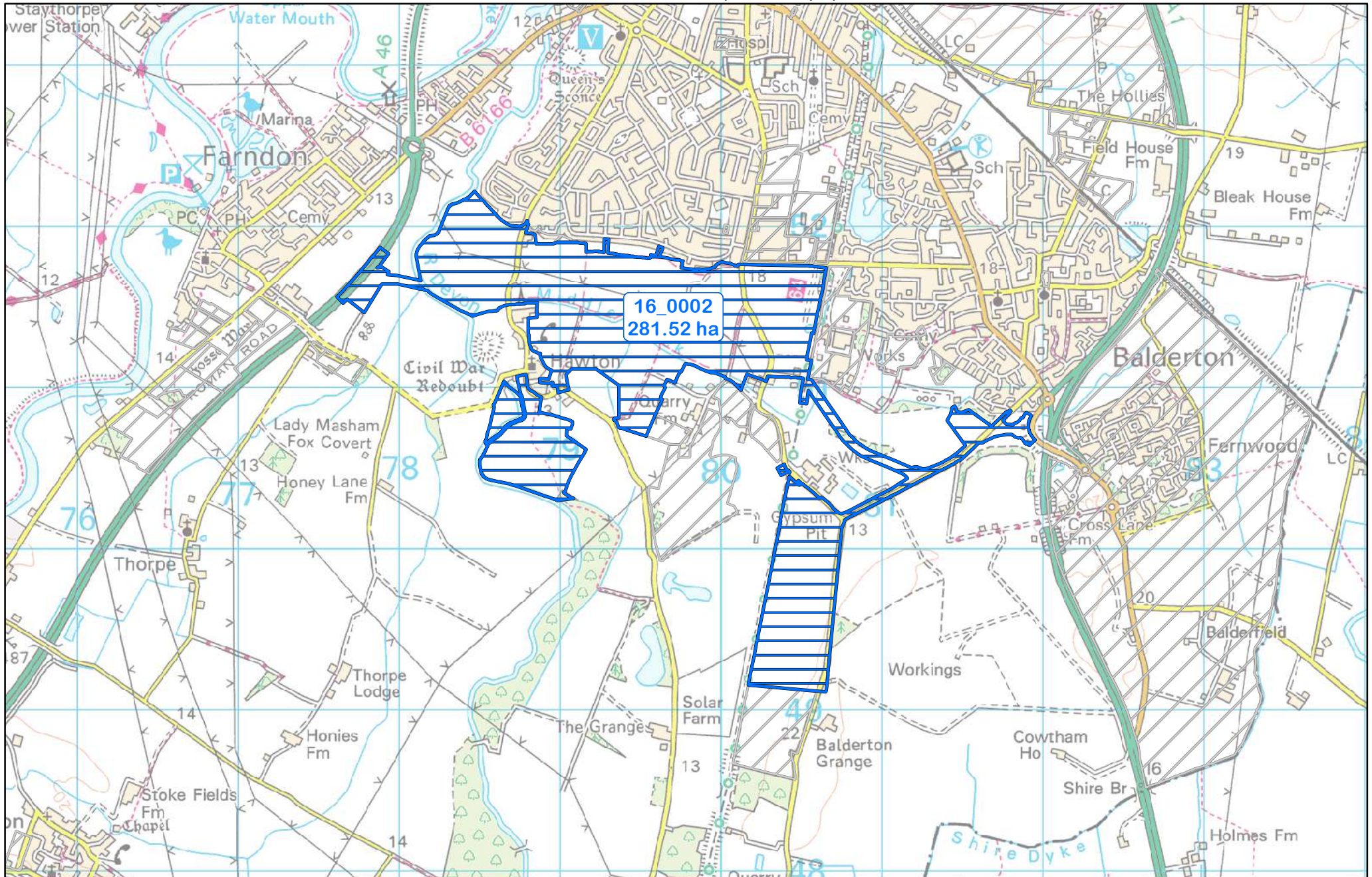
**Additional Comments**

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

Total yield: 3,150 (total)

While some metrics for access to services may currently not be met, the development is planned so that upon completion the site will be sustainable. It will be important to keep the approved masterplan and sustainability considerations in mind when considering future applications.

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0045 Site Address Tarmac Site, Hawton Lane**  
**Housing/Employment/Both: Housing Area (Ha): 8.54**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The site is within Newark Urban Boundary and is proposed for allocation as an opportunity site. The site is considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to mitigate against detrimental impact to the adjacent Local Wildlife Site (SINC).**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Newark Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 8.54ha Area: Greenfield  
 Area Character: Industrial  
 Setting : Urban  
 Current Use: Industrial

**Policy: Suitable**

Current Policy Status: Within urban boundary, allocated policy area NUA/Ho/7. Proposed to designate as opportunity site for 270 dwellings. Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from a publicly accessible green space		Green Space Strategy Comments: 824m	

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

### Physical Constraints : May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway's 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: No

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

Agricultural land quality : n/a                      Access to Utilities: Yes

Site Apparatus: Buildings and structures on site                      Neighbour Issues: No

Flood Zone: 1                      Surface Water Flooding: 0.3% of site at high risk, 1.6% at medium risk, 8% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

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

Protected Species/Habitats: The site abuts SINC                      Tree Preservation Order: No  
Indirect impacts may occur.

Natural Features on Site: None

Conservation Area : 300m from Newark CA                      Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is currently in industrial use.

Achievability Comments: No evidence presented suggests the site is unachievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

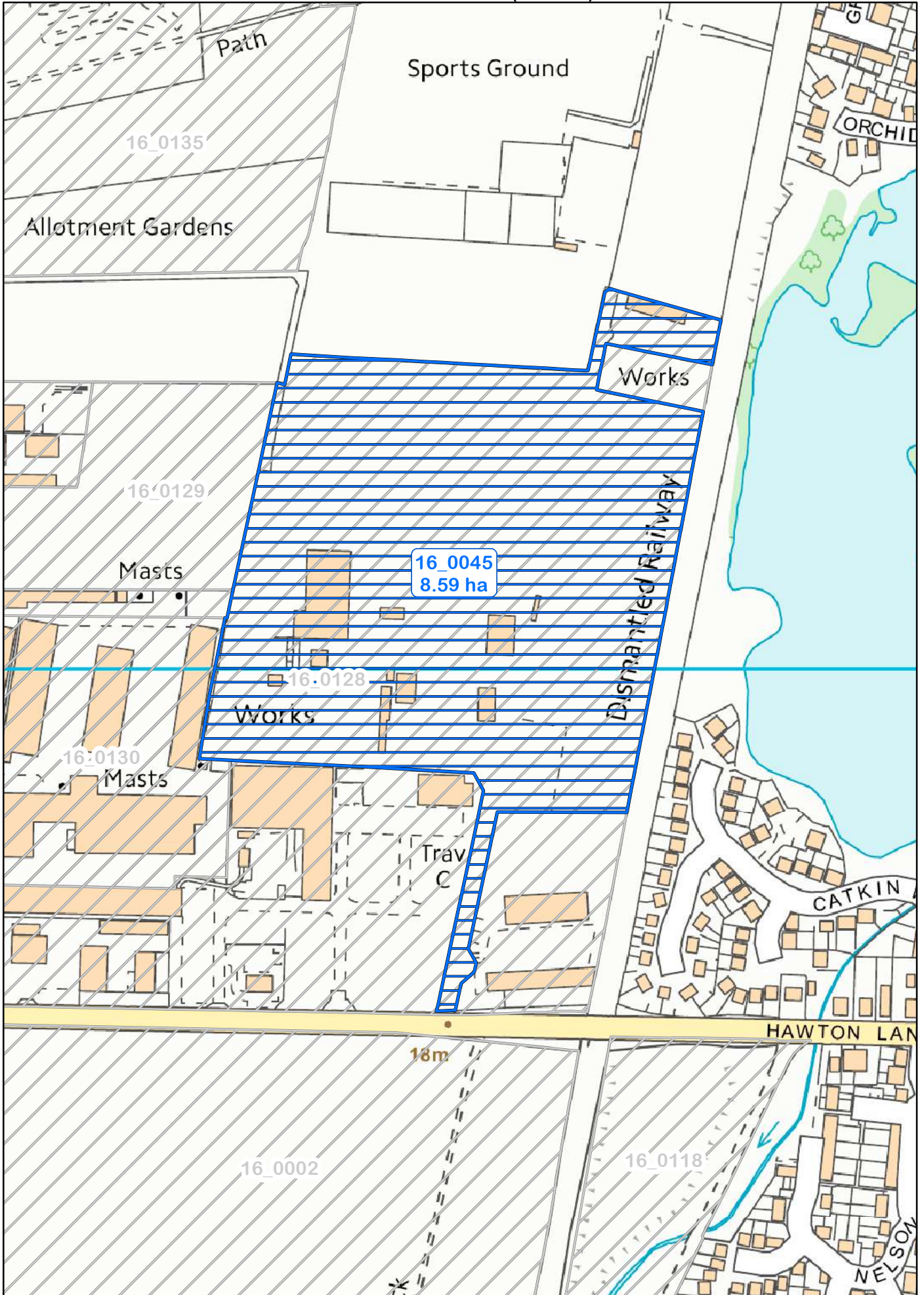
**Additional Comments**

Formerly 08\_0543

Yield: policy likely to confirm 270 dwellings.



SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0094 Site Address: Howes Court/William Street, Newark**  
**Housing/Employment/Both: Housing Area (Ha): 0.97**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is owned by Council and is available within 10-15yrs  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: The site may be achievable

**OVERALL CONCLUSION:**

The site is within the Newark Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation, if necessary. Any development will need to take account of the sites location within the Conservation Area.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.97ha Area: Greenfield  
 Area Character: Residential / Commercial  
 Setting : Urban  
 Current Use: Residential

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 93m	

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

### Physical Constraints : Suitable

Highway Engineers Comments: Highway Design should comply with the Highway's 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: No

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

Agricultural land quality : N/A

Access to Utilities:

Site Apparatus: Existing development on site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 17% at medium risk, 54% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site trees, landscaping

Conservation Area : Yes & adjacent to

Heritage asset (designated & non designated):  
Various nearby

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is owned by the council.

Achievability Comments: Site may be achievable

Ownership Constraints: None

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** May be Achievable

**Additional Comments**

Redevelopment of the garage court element is shown on the 3-year plan for Newark & Sherwood Homes. (6 dwellings) This may prejudice regeneration of the entire estate.

Whole site under long-term consideration for regeneration, although this may be prejudiced by short-term development on garage court. Potential yield, depending on retention of open space, up to 40 net dwellings.

Yield: 46

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0099 Site Address: Castle gate (The Gap Site)**  
**Housing/Employment/Both: Housing Area (Ha): 0.11**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: Not Suitable - Site Below Size Threshold**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of site. New allocations of this size are not being sought at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield  
 Area Character: Residential / A3 Use  
 Setting : Urban  
 Current Use: Vacant / Car Parking

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : N/A      Access to Utilities:  
Site Apparatus:      Neighbour Issues:  
Flood Zone:      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:      |      Impact on existing recreational use:  
Protected Species/Habitats :      Tree Preservation Order:  
Natural Features on site  
Conservation Area :      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability at June 2019.

Achievability Comments:

Ownership Constraints:      Ownership Comments:  
Legal Issues:      Legal Comments:  
Timescale:      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**      Available

**Achievability Conclusion:**

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

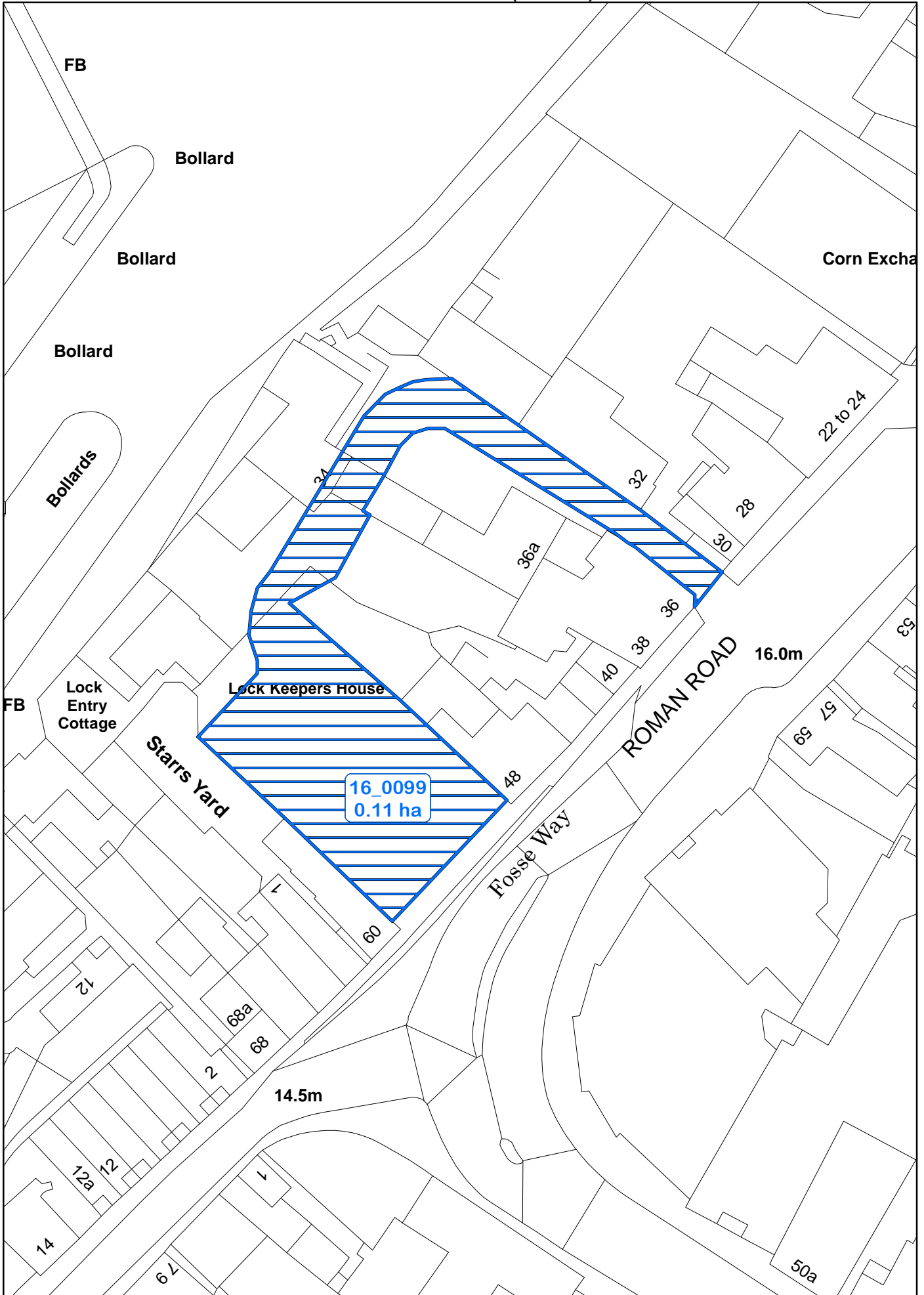
**Additional Comments**

Significant planning history, but site does not benefit from current planning approval.

Yield: 3



SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0120 Site Address Land east of Newark (NAP 2B)**  
**Housing/Employment/Both: Mixed** **Area (Ha): 120.14**  
**Parish: Newark** **Ward: Beacon, Balderton North & Coddington**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-15 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. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

**SUITABILITY**

**Character Land Use Location: Suitable**

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

**Policy: Suitable**

Current Policy Status: Allocated NAP 2B **Other Policy Constraints:**  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 194m	

**Physical Constraints : Suitable**

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 Assessment, Transport Statement and / or Travel Plan.

Topography Constraints: Yes, higher land to north, sloping down to south

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

Agricultural land quality : 92.99% Grade 3                      Access to Utilities:  
(Good-Moderate), 7/01% N/A (Urban)

Site Apparatus:    Neighbour Issues:

Flood Zone: Less than 0.003% Flood Zone 3                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No    Impact on existing recreational use: Four footpaths cross the site

Protected Species/Habitats : Local Wildlife site                      Tree Preservation Order: No  
within allocation

Natural Features on site: the lot

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land remains available, per developer comments July 2019

Achievability Comments: Nothing suggests the site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

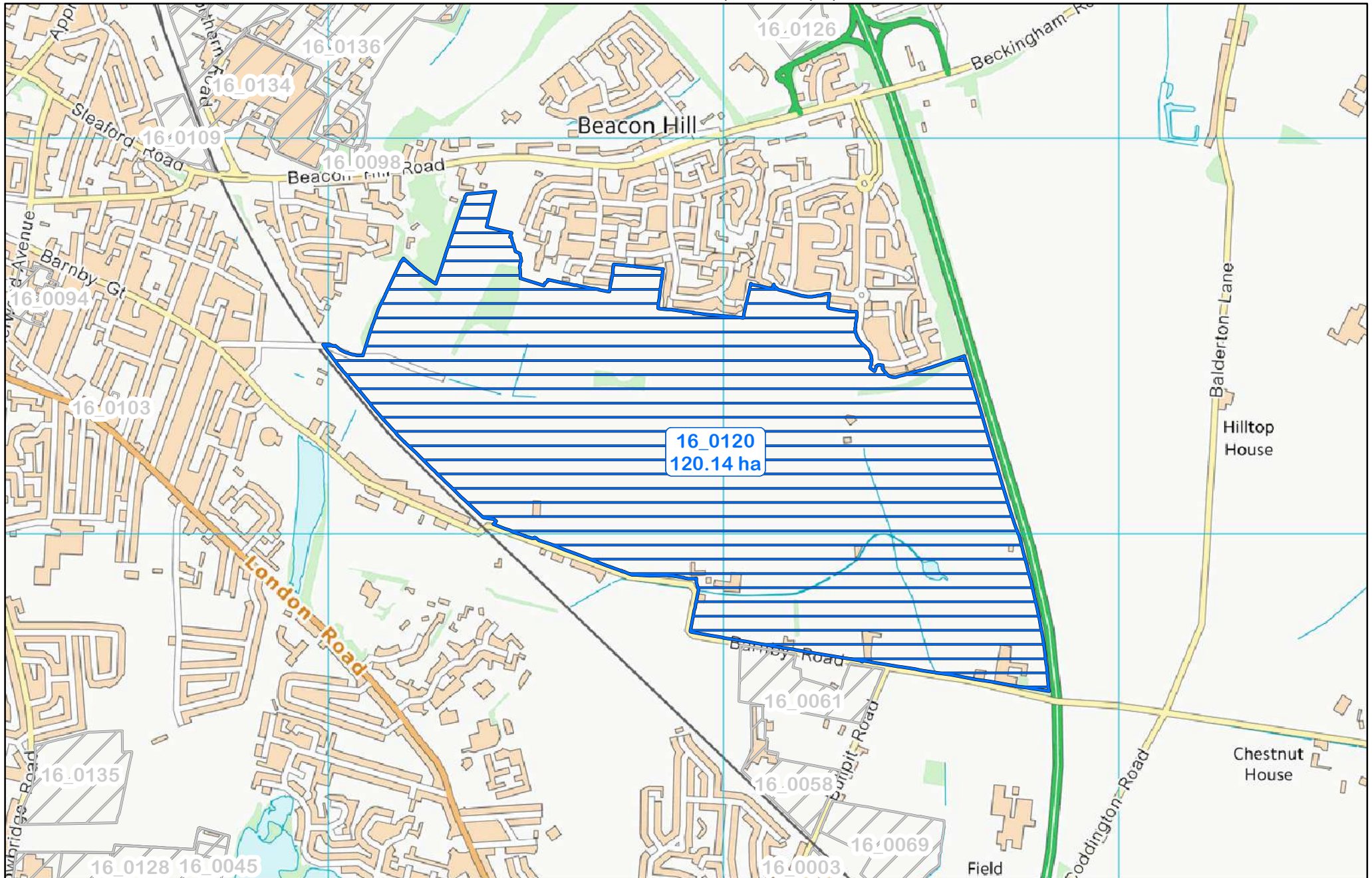
**Additional Comments**

Site made up of whole or parts of 08\_0046, 08\_0107, 08\_0257, 08\_0285, 08\_0299 and 08\_0317

16/SCO/00001

Yield: 1,000

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0122 Site Address Land at the end of Alexander Avenue and Stephen Road (NUA/Ho/1)**

**Housing/Employment/Both: Housing**

**Area (Ha): 0.49**

**Parish: Newark**

**Ward: Bridge**

**Suitability Conclusion:**

**Suitable**

**Availability Conclusion:**

**Not Available**

Availability Comments:

No recent contact with owner. Proposed for deallocation.

Available in 10-15 years.

**Achievability Conclusions:**

Achievable

Achievability Comments:

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

**OVERALL CONCLUSION:**

**The site is currently allocated for residential development. However no recent contact has been made with the owner and site is now proposed for deallocation.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 0.49

Area Character: Residential/Open Space

Setting : Urban

Current Use: Vacant greenfield

**Policy: Suitable**

Current Policy Status: NUA/Ho/1

Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services :**

**Within 800m or 10mins walking**

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 2069m

Green Space Standards: Within 400m of publicly accessible green space

**Within 30 mins travel by public transport**

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket: Yes

Employment: Yes

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

Green Space Strategy Comments: 104m

**Physical Constraints : Suitable**

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

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 0.25% Flood Zone 2

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: No recent contact with owner. Site proposed to be deallocated.

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15

Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:** Not Available

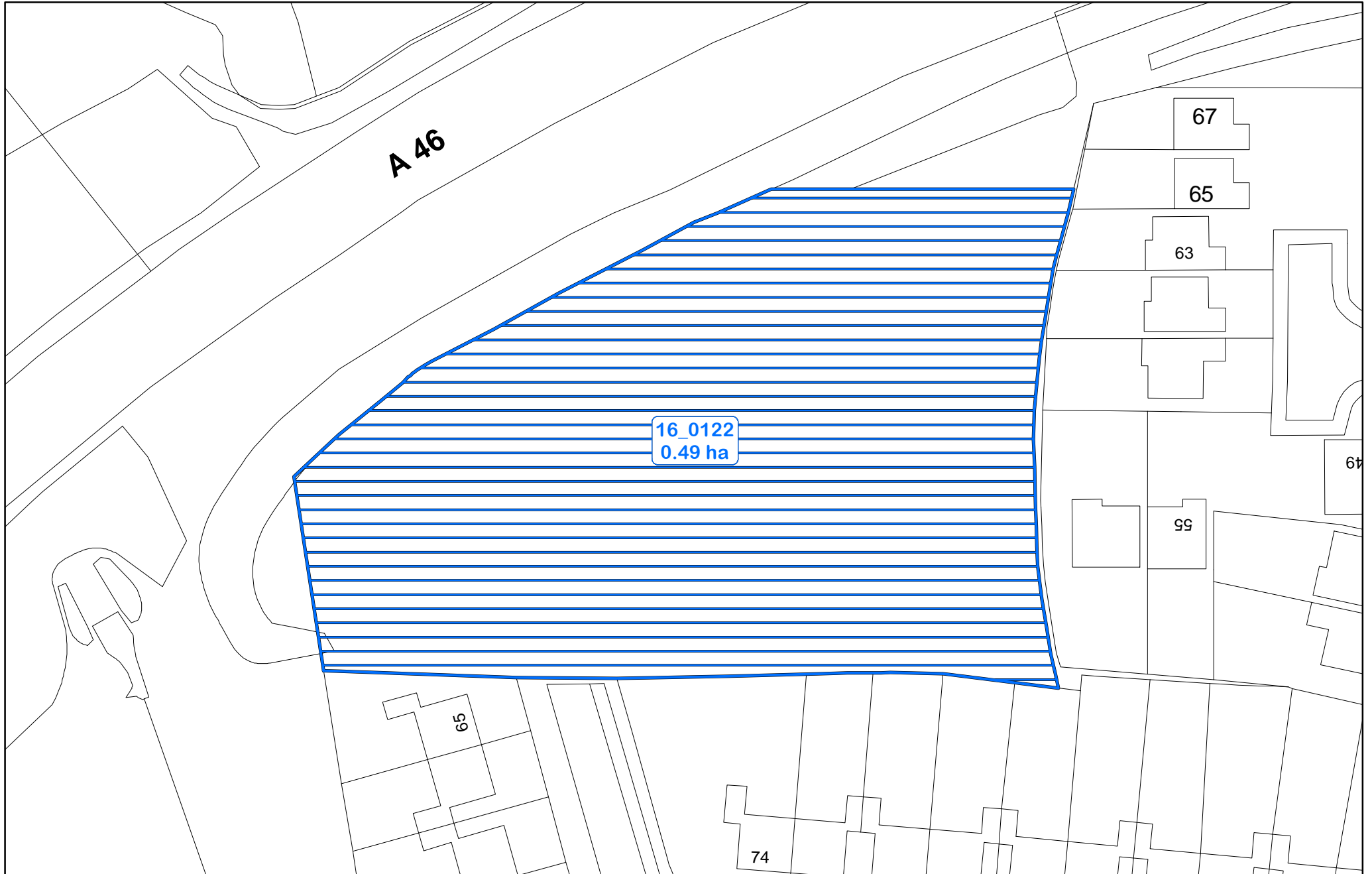
**Achievability Conclusion:** The site is economically viable/acheivable

**Additional Comments**

Site proposed for deallocation as no longer available. Yield: 20



SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0123 Site Address Land south of Quibells Lane (NUA/Ho/2)**  
**Housing/Employment/Both: Housing Area (Ha): 1.17ha**  
**Parish: Newark Ward: Bridge**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available in 0-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence 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. Part of the site has planning permission for 5 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies within Flood Zone 2. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to take account of the presence of the Public Rights of Way within the site and the adjacent rail line.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 1.17 Area: Greenfield

Area Character: Residential / Agricultural

Setting : Edge-of-Settlement

Current Use: Homeless Hostel / Paddock

**Policy: Suitable**

Current Policy Status: Allocated NUA/Ho/2 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No Bus Stop: No	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	Further Education: Yes Hospital: Yes
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Within 1km of a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 254m

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highways Authority's relevant design guide at the time of submission. Future proposals should be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints: No

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

Agricultural land quality : 80.94% Grade 3                      Access to Utilities:  
(Good-Moderate), 19.06% N/A

Site Apparatus: Some existing buildings on site                      Neighbour Issues: East Coast Mainline is adjacent to the site

Flood Zone: 71.5% Flood Zone 2                      Surface Water Flooding: 1% of site at high risk, 9% at medium risk, 25% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No                      | Impact on existing recreational use: footpath/bridleway on eastern border (Newark FP27)

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on Site: Hedges

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: NSDC controls the homeless hostel, other land will be de-allocated.

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

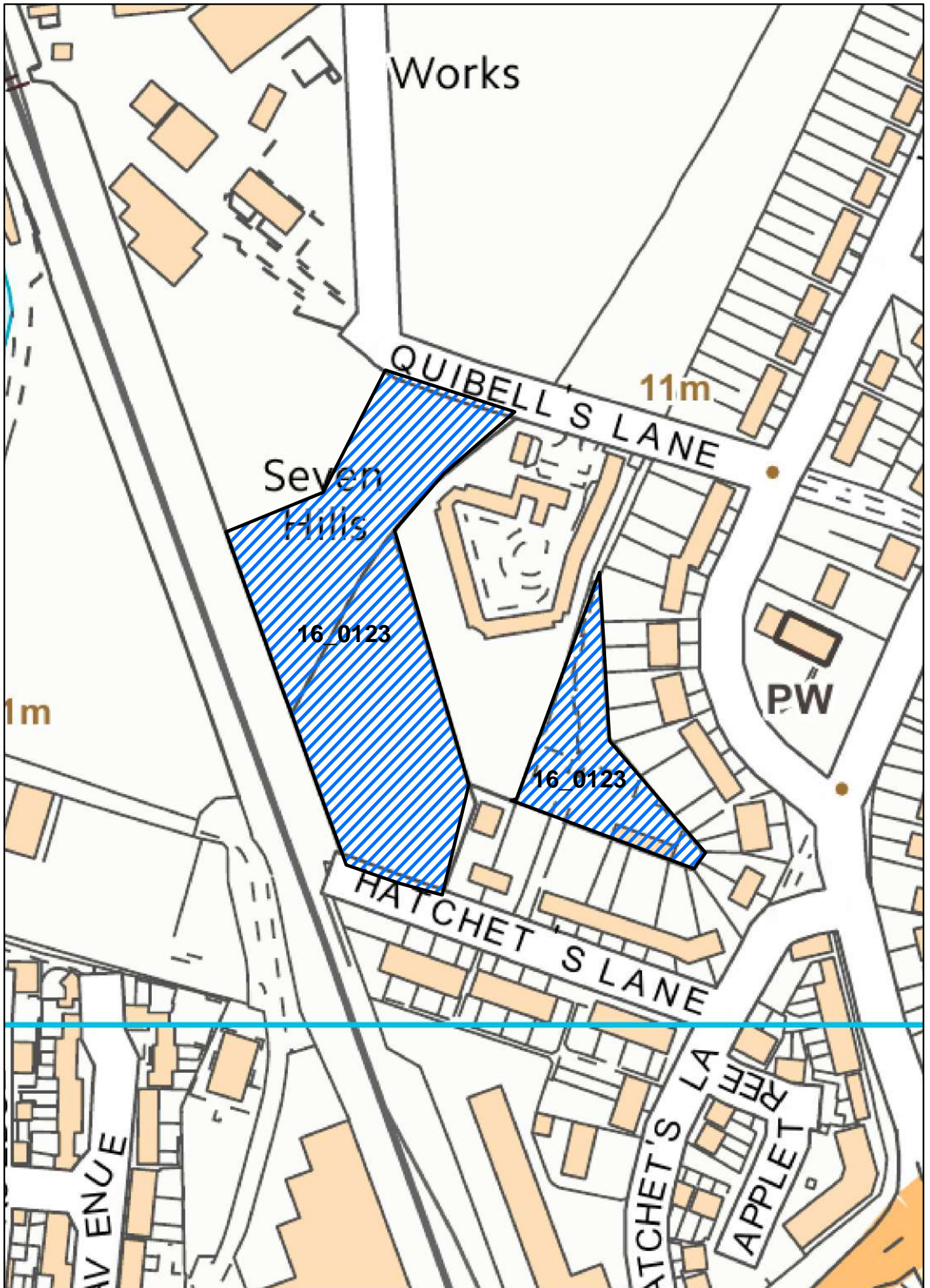
**Additional Comments**

The Plan Review proposes to reduce the area of the site. The allocation is provisionally for 25 dwellings, as well as a re-developed homeless hostel. A small portion of the site already has planning permission for 5 dwellings.

Yield: 30



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0124 Site Address: Cedar Avenue (NUA/Ho/3)**  
**Housing/Employment/Both: Housing Area (Ha): 0.93**  
**Parish: Newark Ward: Bridge**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Landowners wish for site to be deallocated. May be available within 10-15 years.  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Site is no longer achievable.

**OVERALL CONCLUSION:**  
**The site is allocated for residential development and is suitable subject to appropriate mitigation as necessary. The site may be available and achievable. An application was been withdrawn in December 2019 and landowners confirm they no long wish to see the site developed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.93

Area Character: Open Space

Setting : Residential

Current Use: Open Space

---

**Policy: Suitable**

Current Policy Status: Allocated NUA/Ho/3 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes Bus Stop: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: Yes	Further Education: Yes Hospital: Yes
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 469m

**Physical Constraints : Suitable**

Highway Engineers Comments: Highways design should comply with Highways Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport, Transport Assessment and / or Travel Plan.

Topography Constraints: No

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

Agricultural land quality : 99.2% Grade 3 (Good – Moderate), 0.78% N/A      Access to Utilities:

Site Apparatus: Children's play area                      Neighbour Issues:

Flood Zone: 1                                      Surface Water Flooding: 2% of site at high risk, 8% at medium risk, 41% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No                                      Impact on existing recreational use: SP8 is taken into account in the allocation

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: The landowner wishes for the site to be deallocated.

Achievability Comments: Difficulty with 18/02330/FULM indicates the allocation may not be achievable – landowner no longer wishes to see the site developed.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Not Available**

**Achievability Conclusion: Not Achievable**

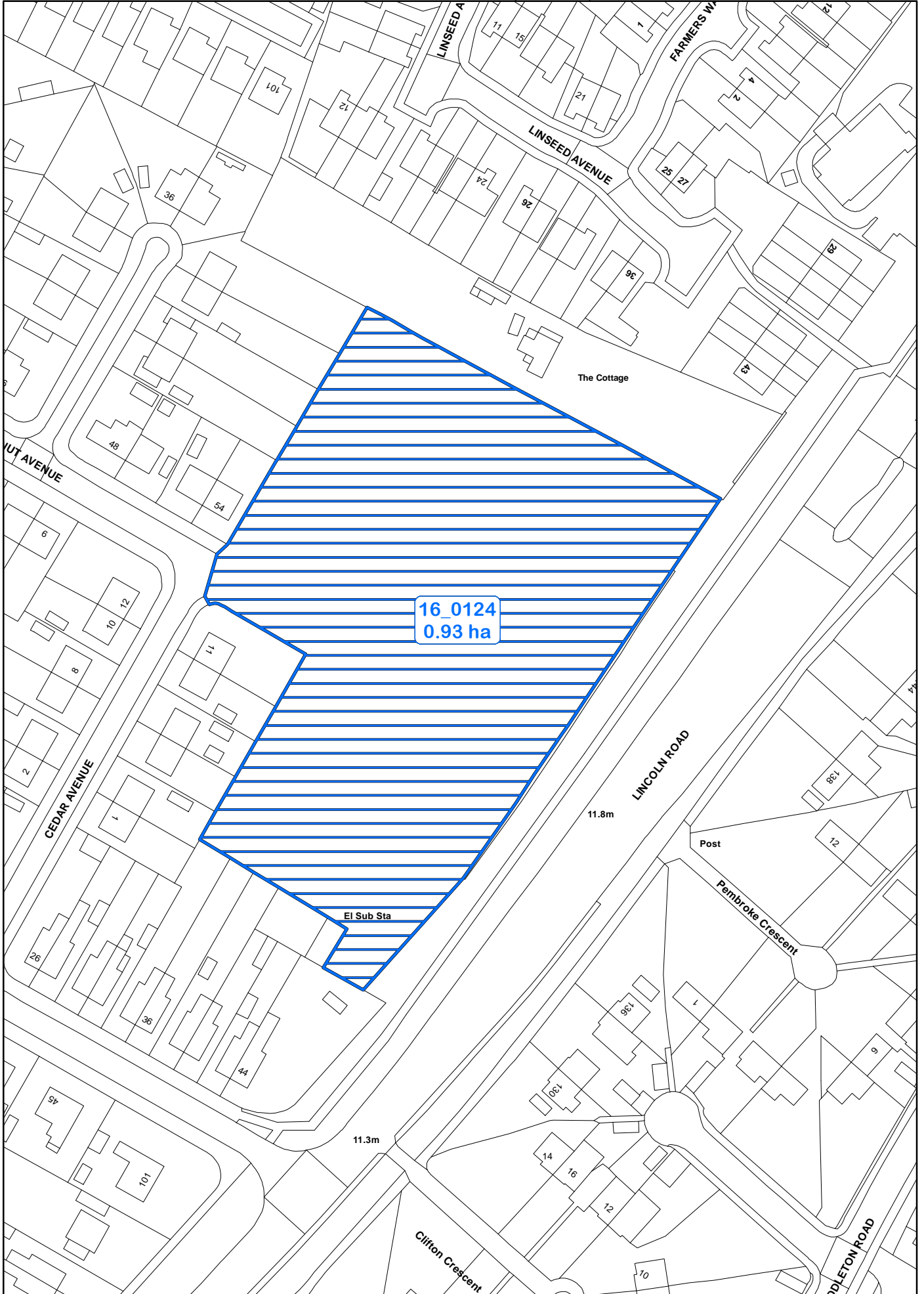
**Additional Comments**

Site is proposed to be deallocated.

Yield: 24



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0125 Site Address Yorke Drive (NUA/Ho/4)**  
**Housing/Employment/Both: Housing Area (Ha): 17.03**  
**Parish: Newark Ward: Bridge**

**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. The site benefits from outline planning permission granted in December 2019. This large area is identified for regeneration and redevelopment to allow for a significant net increase in dwellings as part of a comprehensive regeneration scheme.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Residential / Industrial / Open Space  
 Setting : Urban  
 Current Use: Housing/Open Space

---

**Policy: Suitable**

Current Policy Status: NUA/Ho/4 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Less than 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 208m	

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

### Physical Constraints: Suitable

Highway Engineers Comments: Highways design should comply with the Highways 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: No

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

Agricultural land quality : 10.22% Grade 3 (Good – Moderate), 89.78% N/A      Access to Utilities:

Site Apparatus: Some existing houses to be demolished / sports playing field                      Neighbour Issues:

Flood Zone:    Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 14% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No    Impact on existing recreational use: Four footpaths touch or cross this site (Newark FP28, Newark FP29, Newark FP30, Newark FP31).

Protected Species/Habitats : Potential for Bats                      Tree Preservation Order: No

Natural Features on Site: No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Council has control over most of the site and is working with partners to facilitate the regeneration scheme

Achievability Comments: Resolution to grant indicates site is achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

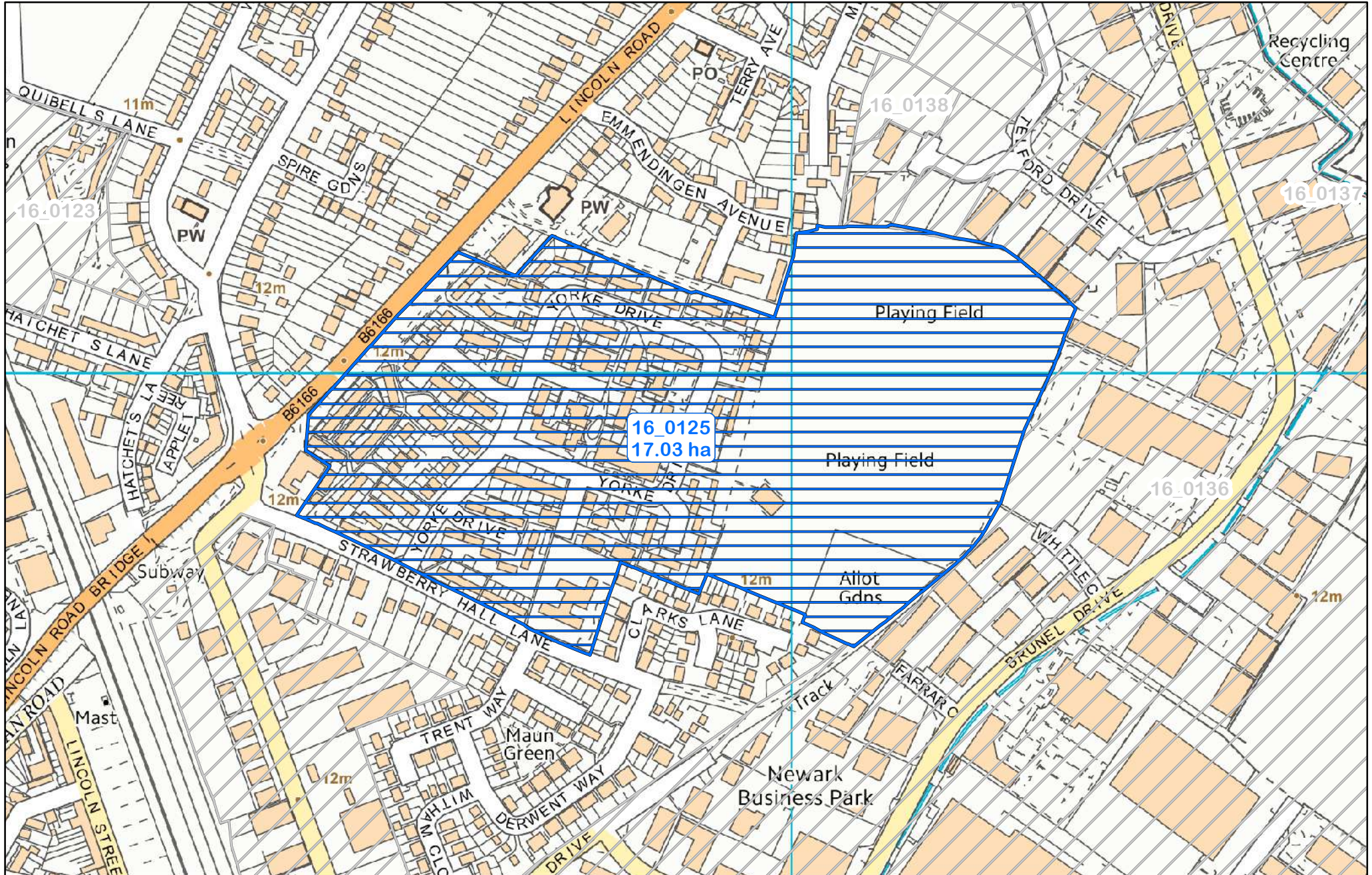
**Achievability Conclusion:** Achievable

**Additional Comments**

18/SCR/00016 for the whole site. Site benefits from outline permission (18/02279/OUTM).

Yield: regeneration scheme includes net 190 additional dwellings

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0126 Site Address North of Beacon Hill Road and the northbound A1 Coddington slip road (NUA/Ho/5)**  
**Housing/Employment/Both: Housing Area (Ha): 5.16**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 10-15 Years**  
 Availability Comments: There has been no contact with the site owners for some time  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. There has been no contact with the site owners for some time and consequently it has been placed in 10-15 year timescale. The site is proposed to be reallocated as an opportunity site to reflect the above. New access would not be permitted from A1 nor it's slip road. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 5.16  
 Area Character: Residential/Countryside  
 Setting : Residential/Countryside  
 Current Use: Agriculture

---

**Policy: Suitable**

Current Policy Status: Allocated NUA/Ho/2 Other Policy Constraints:  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes

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

Proximity to town centre: Over 1km from a town centre. 2731m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 467m

### Physical Constraints : Suitable

Highway Engineers Comments: New access would not be permitted from A1 nor it's slip road. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 4% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: No contact with site owners

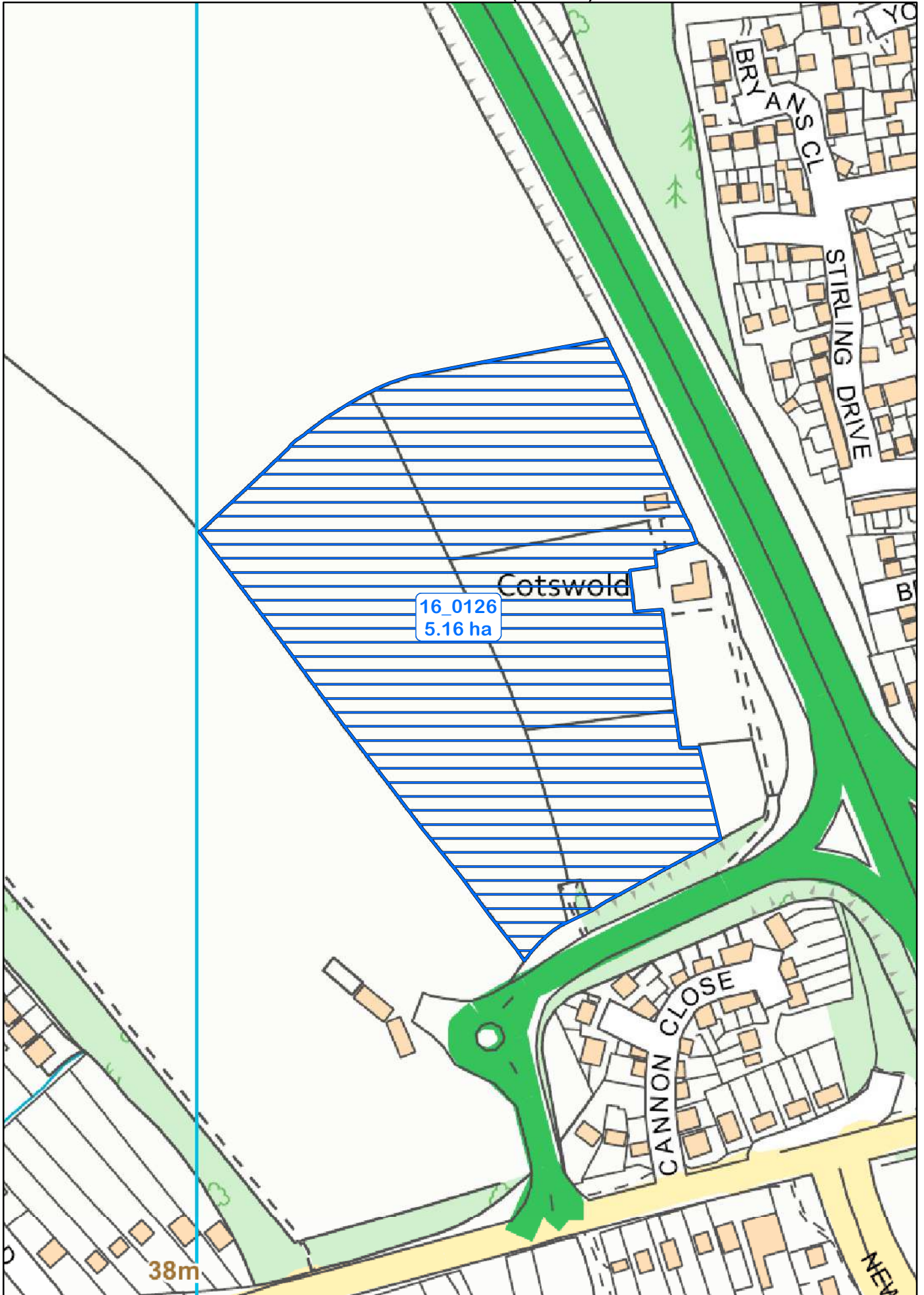
Achievability Comments: No evidence to suggest the site is not achievable at this point

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

Ownership Constraints:	Ownership Comments: There has been no contact with the site owners for some time
Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	
<b>Availability Conclusion:</b>	Available within 10-15 Years
<b>Achievability Conclusion:</b>	The site is economically viable/achievable
<b>Additional Comments</b>	
Yield: 200 dwellings	



SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0127 Site Address Land between 55 & 65 Millgate, Newark (NUA/Ho/6)**  
**Housing/Employment/Both: Housing** **Area (Ha): 0.33**  
**Parish: Newark** **Ward: Castle**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **Available (Part)**  
 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 development and has previously had permission for residential development. The site is suitable subject to appropriate mitigation measures as necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to address any potential impact on the conservation area and heritage asset in close proximity to the site.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.33ha Area: Greenfield

Area Character: Residential / Commercial

Setting : Urban

Current Use: Yard

---

**Policy: Suitable**

Current Policy Status: allocated NUA/Ho/6 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 400m of a town centre		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 299m	

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

### Physical Constraints : Suitable

Highway Engineers Comments: Highways design should comply with the Highways 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: No

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

Agricultural land quality : N/A

Access to Utilities: Unknown

Site Apparatus: Various buildings on site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 1% at medium risk, 36% at low risk

Identified within the SFRA:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : Yes

Heritage asset (designated & non designated):  
Various nearby

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site in at least two ownerships. One has no recent contact. The other confirms current interest and active work towards an application.

Achievability Comments: No evidence suggests the site would not be achievable

Ownership Constraints: None known

Ownership Comments: Land in two ownerships, unlikely to come forward together.

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

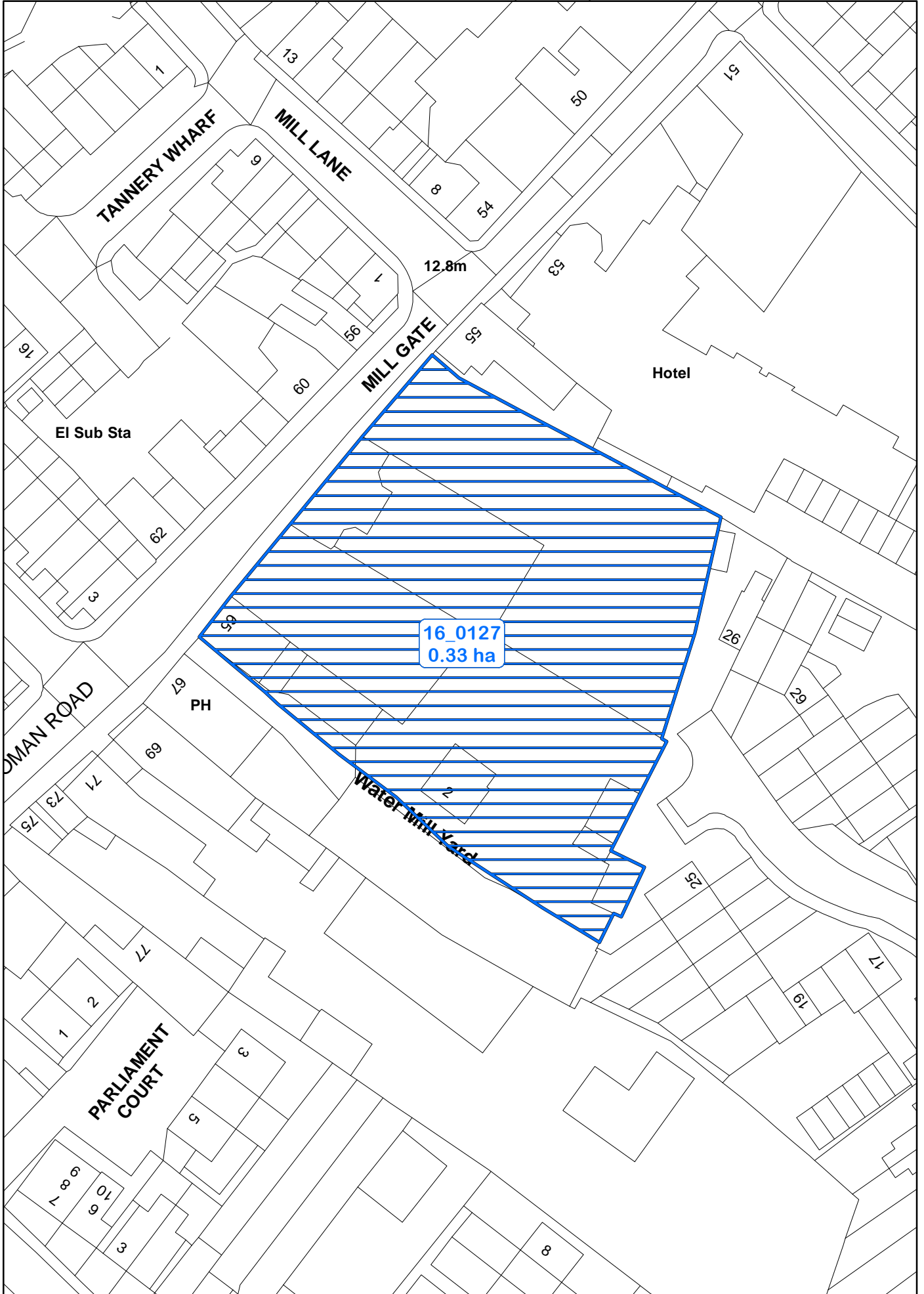
**Availability Conclusion:** Available (part)

**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 10

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0129 Site Address Land at Bowbridge Road, Newark (NUA/Ho/8)**  
**Housing/Employment/Both: Housing Area (Ha): 2.49**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 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. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 2.49ha Area: Greenfield

Area Character: Residential / Industrial

Setting : Residential / Industrial

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: allocated NUA/Ho/8 Other Policy Constraints:

Conflicting Issues:

**Access to Services: Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 299m	

**Physical Constraints : Suitable**

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: No

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

Agricultural land quality : 85.30% Grade 3 (Good – Moderate), 14.70% N/A      Access to Utilities: Unknown

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 8% at medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): various nearby

**Suitability Conclusion: Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site is available at Sept 2019

Achievability Comments: No evidence suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

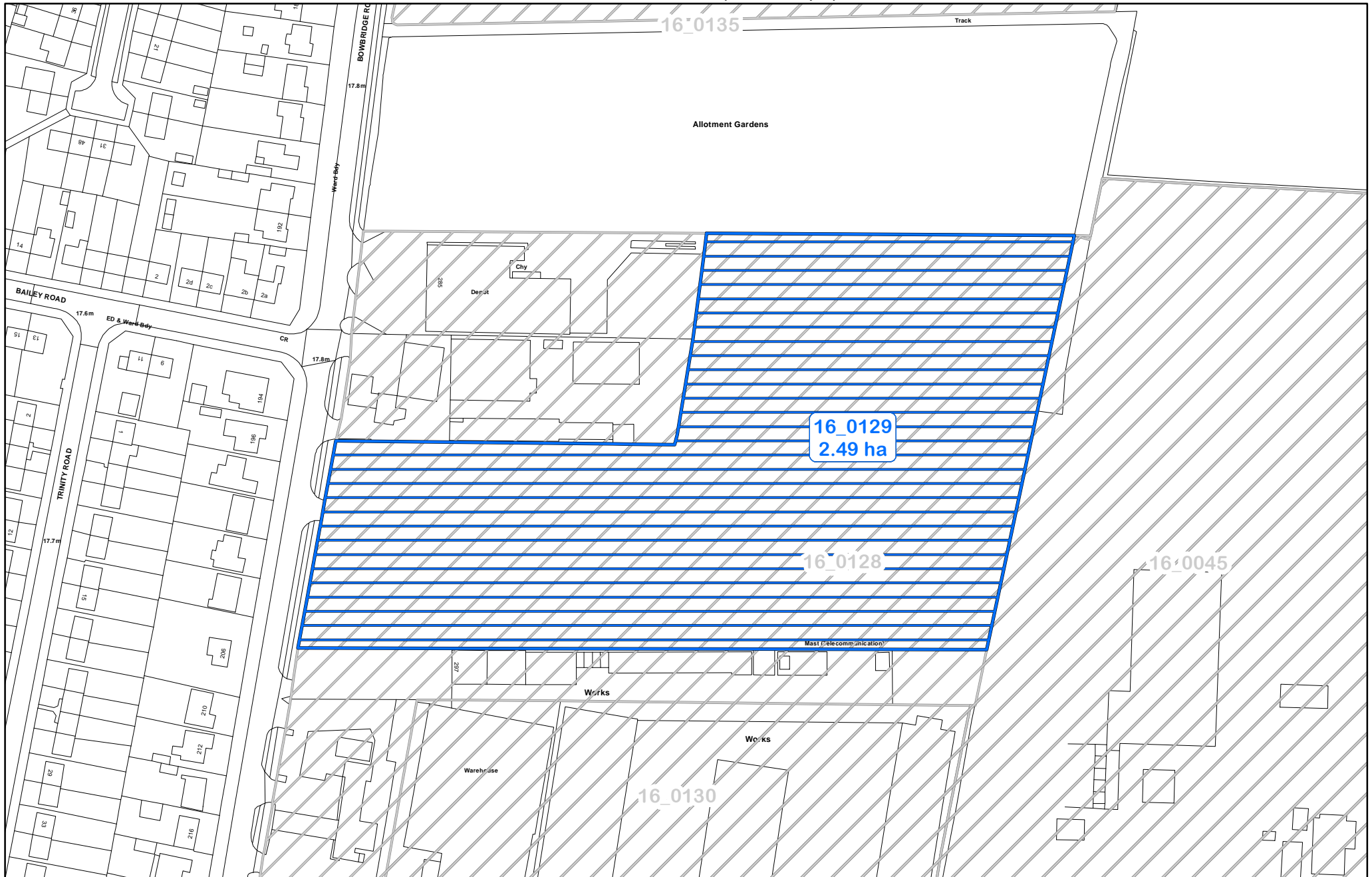
**Additional Comments**

Site was formerly 08\_0312

Yield: 86



# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0130 Site Address: Land at Bowbridge Road (Newark Storage), Newark (NUA/Ho/9)**  
**Housing/Employment/Both: Housing Area (Ha): 5.65**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: May be Available in 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: 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 achievable and available, although current business are still operating from the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 4.25ha Area: Greenfield

Area Character: Industrial / Residential

Setting : Industrial / Residential

Current Use: Employment Land

---

**Policy: Suitable**

Current Policy Status: allocated NUA/Ho/9 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from a publicly accessible green space		Green Space Strategy Comments: 1,202m	

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

**Physical Constraints : Suitable**

Highway Engineers Comments: Highways 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: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities: Unknown

Site Apparatus: Various existing buildings and infrastructure on site

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 18% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): various nearby

**Suitability Conclusion: Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site has been purchased by Arkwood Developments and is wholly available.

Achievability Comments: Agent confirmed land is achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

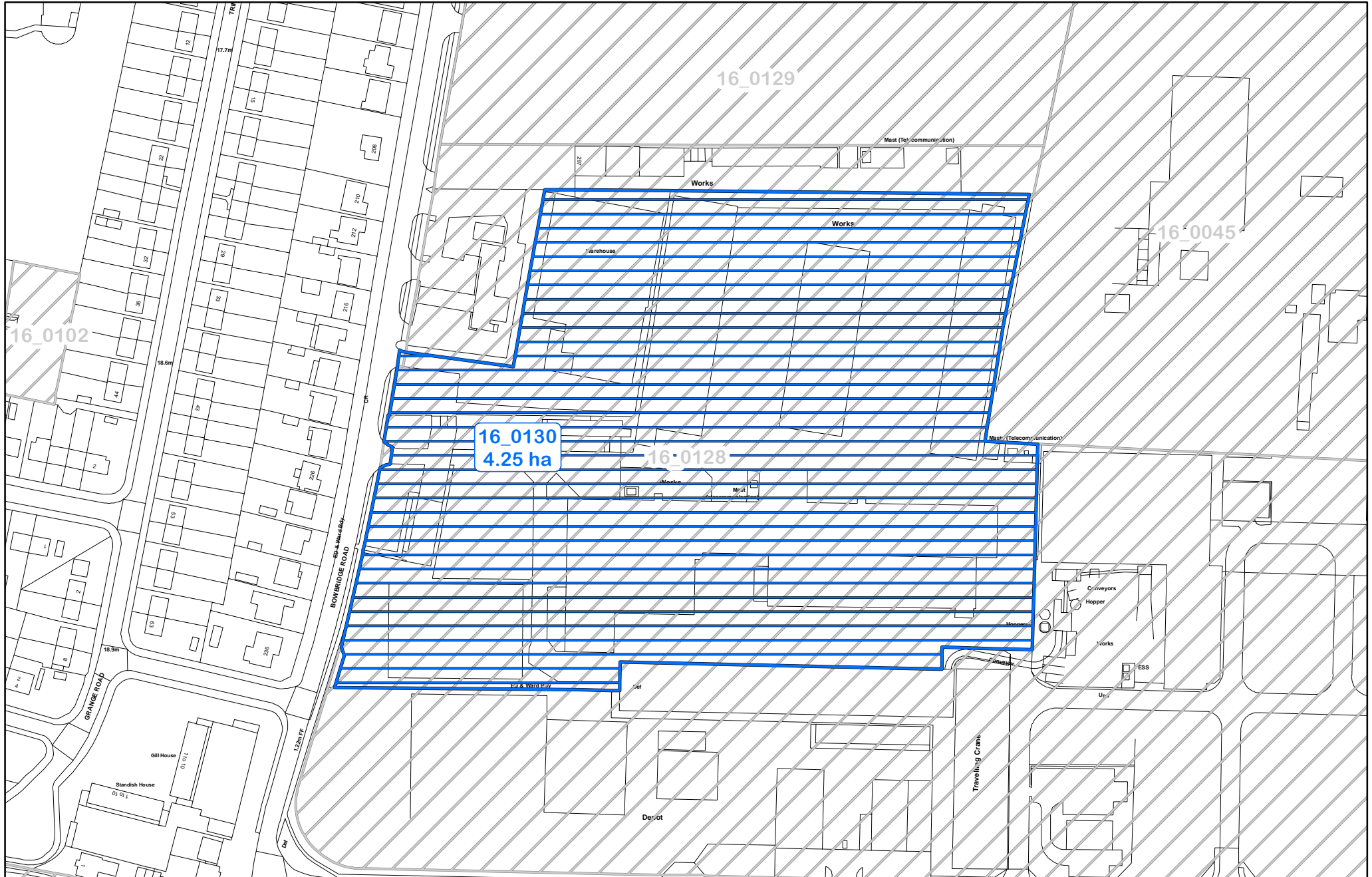
**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 170

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0132 Site Address Land north of the A17, Winthorpe (NUA/MU/1)**  
**Housing/Employment/Both: Employment Area (Ha): 21.79**  
**Parish: Winthorpe Ward: Collingham**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Available within 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: The site is economically viable / achievable

**OVERALL CONCLUSION:**

The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site both available and achievable. Any development should be subject to improvements at the A1 / A46/ A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The presence of TPO's could prevent part of the site from being developed and development would need to take account of the presence of PROWs within the site.

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Separated from Adjacent Urban Boundary by A17 PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 21.79ha

Area Character: Countryside  
 Setting : Countryside  
 Current Use: Agriculture

---

**Policy: Suitable**

Current Policy Status: Allocated NUA/MU/1 and within Newark Showground Policy Area Other Policy Constraints:  
 Conflicting Issues:



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms balance of site remains available

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

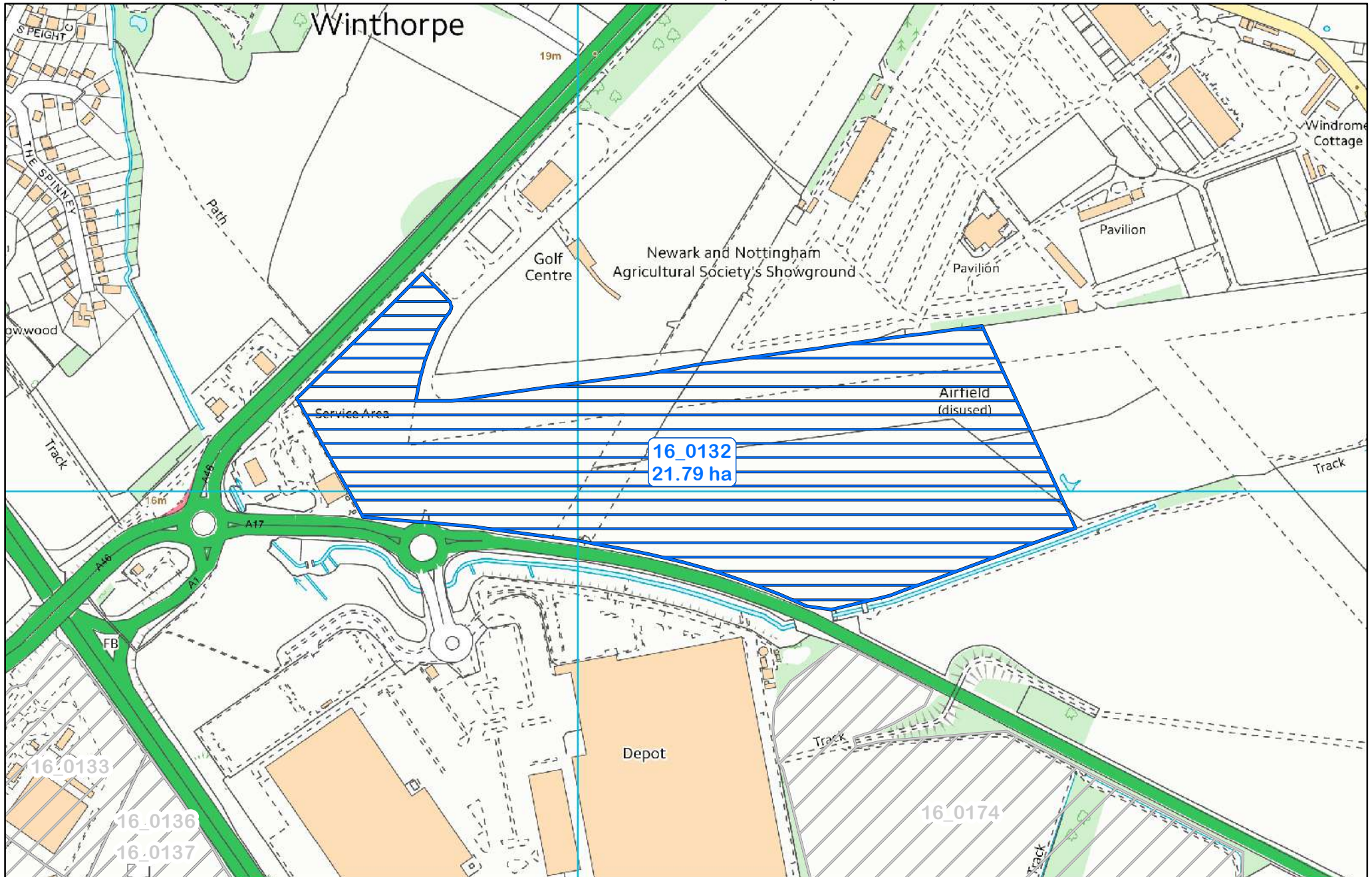
**Achievability Conclusion:** Achievable

**Additional Comments**

Site benefits from completed 16/01796/FULM for the Wirtgen HQ. Based on the 50% employment assumption, there remains 5.93ha of employment and the original 10.88ha for hotel and conference/restaurant.



SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0134 Site Address Land at NSK, Northern Road, Newark (NUA/MU/3)**  
**Housing/Employment/Both: Both** **Area (Ha): 10.11**  
**Parish: Newark** **Ward: Bridge**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **May be Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions:** **Achievable**  
 Achievability Comments: Nothing to suggest the site would not be achievable

**OVERALL CONCLUSION:**  
**The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is achievable and may be available once the employment use has relocated. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
Area: PDL 10.11 Area: Greenfield

Area Character: Employment

Setting : Urban

Current Use: Industrial

---

**Policy: Suitable**

Current Policy Status: Allocated NUA/MU/3 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 725m	

**Physical Constraints : Suitable**

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: No

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

Agricultural land quality : 5.46% Grade 3 (Good – Moderate), 94.54% N/A (Urban)      Access to Utilities: Yes

Site Apparatus: Existing buildings on site                      Neighbour Issues: Adjacent east coast mainline

Flood Zone: 1    Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 17% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : In reasonable proximity to a local wildlife site                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirm the land remains available at July 2019. This is subject to relocation of the employment use.

Achievability Comments: Nothing suggests site would not be achievable.

Ownership Constraints: None known                      Ownership Comments:

Legal Issues: None known                      Legal Comments:

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

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** May be Available

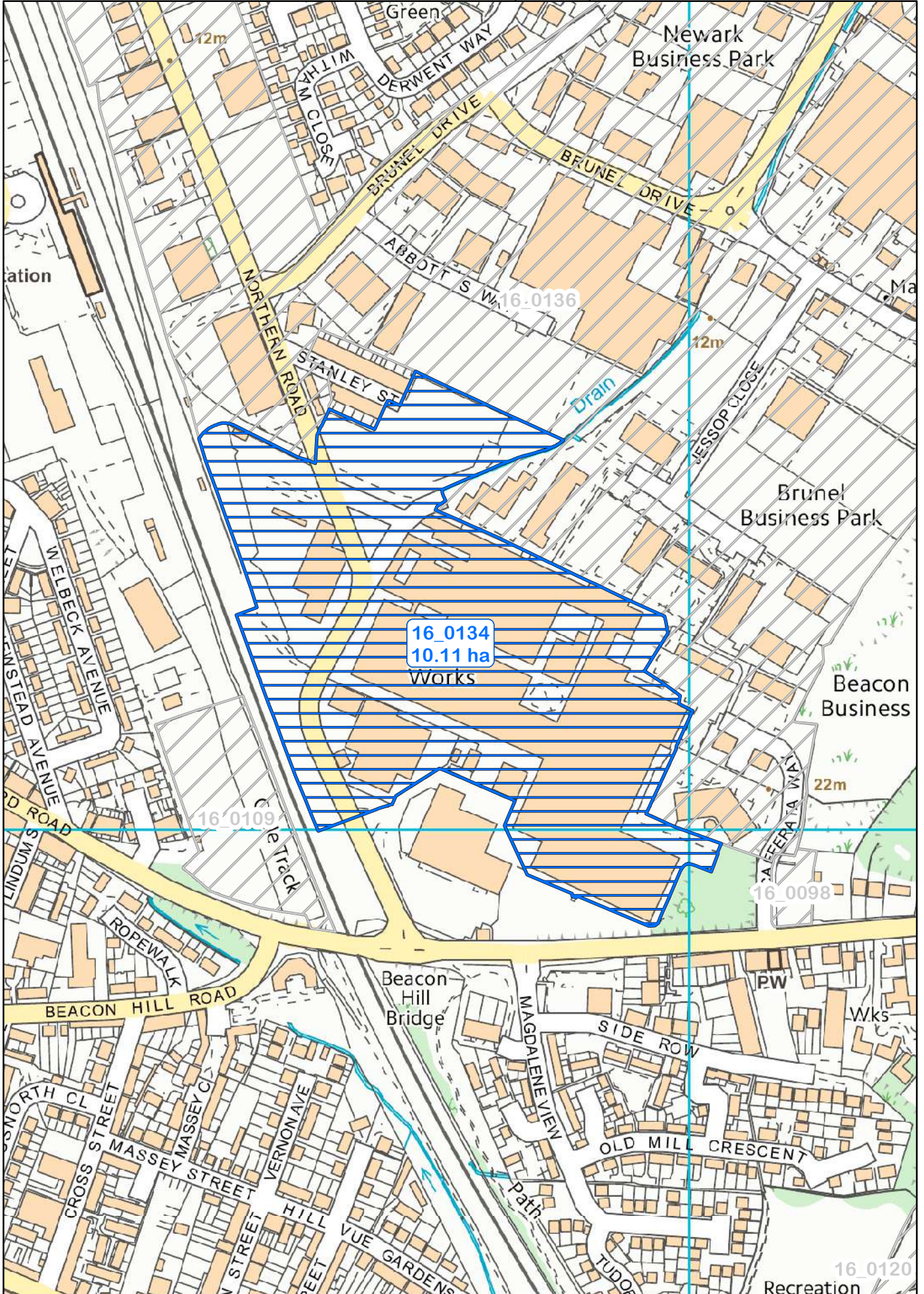
**Achievability Conclusion:** Achievable

**Additional Comments**

Site formerly referred to as 08\_0310

The Issues Paper suggested changing the designation from allocation to opportunity site. Without preparations for a transfer of engineering works, the Council does not feel confident including the site in its land supply figures. Nonetheless, designation as Opportunity Site with a guideline figure of 150 dwellings would not preclude development when NSK is ready.

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0135 Site Address Land at Bowbridge Road, Newark (NUA/MU/4)**  
**Housing/Employment/Both: Housing / Leisure Area (Ha): 5.26**  
**Centre**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**The site is allocated for mixed use and part of the site now contains the completed Leisure Centre and extra care self-contained apartments. The remainder of the site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 5.26ha  
 Area Character: Residential / Industrial  
 Setting : Urban  
 Current Use: Vacant

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**Policy: Suitable**

Current Policy Status: Allocated NUA/MU/4 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes	Secondary School: Yes
Bus Stop: Yes	Retail Area: Yes
GP/Health Centre: No	Further Education: Yes
Cash Machine / Post Office: Yes	Hospital: Yes
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Over 1km to a town centre	Employment: Yes
Green Space Standards: Over 400m from publicly accessible green space	Proximity to Transport Node: Over 1km from a major public transport node
	Green Space Strategy Comments: 1,110m

**Physical Constraints : Suitable**

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: No

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

Agricultural land quality : 4.67% Grade 3 (Good – Moderate), 95.33% N/A (Urban)      Access to Utilities: Yes

Site Apparatus:                                      Neighbour Issues: None

Flood Zone: 1                                      Surface Water Flooding: 4% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : No                                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site controlled by Council, remains available.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

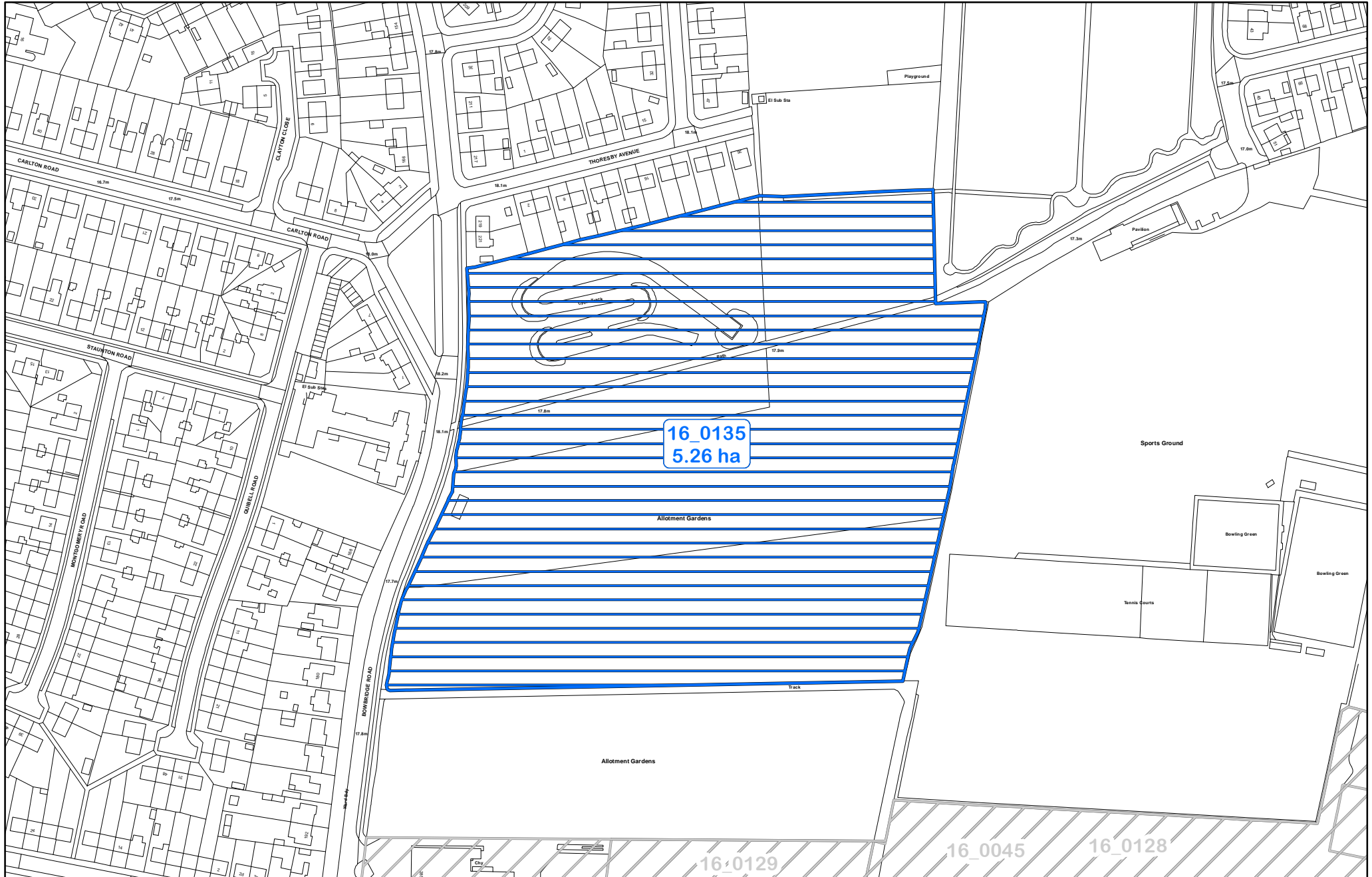
**Additional Comments**

Site benefits from completed leisure centre 14/00402/FULM and completed extra-care housing 15/02299/FULM. Balance of the site will continue to be allocated for 55 dwellings.

19/01790/FULM for 87 dwellings submitted and subsequently refused due to issues with on-street parking.



# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0137 Site Address Land west of A1 on Stephenson Way (NUA/E/2)**  
**Housing/Employment/Both: Employment Area (Ha): 12.23**  
**Parish: Newark Ward: Bridge**

**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 employment development and is suitable subject to appropriate mitigation measures as necessary. The site is partially complete. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 12.23ha  
 Area Character: Industrial  
 Setting : Industrial / Urban  
 Current Use: Vacant

**Policy: Suitable**

Current Policy Status: Allocated NUA/E/2 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 434m	

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

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority's design guide relevant 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: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms balance of land remains available.

Achievability Comments: Site is achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

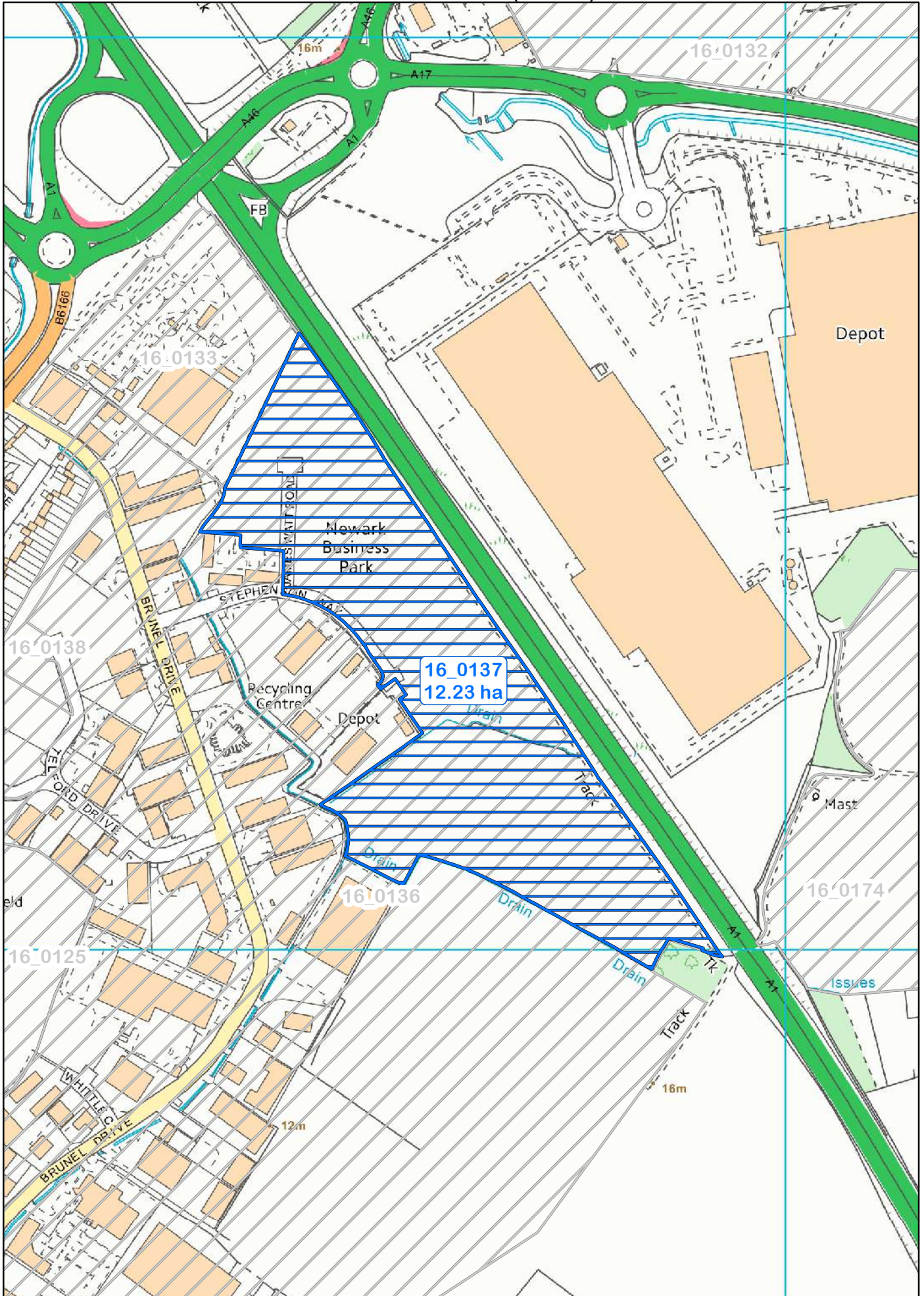
Site partially completed. Agent names three businesses and a balance of 6.96, compared to the Issues Paper which identified two businesses and a balance of 8.19ha.

16/00166/FULM for hatchery

18/00708/FUL self-storage

18/01122/FUL motor vehicle storage

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0138 Site Address Telford Drive, Newark (NUA/E/3) (3 parcels of land)**  
**Housing/Employment/Both: Employment** **Area (Ha): 1.54**  
**Parish: Newark** **Ward: Bridge**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **Available (part)**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions:** **Achievable (part)**  
 Achievability Comments: There is nothing to suggest the site would not be achievable

**OVERALL CONCLUSION:**

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The northern portion of the site remains vacant but with reduced capacity due to a TPO. The central parcel has been developed in part and the other part subject to a refusal for planning permission as a result of which a long belt of trees has gained protection. This parcel is not considered available or achievable for development. The southern parcel has been occupied and developed. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development on this site would need to take account of the presence of Public Rights of Ways within the site.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
Area: PDL Area: Greenfield 1.54ha

Area Character: Industrial

Setting : Urban

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Allocated NUA/E/3 Other Policy Constraints:

Conflicting Issues:

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: Yes

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Within 400m of  
publicly accessible green space

**Within 30mins travel by public transport**

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

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: 512m

**Physical Constraints : Suitable**

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: No

Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage  
has been identified in close proximity to the site.

Agricultural land quality : 46.75% Grade 3  
(Good-Moderate), 53.25% N/A (Urban)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk,  
26% at medium risk, 53% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views: No

Impact on existing recreational use: Yes (Newark  
FP28)

Protected Species/Habitats : No

Tree Preservation Order: Yes (trees adjacent  
dwellings to east of site)

Natural Features on Site: No

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Balance of site remains available at July 2019.

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

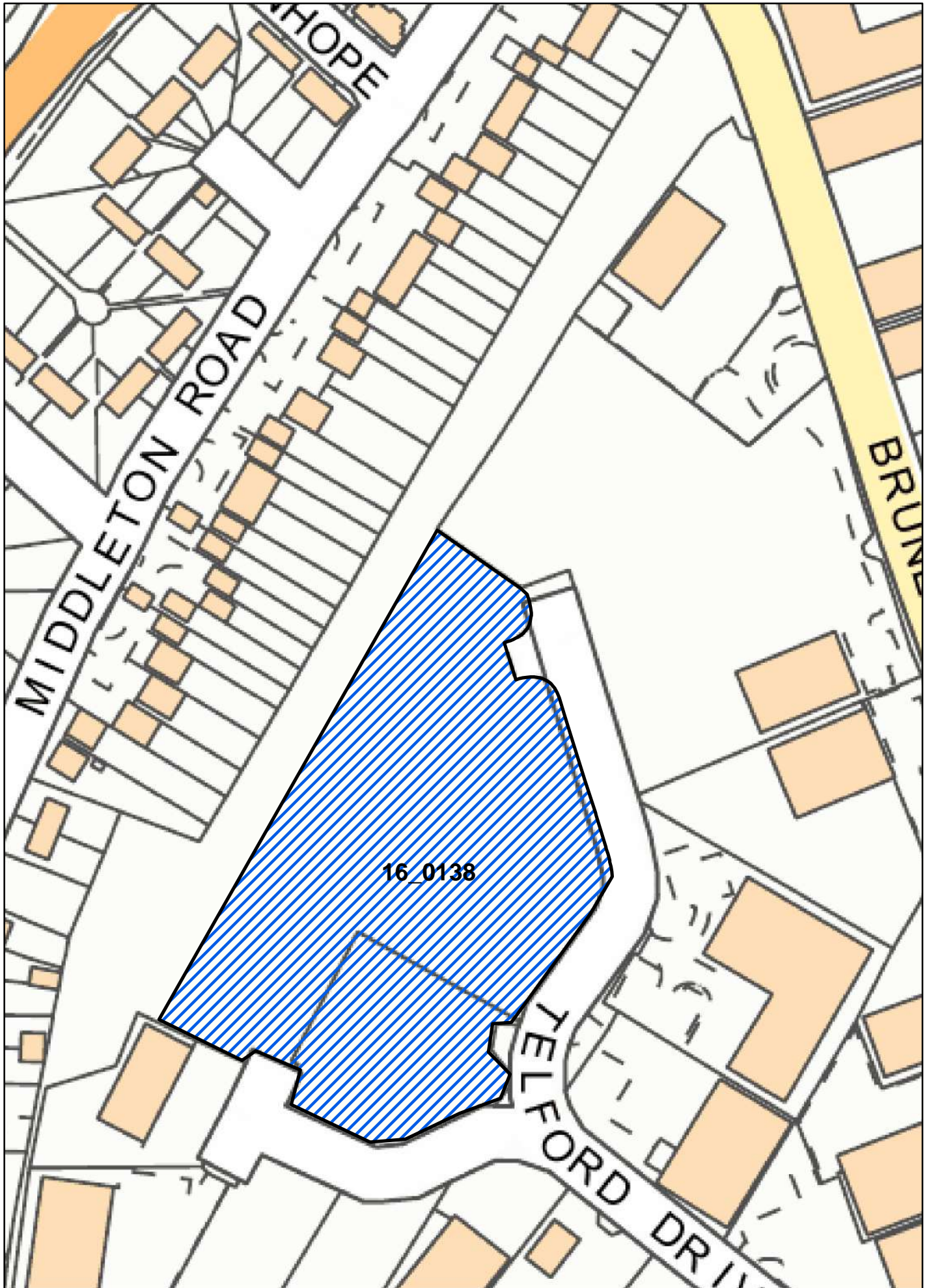
The site now has a varied planning history. Part developed, part outstanding.

Yield: 0.99ha





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0139 Site Address Former County Highways Depot, Great North Road, Newark (NUA/E/4)**

**Housing/Employment/Both: Employment**

**Area (Ha): 2.07**

**Parish: Newark**

**Ward: Castle**

**Suitability Conclusion: Suitable**

**Availability Conclusion: May be Available**

Availability Comments: The site may be available within 5-10 years

**Achievability Conclusions: May be Achievable**

Achievability Comments: Site currently for sale and may affect achievability.

**OVERALL CONCLUSION:**

**The site is allocated for economic development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site lies within Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrate that the development will not increase risk elsewhere and where possible, reduces flood risk overall. Any future development will need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and heritage asset.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Urban (within boundary)

PDL/Greenfield: PDL

Area: PDL 2.07ha Area: Greenfield

Area Character: Residential / Employment

Setting : Edge-of-Settlement

Current Use: Vacant

**Policy: Suitable**

Current Policy Status: Allocated NUA/E/4

Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine /  
Post Office: Yes

Store of Local Importance:

Proximity to town centre: Within 1km of town centre

Green Space Standards: Within 400m of publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes

Retail Area: Yes

Further Education: Yes

Hospital: Yes

Supermarket: Yes

Employment: Yes

Proximity to Transport Node: Within 1km of a major public transport mode

Green Space Strategy Comments: 382m

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

**Physical Constraints : Suitable**

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

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)                      Access to Utilities: Yes

Site Apparatus: Existing hardstanding and buildings on site                      Neighbour Issues: Close to A46

Flood Zone: 34% FZ3 and 66% FZ2                      Surface Water Flooding: 1% at medium risk, 4% at low risk.

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : adjacent to Local Wildlife Site (SINC 2/778) – Great North Road Grasslands                      Tree Preservation Order: No

Natural Features on site: None

Conservation Area : No                      Heritage asset (designated & non designated): Causeway Arches adjacent to site (Grade II Listed)

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is currently for sale

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** May be Available

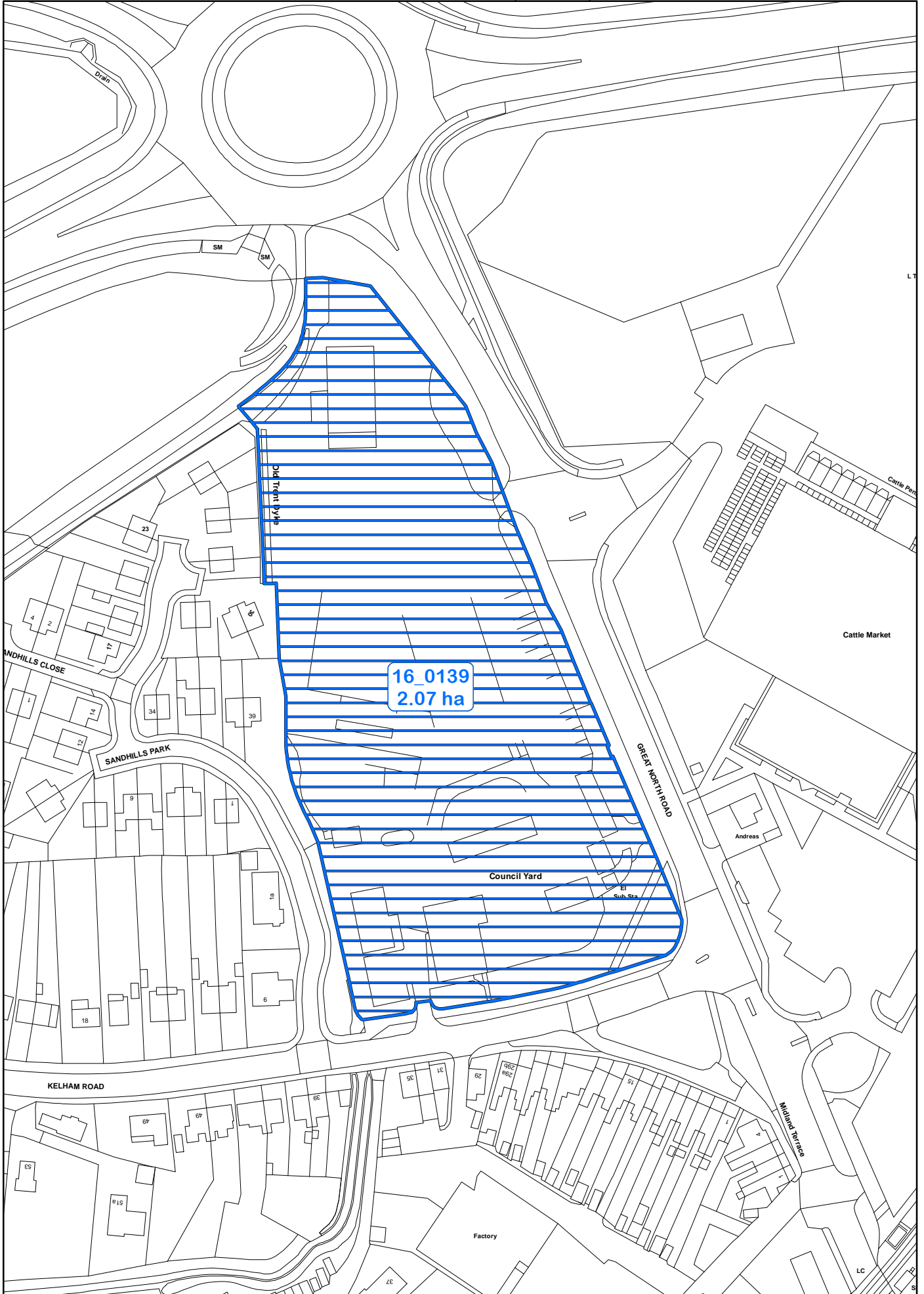
**Achievability Conclusion:** May be Achievable

**Additional Comments**

14/SCR/00043 and 14/01598/FULM considered an A1 retail and filling station use, but this was refused on town-centre impact grounds.

The Issues Paper concluded the site should continue to be allocated for employment use.

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0239 Site Address Land north of Malt Kiln Lane, Newark**  
**Housing/Employment/Both: Housing Area (Ha): 2.96**  
**Parish: Newark Ward: Bridge**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site has no connection to the adopted highway and is considered not suitable for development. Potential contamination issues would need to be investigated and mitigated if necessary. Potential flooding issues. Permission was previously granted for the site with an agreed access (although this permission has subsequently lapsed).**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Newark Urban Area PDL/Greenfield: PDL  
 Area: PDL 2.96ha Area: Greenfield

Area Character: Industrial / Residential

Setting : River / Rail / Residential

Current Use: Outdoor Activities Centre

---

**Policy: Suitable**

Current Policy Status: Within NUA, Lapsed Permission Other Policy Constraints:

Conflicting Issues:

**Access to Services: May be Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

This site has no connection to the adopted highway and is therefore unsatisfactory. Third party land would be required in order to gain access. Any development might be restricted in quantum in accordance with NCC Highways Design Guide. A Transport Statement/Transport Assessment might be required to assess local junction impact and possible mitigation measures.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality :

Access to Utilities: Unknown

Site Apparatus: Unknown

Neighbour Issues:

Flood Zone: 1, 2 & 3

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: footpath through the site and from the bridge north is a bridle way.

Protected Species/Habitats : Adjacent to Trent River Local Wildlife Site

Tree Preservation Order: No

Natural Features on site River

Conservation Area : Yes

Heritage asset (designated & non designated): Local interest buildings to the north. II\*-listed concrete bridge.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed (phone) land remains available at July 2019

Achievability Comments: Nothing to suggest site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site formerly known as 08\_0655 (note: earlier assessment included incorrect permission details)

Yield: 71

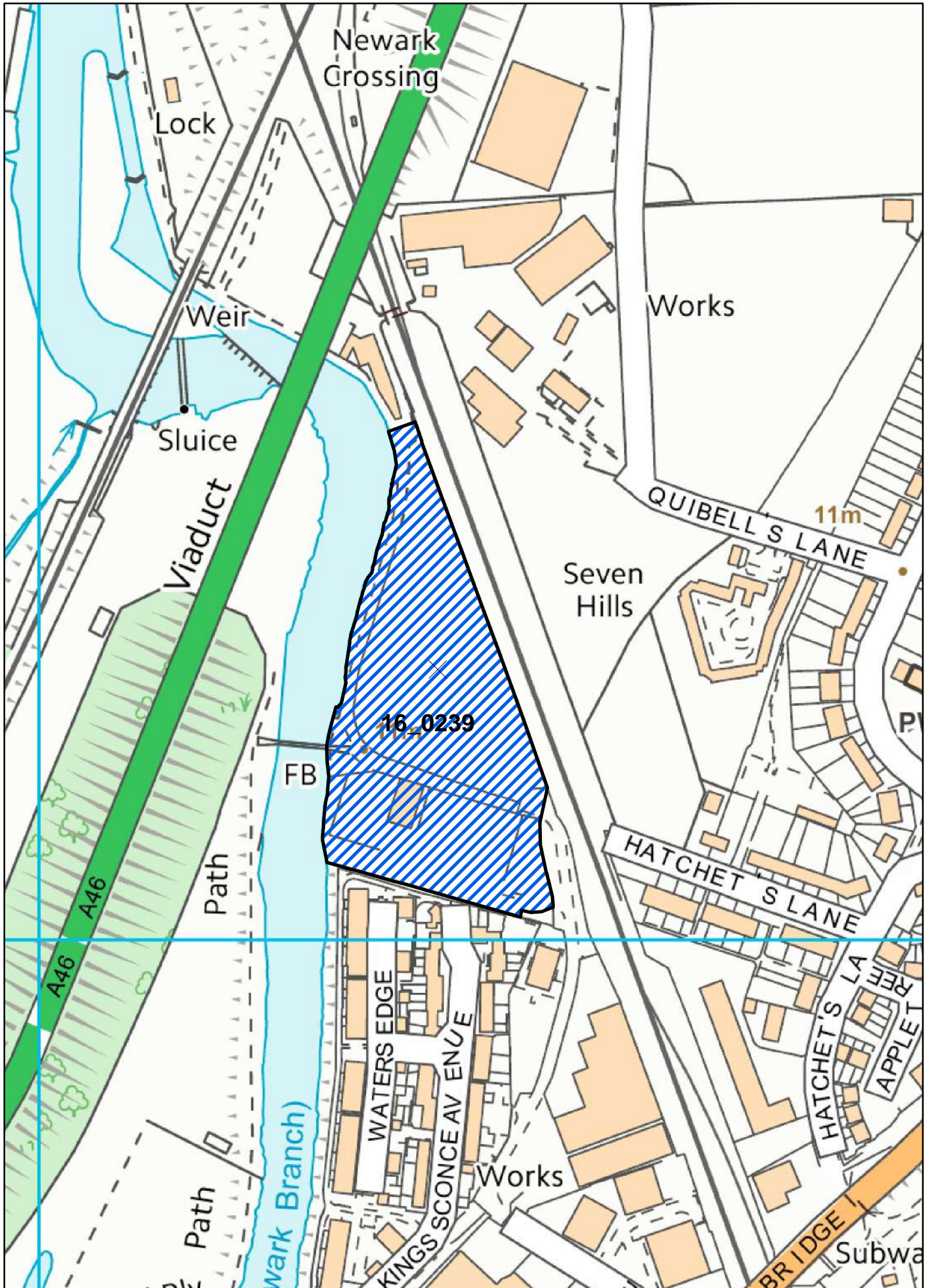
12/01306/FULM for outdoor activity permitted.

12/00948/OUTM & 07/00954/OUTM residential (houses & apartments) plus riverside park & trail permitted, lapsed.





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0240 Site Address Land north of Quibells Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.92**  
**Parish: Newark Ward: Bridge**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**The site lacks a direct connection to the public highway and there are a series of other difficult highways issues which would need to be addressed. The site also lies within Flood Zone 2. There site is not considered suitable for development.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (Outside but adjacent urban boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.92ha  
 Area Character: Industrial / Residential / Open Space  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: Outside (but adjacent to urban boundary) Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 254m	

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

For any proposal for this site to be considered, a number of difficult issues would need to be addressed, including; lack of direct connection with a public highway; dealing with a public right of way; poor road width; lack of footways and lighting, and; capacity issues at the Lincoln Road/Winthorpe Road traffic signal junction.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Unknown

Site Apparatus: Some existing buildings on site

Neighbour Issues: Adjacent to east coast mainline

Flood Zone: 2

Surface Water Flooding: 1% of site at high risk, 9% at medium risk, 25% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: footpath to the west and south

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: No

Conservation Area : No

Heritage asset (designated & non designated): Possible archaeological interest north of the site.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms (phone) land is available at July 2019

Achievability Comments: Nothing to suggest site is not achievable

Ownership Constraints: None known

Ownership Comments:

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

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

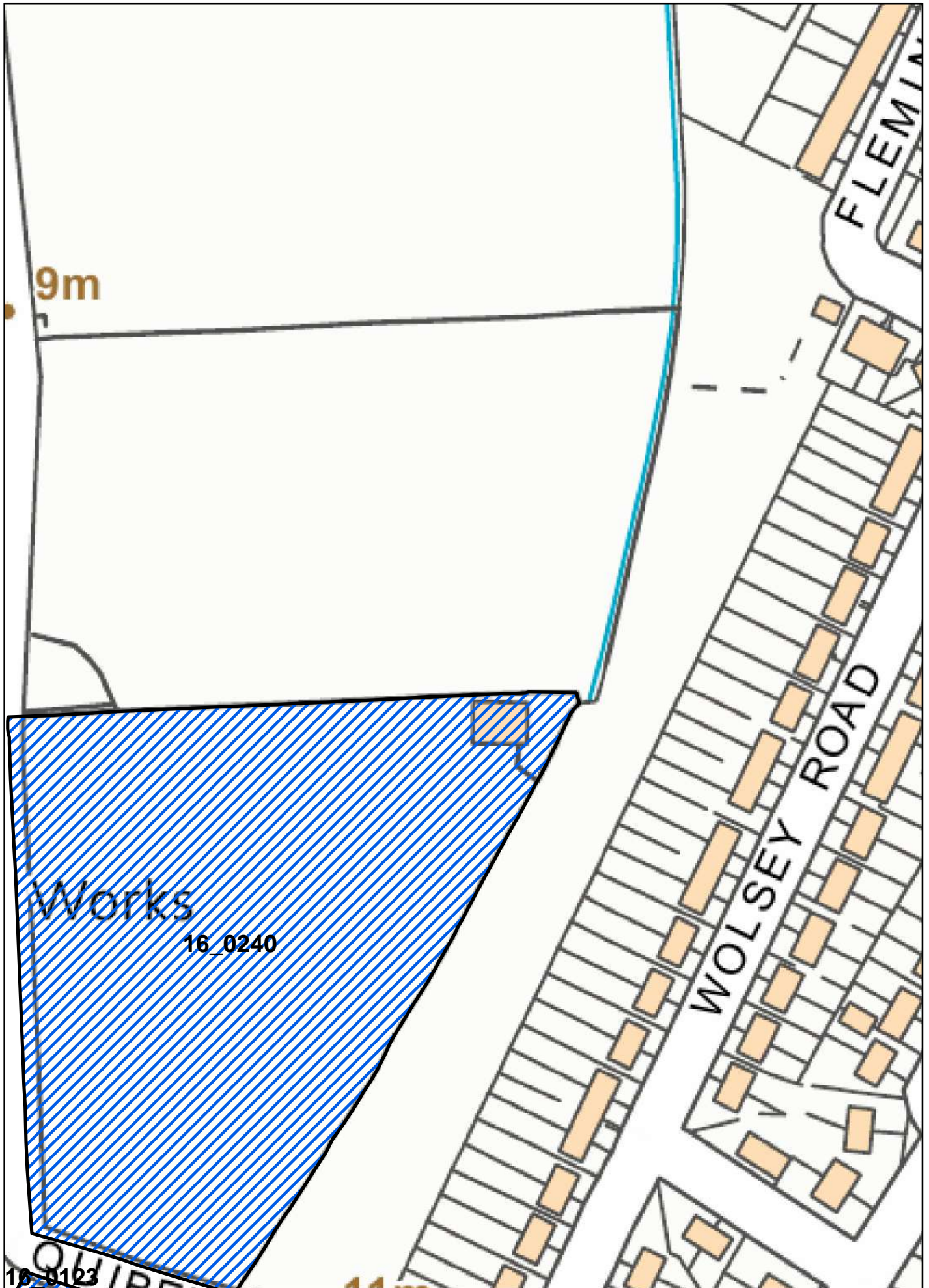
**Additional Comments**

Site formerly known as 08\_0551

Yield: 54



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0243 Site Address: St Mary's Gardens, Newark**  
**Housing/Employment/Both: Housing Area (Ha): 2.09**  
**Parish: Newark Ward: Devon**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within the next 10-15 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**The site is already developed but capable of redevelopment or additional infill. There are potential contamination issues in the locality which would need to be investigated and mitigated if necessary. This site is within the Council's renewal programme and is both available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Newark Urban Area PDL/Greenfield: PDL  
 Area: PDL 2.09 Area: Greenfield

Area Character: Residential

Setting : Urban

Current Use: Residential / Open Space

---

**Policy: Suitable**

Current Policy Status: Within Newark Urban Area Other Policy Constraints: SP8

Conflicting Issues:

**Access to Services: Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments:

Site is already developed but capable of redevelopment or additional infill subject to suitable access and parking provision.

Topography Constraints: No

Contaminated Land?: Possibly

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : N/A

Access to Utilities: Yes

Site Apparatus: Existing development on site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: Site contains open space, redevelopment would have to retain or enhance residual.

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Within the council's renewal programme.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

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

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site formerly known as: 08\_0347

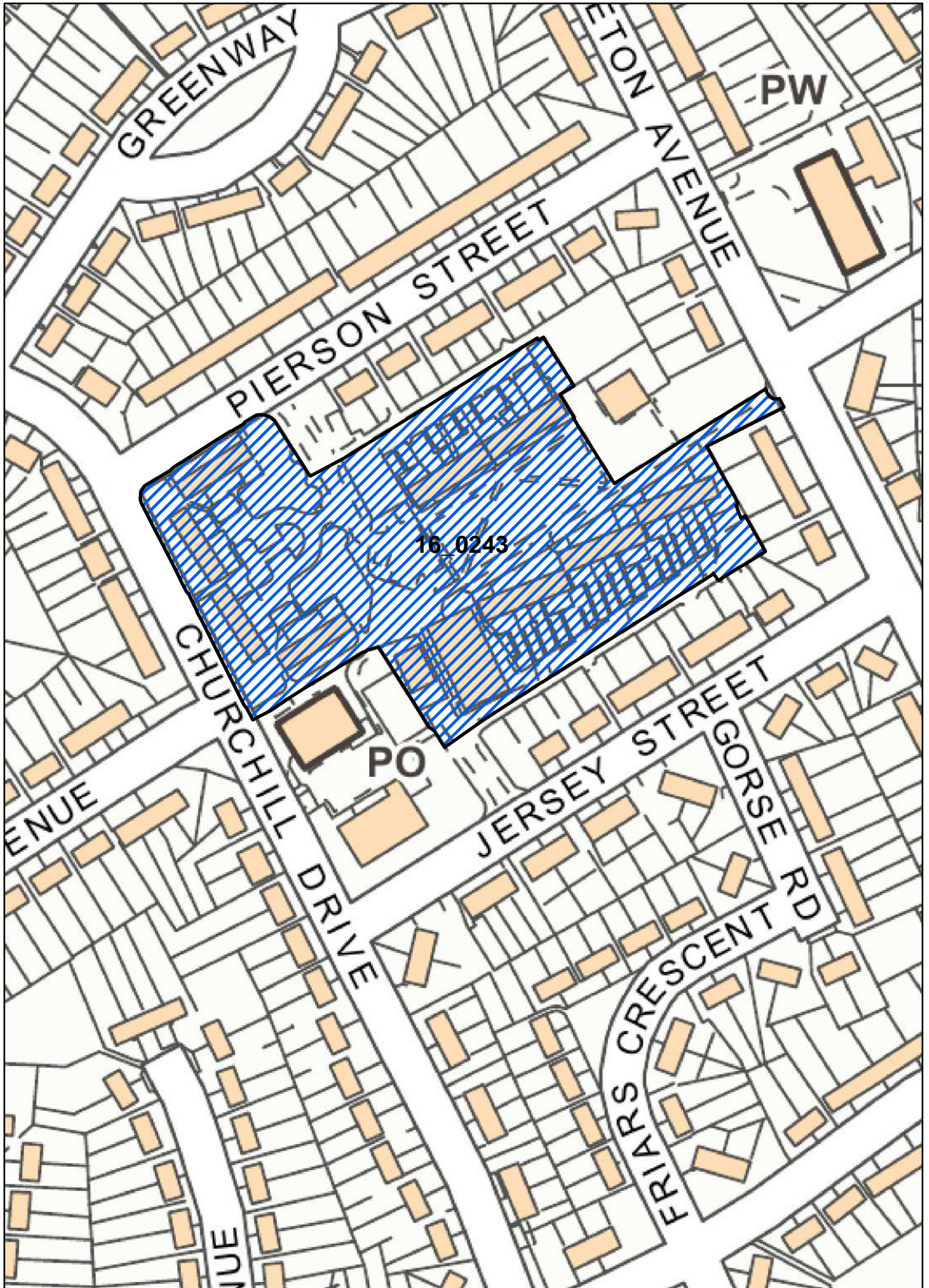
Yield: regeneration, potential net gain ~10, depending on policy requirement to retain open space.

18/02061/FUL for 7 permitted on former clinic land.





# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0244 Site Address Land between Greenway and Elizabeth Road, Newark</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 0.22</b>
<b>Parish: Newark</b>	<b>Ward: Devon</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Site too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of site. New allocations are not being sought under the threshold of 0.25ha at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location:	PDL/Greenfield
	Area: PDL      Area: Greenfield
Area Character:	
Setting :	
Current Use:	
<b>Policy:</b>	
Current Policy Status:	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

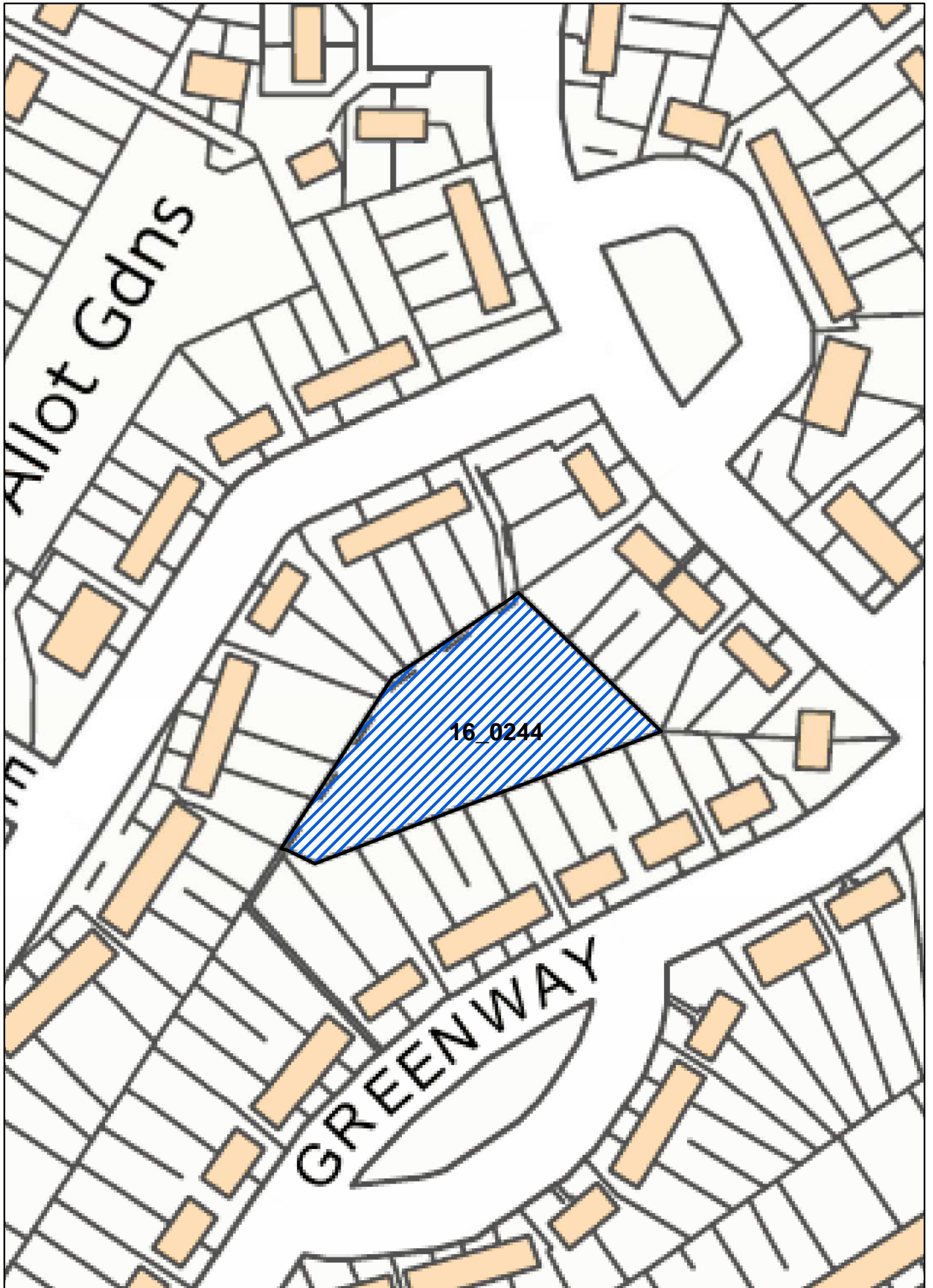
**Additional Comments**

Site formerly known as 08\_0356

Yield: 6



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0264 Site Address: Land North of Barnby Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.35ha**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The 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 not considered suitable for development as there are significant highway safety concerns. There also potential contamination issues on the site. The site lies within the urban boundary and is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.73ha

Area Character: Residential

Setting : Semi-Urban

Current Use: Vacant Land

---

**Policy: Suitable**

Current Policy Status: Within urban boundary – site suitable for allocation under CP4 and CP5 Other Policy Constraints: None

Conflicting Issues: None

**Access to Services: Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes	Secondary School: Yes
Bus Stop: No	Retail Area: Yes
GP/Health Centre: No	Further Education: Yes
Cash Machine / Post Office: Yes	Hospital: No
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Over 1km to a town centre	Employment: Yes
Green Space Standards: Within 400m of publicly accessible green space	Proximity to Transport Node: Over 1km to a major public transport node
	Green Space Strategy Comments: 482m

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Access to the west is unsuitable due to poor visibility near the bridge and poor pedestrian facilities.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: Trees and existing buildings on site

Neighbour Issues: Adjacent to East Mainline

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on Site: Hedges and Trees

Conservation Area : No

Heritage asset (designated & non designated):  
Potential archaeological interest

**Suitability Conclusion: Not suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land available at July 2019

Achievability Comments: Development has occurred on part of the greater site, no evidence suggests the submitted land is not viable/achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

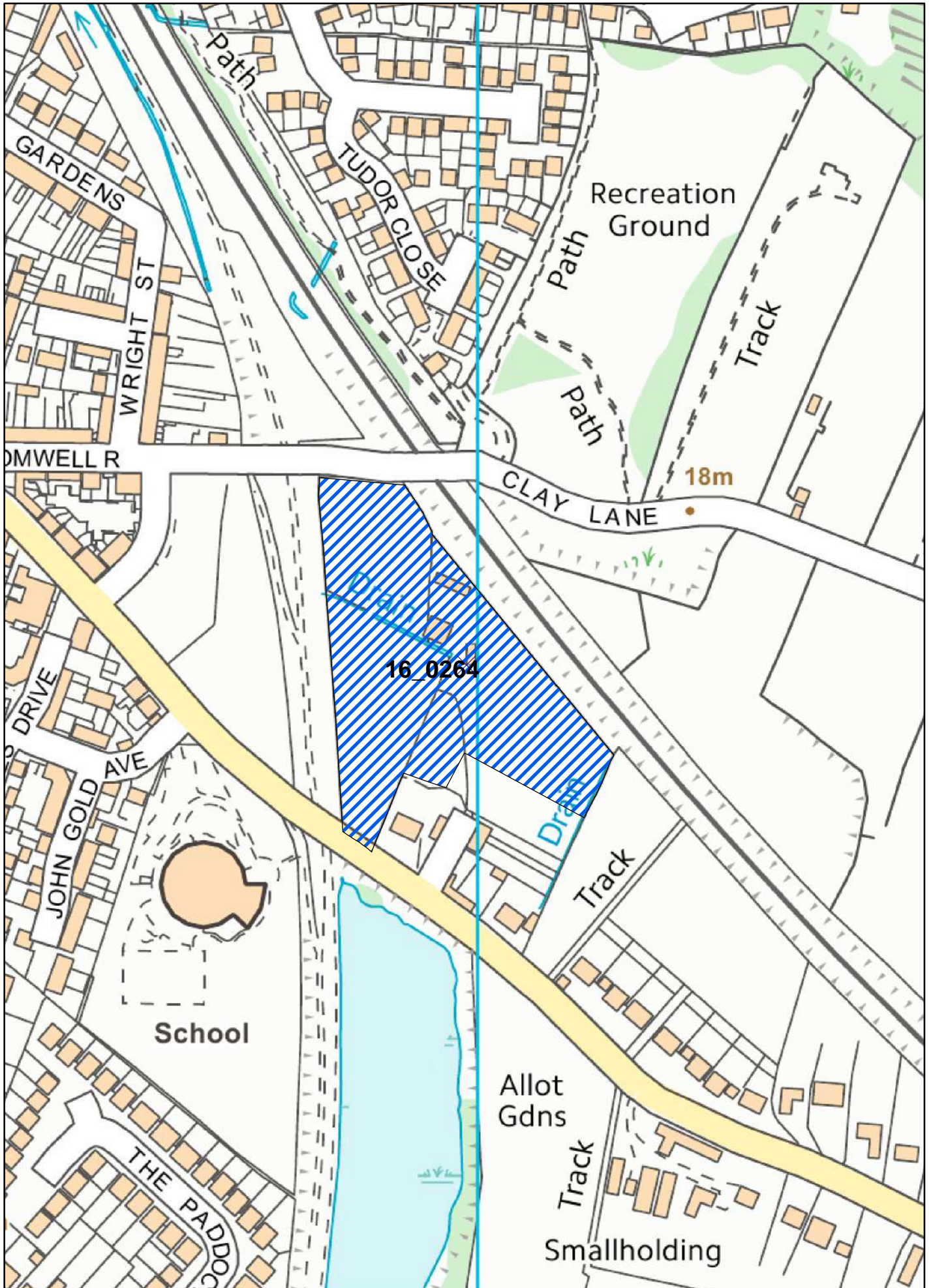
Site also known as 08\_0632 (part).

One bungalow has now been permitted on part of the site (18/02049/FUL) and the area for consideration has been altered.

Yield:



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NORMANTON PARISH – SITE  
ASSESSMENTS**

**2021**

**Normanton Parish**

The following sites have been submitted within the Parish of Normanton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0249 Site Address Land at Pinfold Cottage, Corkhill Lane**  
**Housing/Employment/Both: Housing Area (Ha):**  
**Parish: Southwell Ward: Southwell**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separate from Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.28ha  
 Area Character: Countryside / Residential  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

Formerly part of 08\_0136

Yield:



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NORTH MUSKHAM PARISH – SITE  
ASSESSMENTS**

**2021**

**North Muskham Parish**

The following sites have been submitted within the Parish of North Muskham. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0119 Site Address South of Muskham School**  
**Housing/Employment/Both: Housing Area (Ha): 1.12**  
**Parish: North Muskham Ward: Muskham**

**Suitability Conclusion: Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Adjacent Village PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.12  
 Area Character: Residential / Educational / Countryside  
 Setting : Residential / Educational / Countryside  
 Current Use: Agricultural

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: Maybe      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 61.81% Grade 2 (Very Good), 38.19% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus: No      Neighbour Issues:

Flood Zone: 2      Surface Water Flooding: 3% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability at June 2019.

Achievability Comments:

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale:      Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

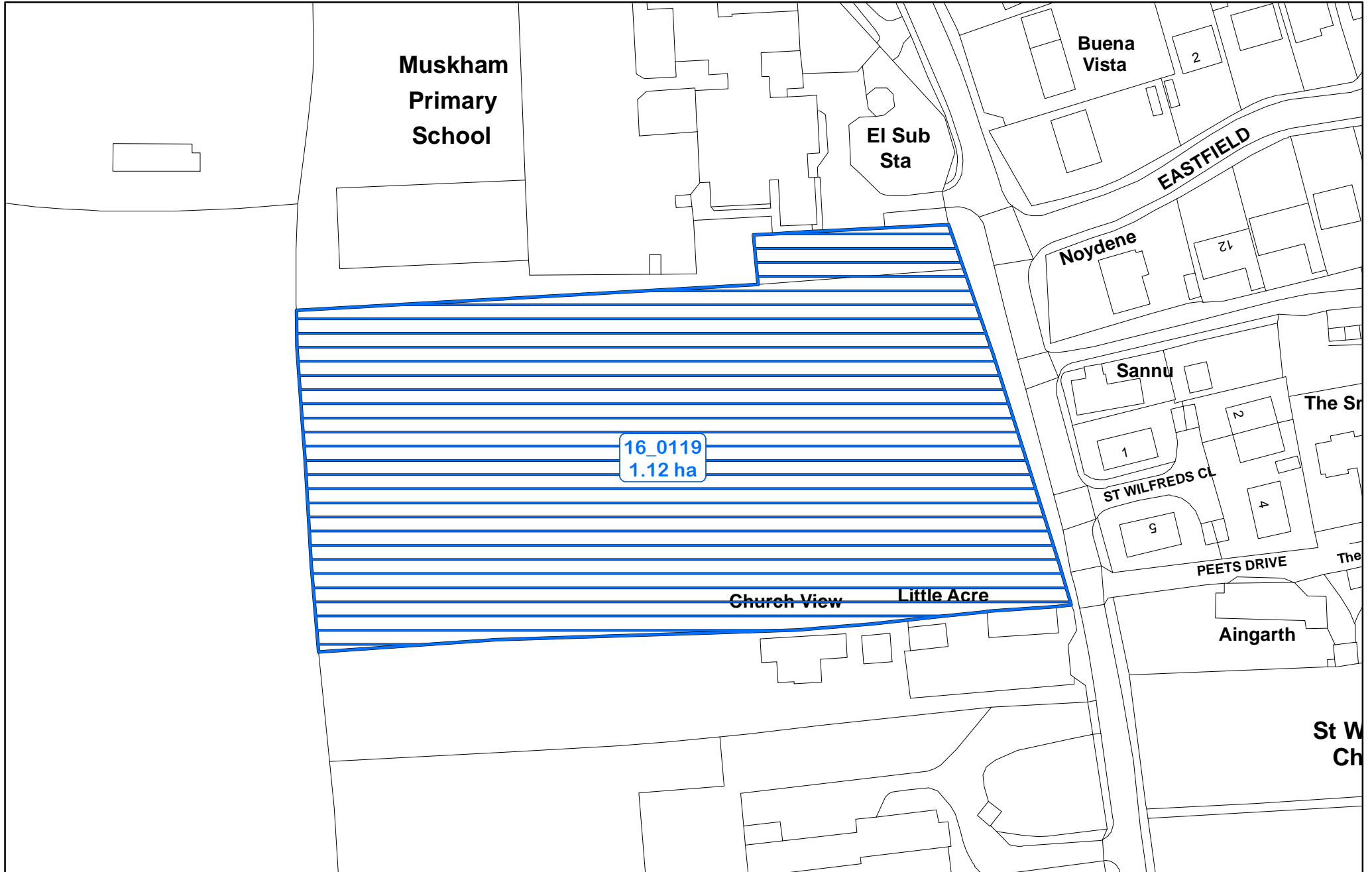
**Achievability Conclusion:**

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

**Additional Comments**

Yield: 24

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0230 Site Address Land at Trent Farm**  
**Housing/Employment/Both: Housing Area (Ha): 3.17**  
**Parish: North Muskham Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.17ha

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:      |      Impact on existing recreational use:

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

Conservation Area :      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale:      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

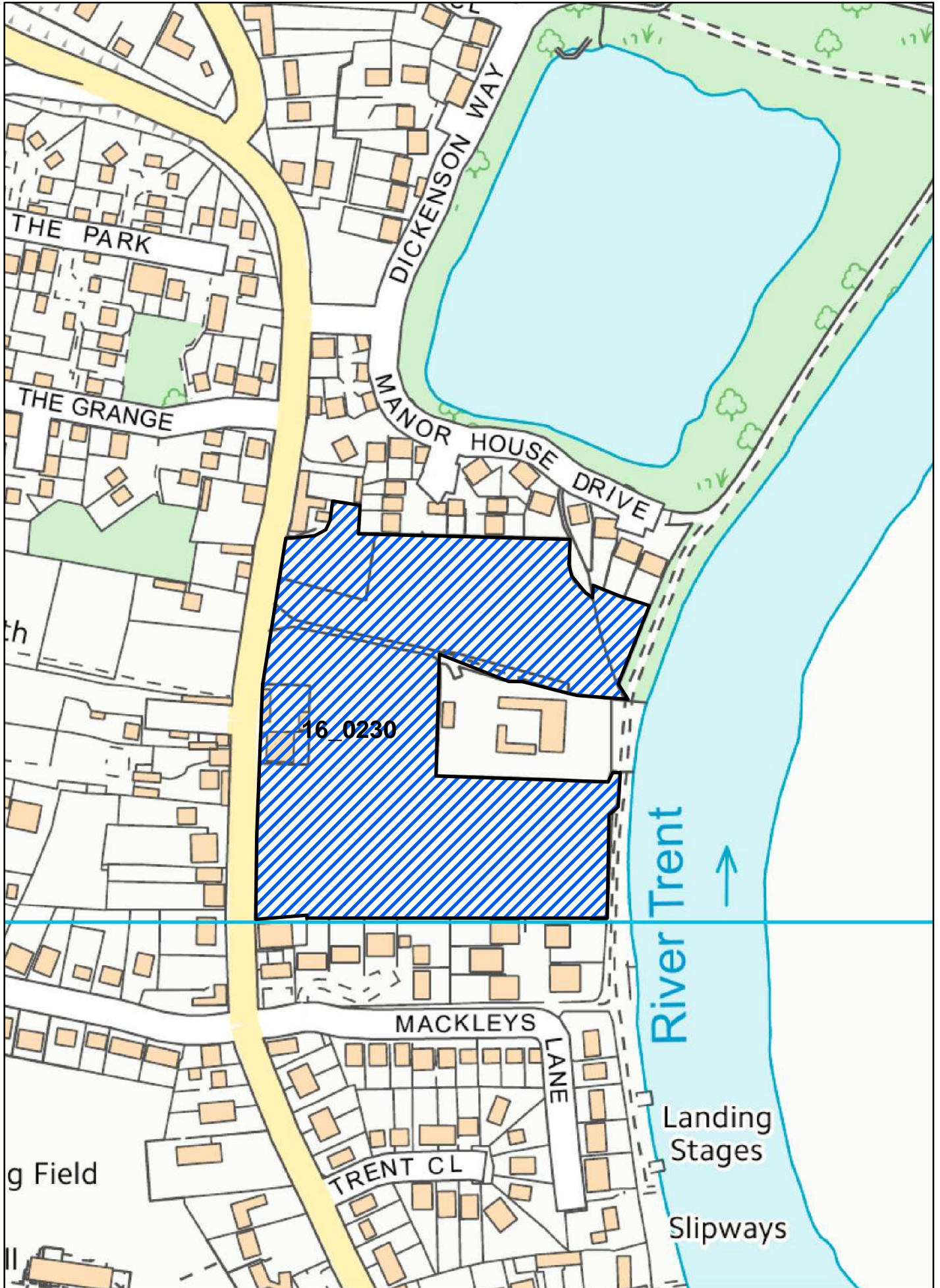
**Additional Comments**

Site previously known as 08\_0556

Yield:



# SHELAA 2016 Sites (Portrait)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NORWELL PARISH – SITE ASSESSMENTS**

**2021**

**Norwell Parish**

The following sites have been submitted within the Parish of Norwell. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0212 Site Address Land north west of Norwell Lane, Norwell**  
**Housing/Employment/Both: Housing Area (Ha):**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield  
 Area: PDL Area: Greenfield

Area Character:  
 Setting :  
 Current Use:

---

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:  
 Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

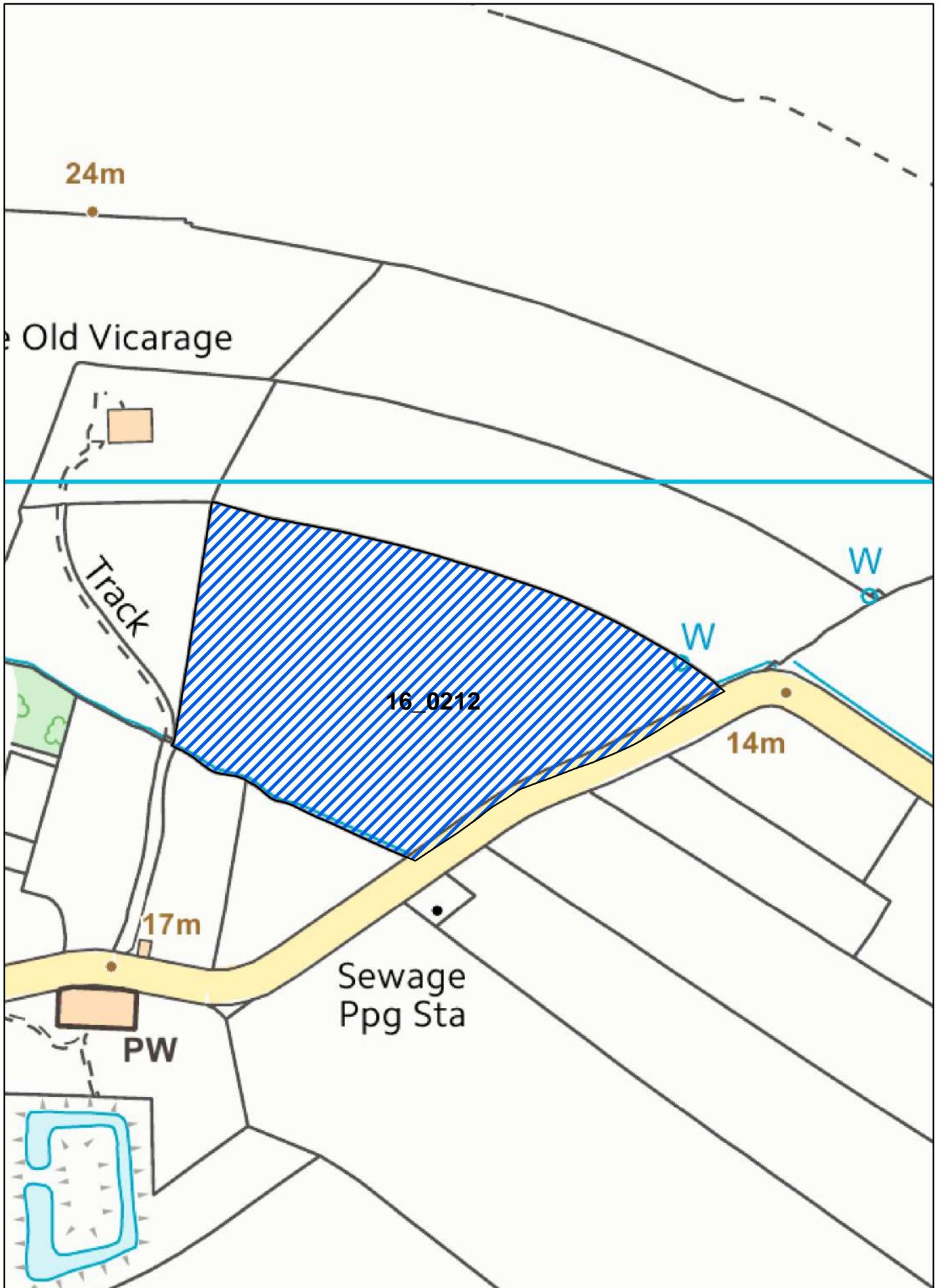
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0213 Site Address Land adjacent to St Lawrence Church**  
**Housing/Employment/Both: Housing Area (Ha): 3.45**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.45ha  
 Area Character: Village / Countryside  
 Setting : Village / Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints: No	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

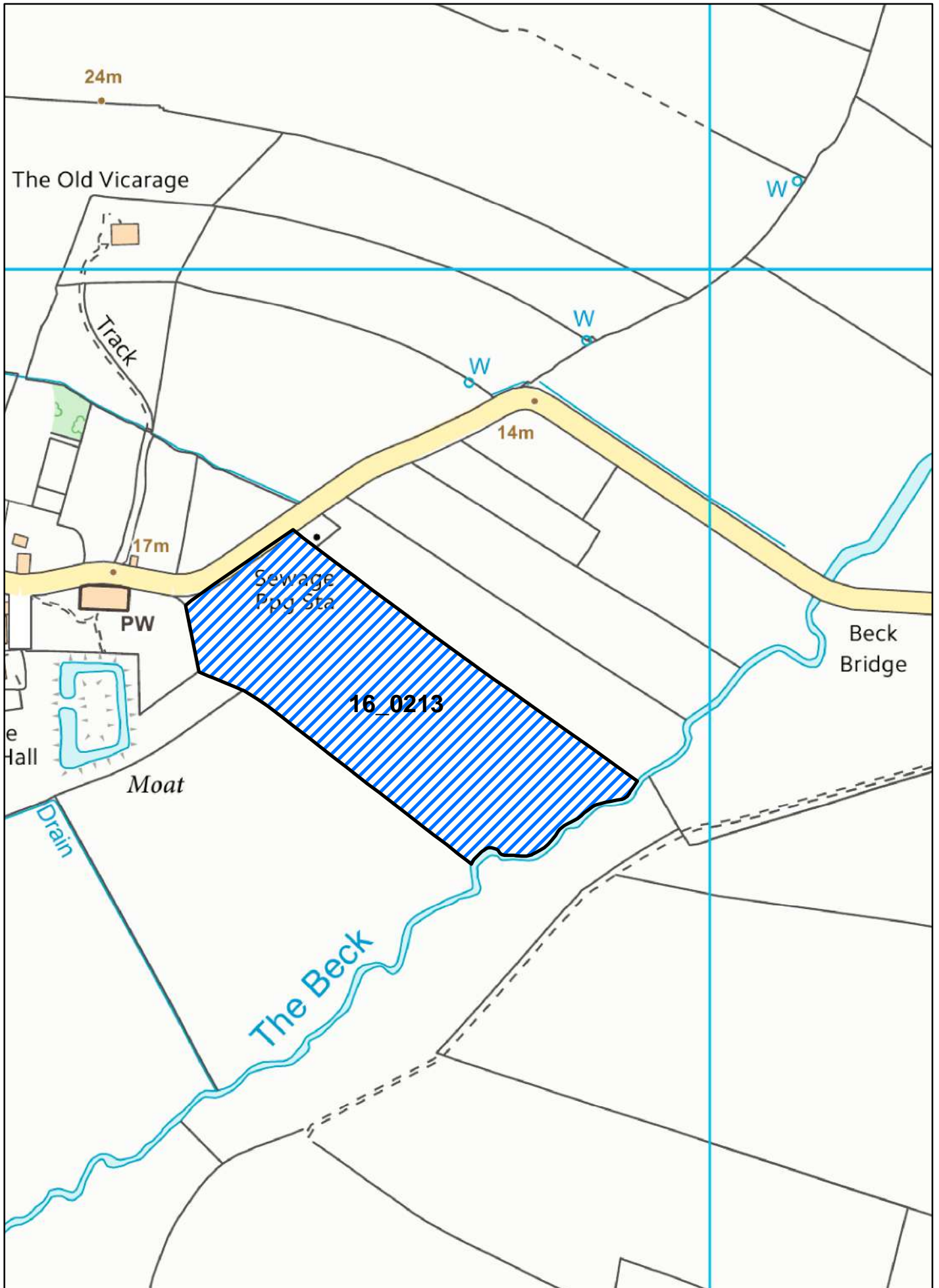
Formerly 08\_0169

Yield:





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0228 Site Address Land at Primrose End, Woodhouse Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.56**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement to Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.56ha  
 Area Character: Countryside / Village  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

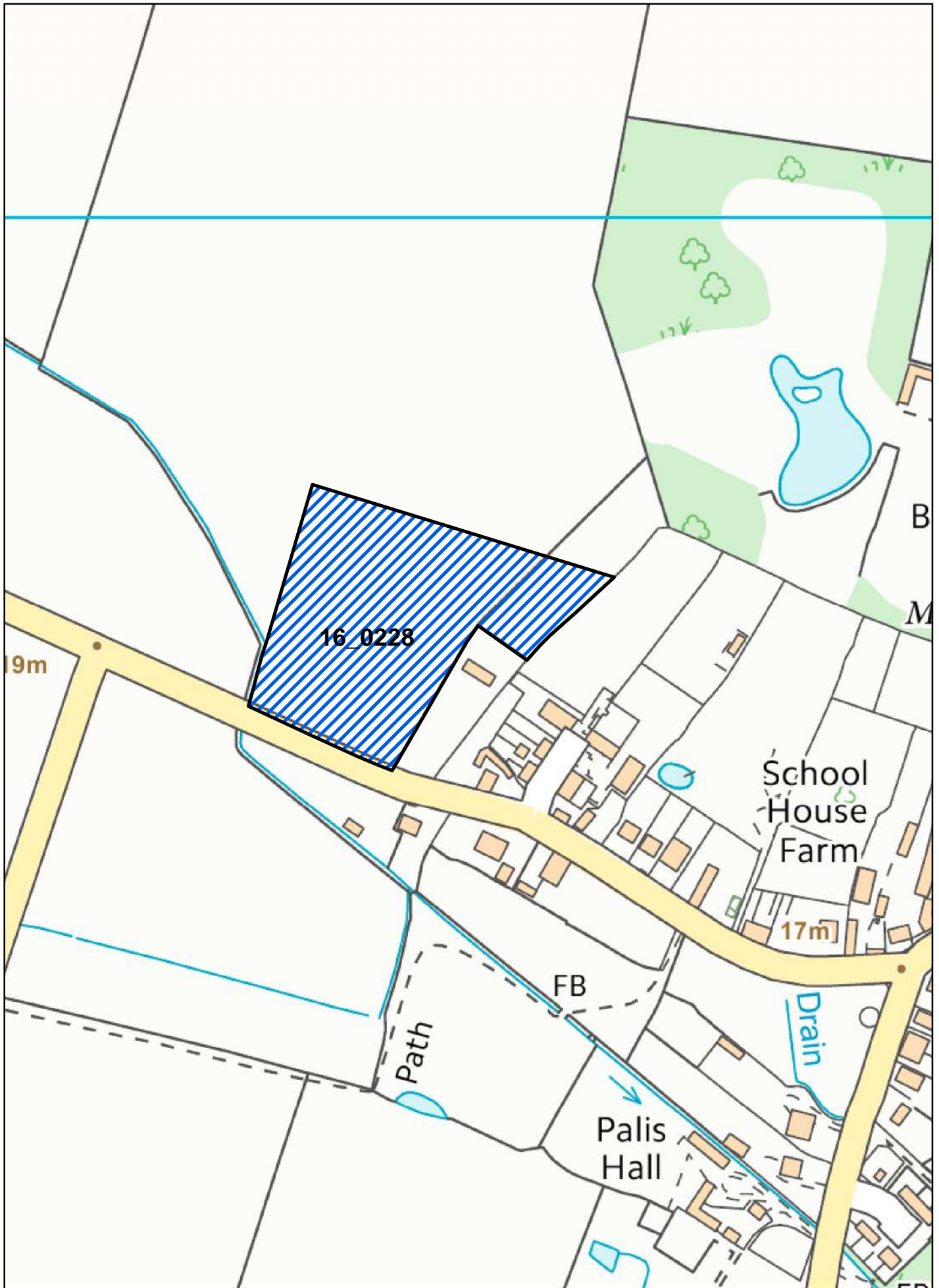
**Additional Comments**

Site was known as 08\_0151

Yield: 33



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0232 Site Address East of Norwell Grange, Main Street, Norwell**  
**Housing/Employment/Both: Housing Area (Ha): 0.47**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.47ha

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:  
Site Apparatus:                      Neighbour Issues:  
Flood Zone:                      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:  
Protected Species/Habitats :                      Tree Preservation Order:  
Natural Features on site  
Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:                      Ownership Comments:  
Legal Issues:                      Legal Comments:  
Timescale:                      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

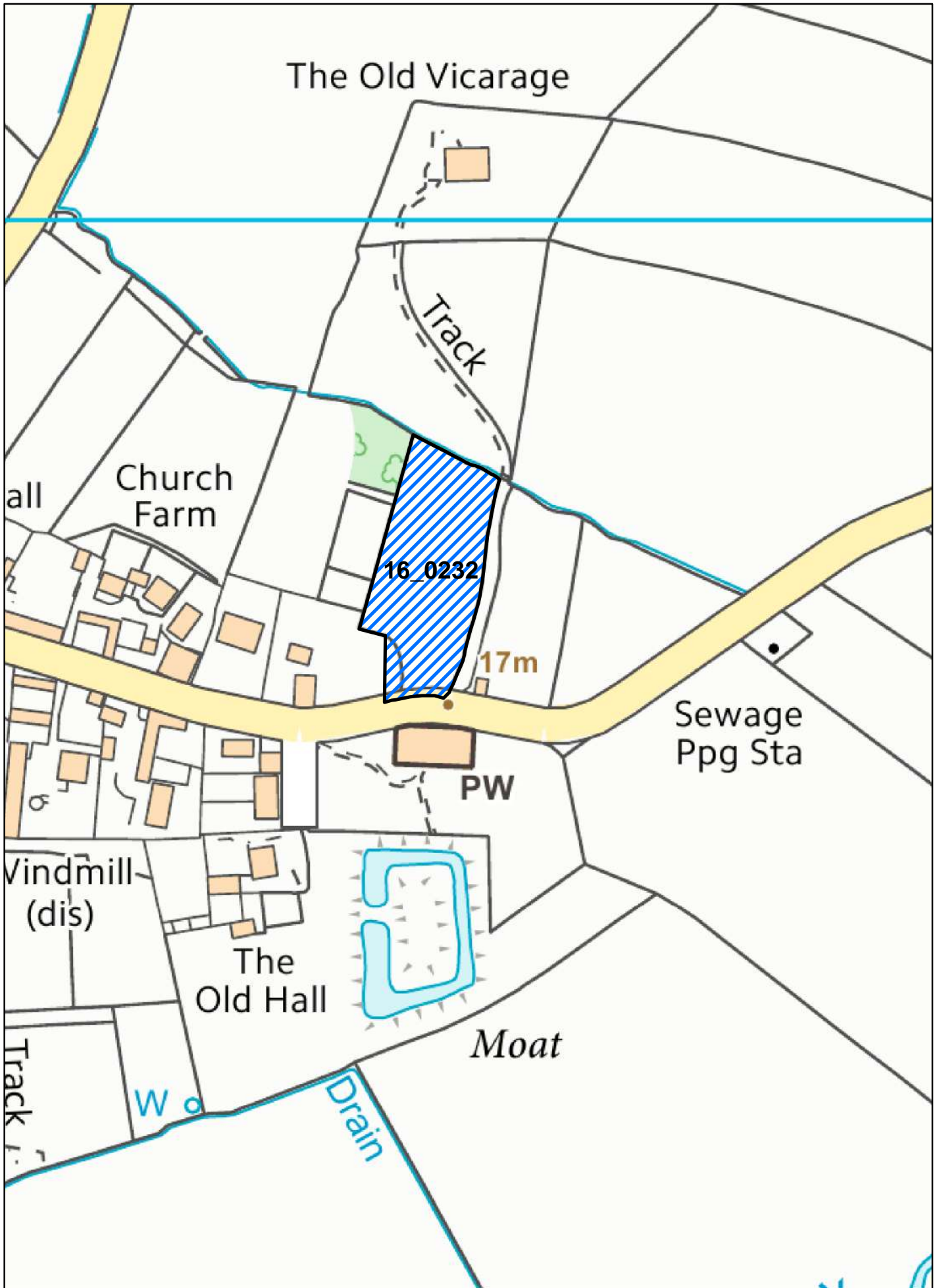
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

Previous ref: 08\_0562

Yield: 10



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0234 Site Address Glebe Cottage, Main Street, Norwell**  
**Housing/Employment/Both: Housing Area (Ha): 0.74**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Both  
 Area: PDL 0.12ha Area: Greenfield 0.62ha

Area Character: Residential / Countryside

Setting : Village / Countryside

Current Use: Horse Grazing

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

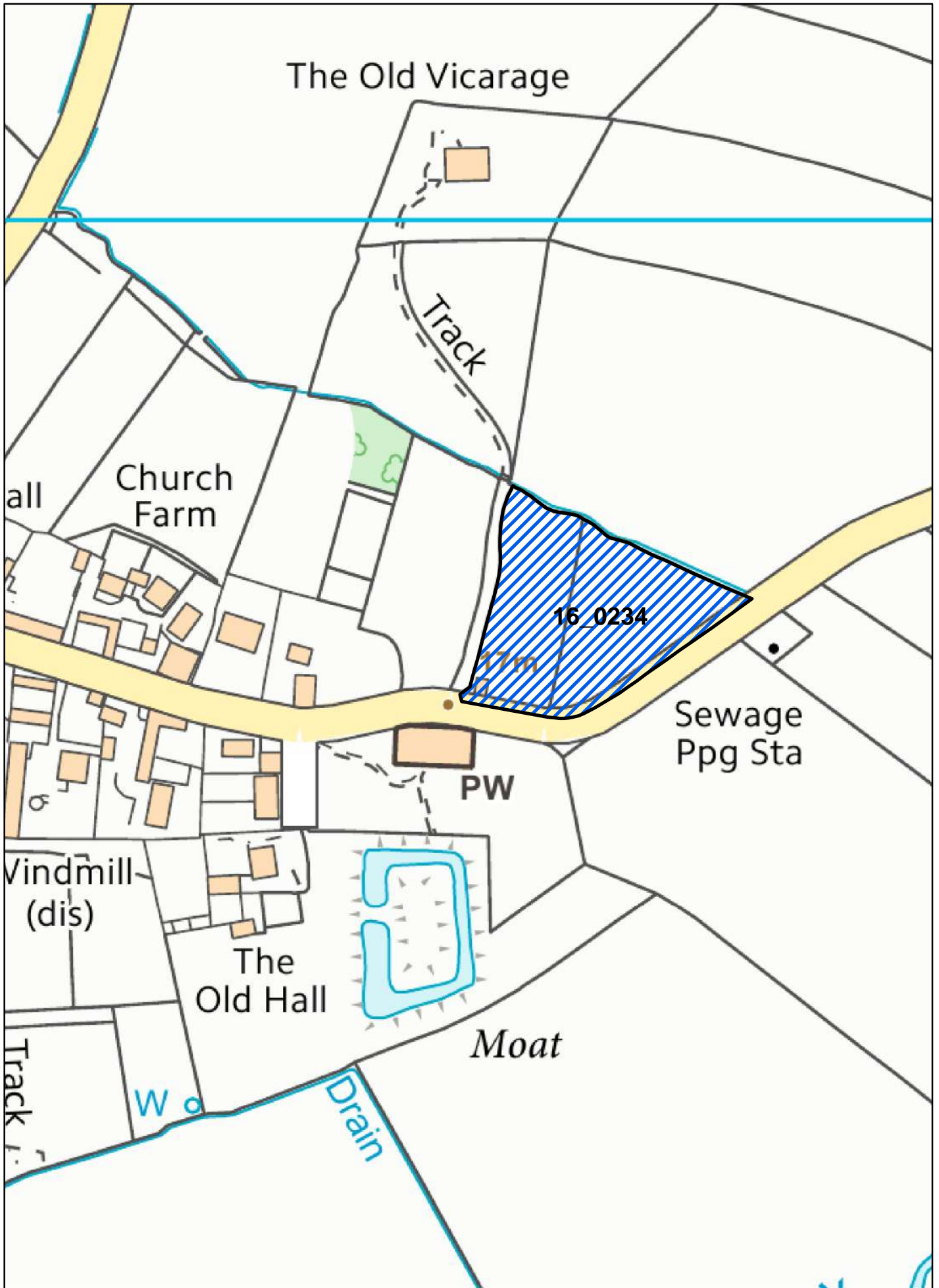
**Achievability Conclusion:**

**Additional Comments**

Formerly 08_0405
Yield: 16



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0235 Site Address The Old Farmhouse, School Lane, Norwell**  
**Housing/Employment/Both: Housing Area (Ha): 0.44**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (within boundary) PDL/Greenfield: Both  
 Area: PDL 0.22ha Area: Greenfield 0.22ha

Area Character: Residential

Setting : Village

Current Use: Grassland / Residential

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

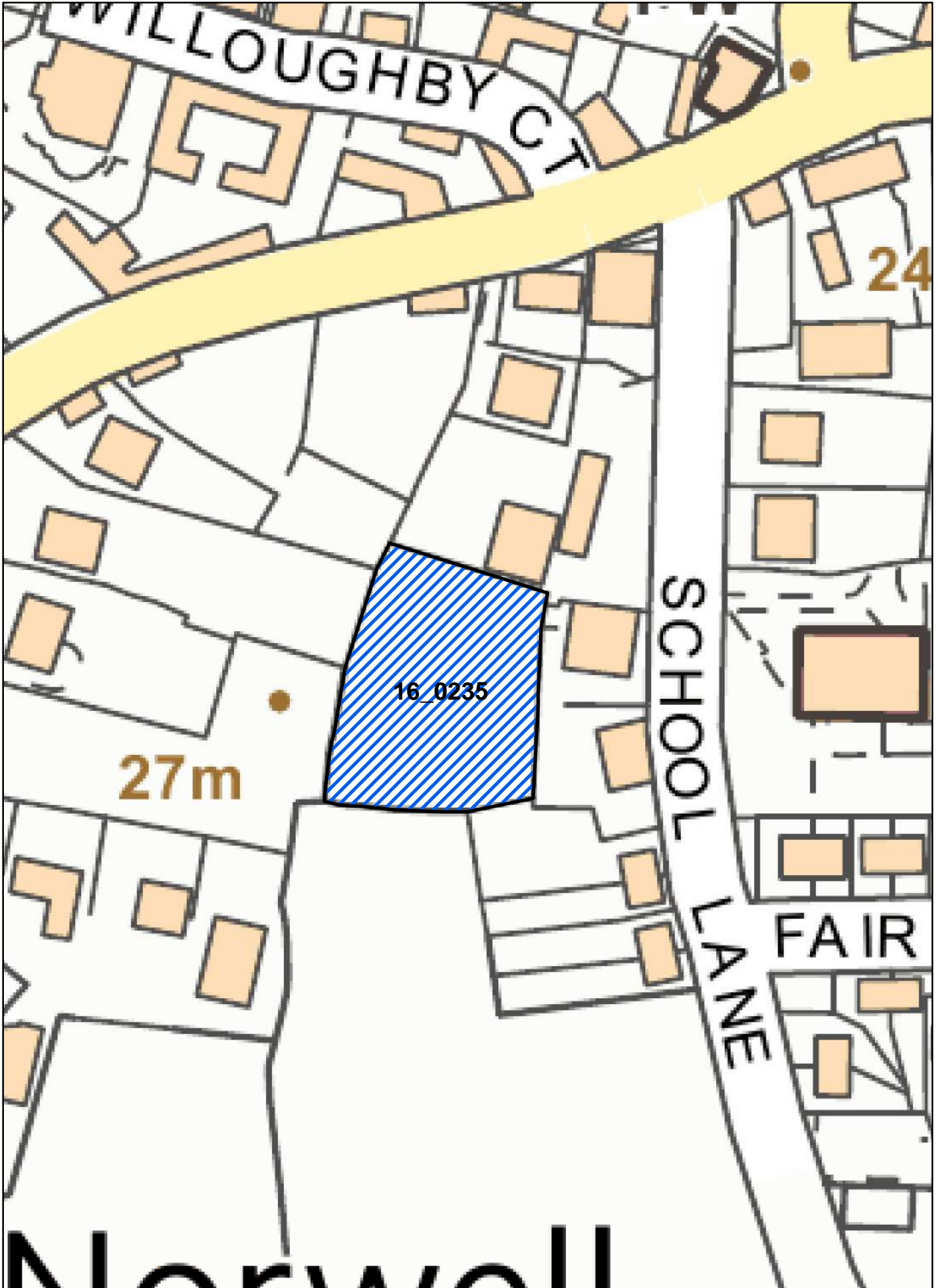
**Achievability Conclusion:**

**Additional Comments**

Formerly 08_0187
Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0242 Site Address :Land at School Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.41**  
**Parish: Norwell Ward: Muskham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.41ha  
 Area Character: Countryside / Village  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

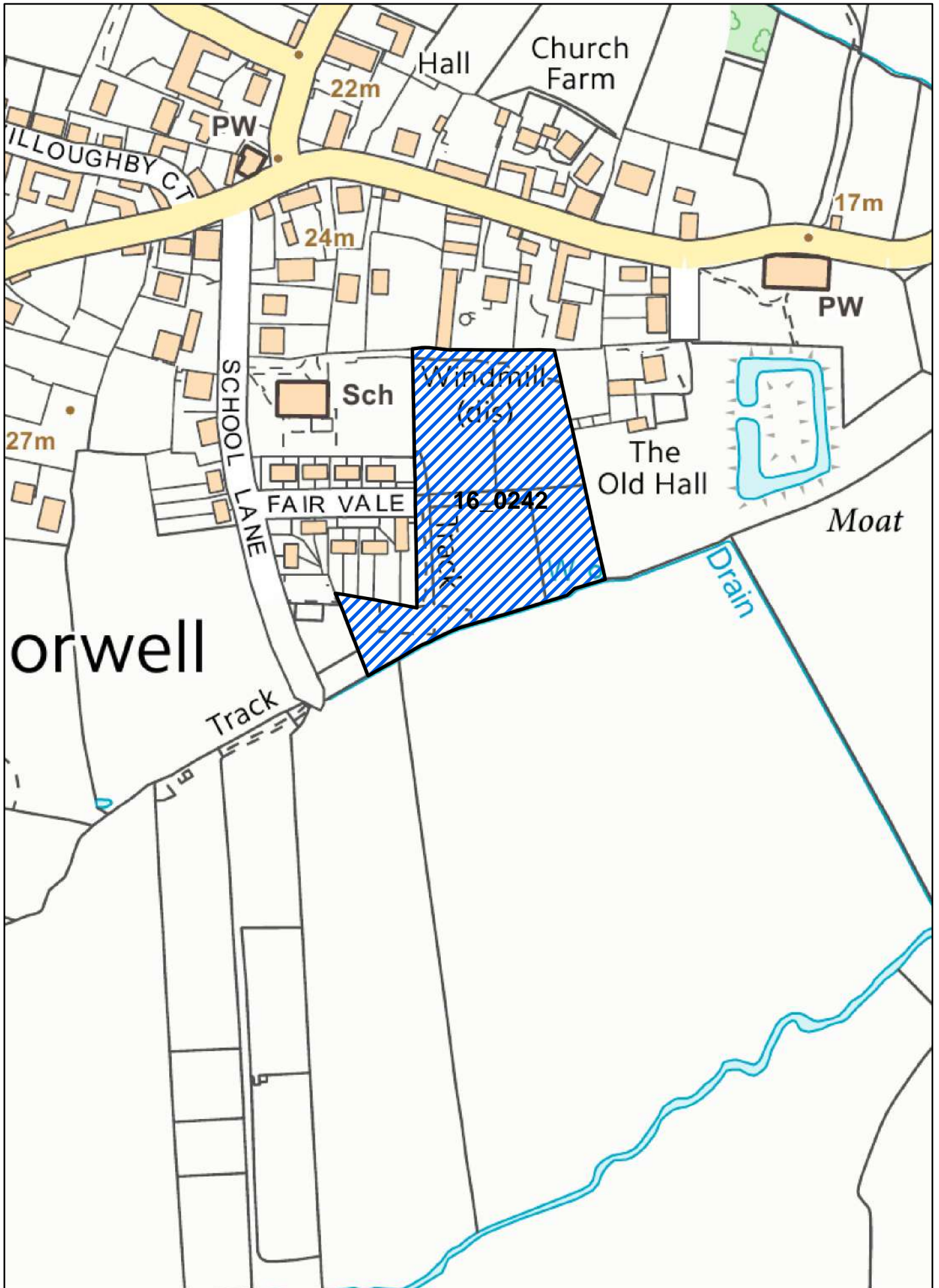
Formerly known as 08\_0287

Yield: 30





# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**OLLERTON & BOUGHTON PARISH – SITE  
ASSESSMENTS**

**2021**

## **Ollerton & Boughton Parish**

The following sites have been submitted within the Parish of Ollerton & Boughton.

**Site Reference Number: 16\_0042 Site Address Land east of Harrow Lane, Boughton**  
**Housing/Employment/Both: Housing Area (Ha): 14.79**  
**Parish: Ollerton & Boughton Ward: Boughton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within the next 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**

The site is adjacent to the urban boundaries of Ollerton & Boughton and may be considered suitable for development. The site is both available and achievable. Significant highway access improvements will be needed to maximise development potential. Other highways limitations means that development would be restricted to 150 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. A very small portion of the site lies within flood zone 3 where residential development should be resisted. Part of the site is subject to varied levels of risk of surface water flooding, and proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site, as well as the impact on the adjacent Local Wildlife Site (SINC). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside but adjacent to the urban boundaries for Ollerton & Boughton PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 14.79ha

Area Character: Rural / Agricultural  
 Setting : Rural / Agricultural  
 Current Use: Agriculture

---

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8 Other Policy Constraints:  
 Conflicting Issues: Open countryside but adjacent to the urban boundary

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

### Access to Services: May be Suitable

#### Within 800m or 10mins walking

Primary School: No      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Over 400m from  
publicly accessible green space

#### Within 30mins travel by public transport

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

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: 556m

### Physical Constraints : May be Suitable

#### Highway Engineers Comments:

Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Slopes up to South

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Yes

Site Apparatus: Major pylon line along southern boundary, telegraph poles and line on western boundary      Neighbour Issues: Sewage works abuts the southern boundary

Flood Zone: Flood Zone 3 on small portion of site along the Eastern edge      Surface Water Flooding: 1.23% of site at high risk, 2.53% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

<b>Landscape, Biodiversity and Built Heritage Constraints : May be Suitable</b>	
Impact on views: No	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 2/773 -Boughton Scrub ( North and South). Indirect impacts might occur. The site is very close to Sinc 5/312 - Boughton Railway Banks. Indirect impacts might occur. Site also near 5/2151 Ollerton Colliery	Tree Preservation Order: No
Natural Features on Site: Boughton Dyke on eastern boundary	
Conservation Area: No	Heritage asset (designated & non designated): Impact on local interest building, potential archaeological interest, historic core of Boughton (listed buildings) and Jordan Castle scheduled monument

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: House builder has the site under option and confirms site is available.	
Achievability Comments: Nothing suggests development is unachievable.	
Ownership Constraints: None known	Ownership Comments:
Legal Issues: None known	Legal Comments:
Timescale: 5-10 years	Availability Other Issues:
Viability Comments:	

**Availability Conclusion: Available**

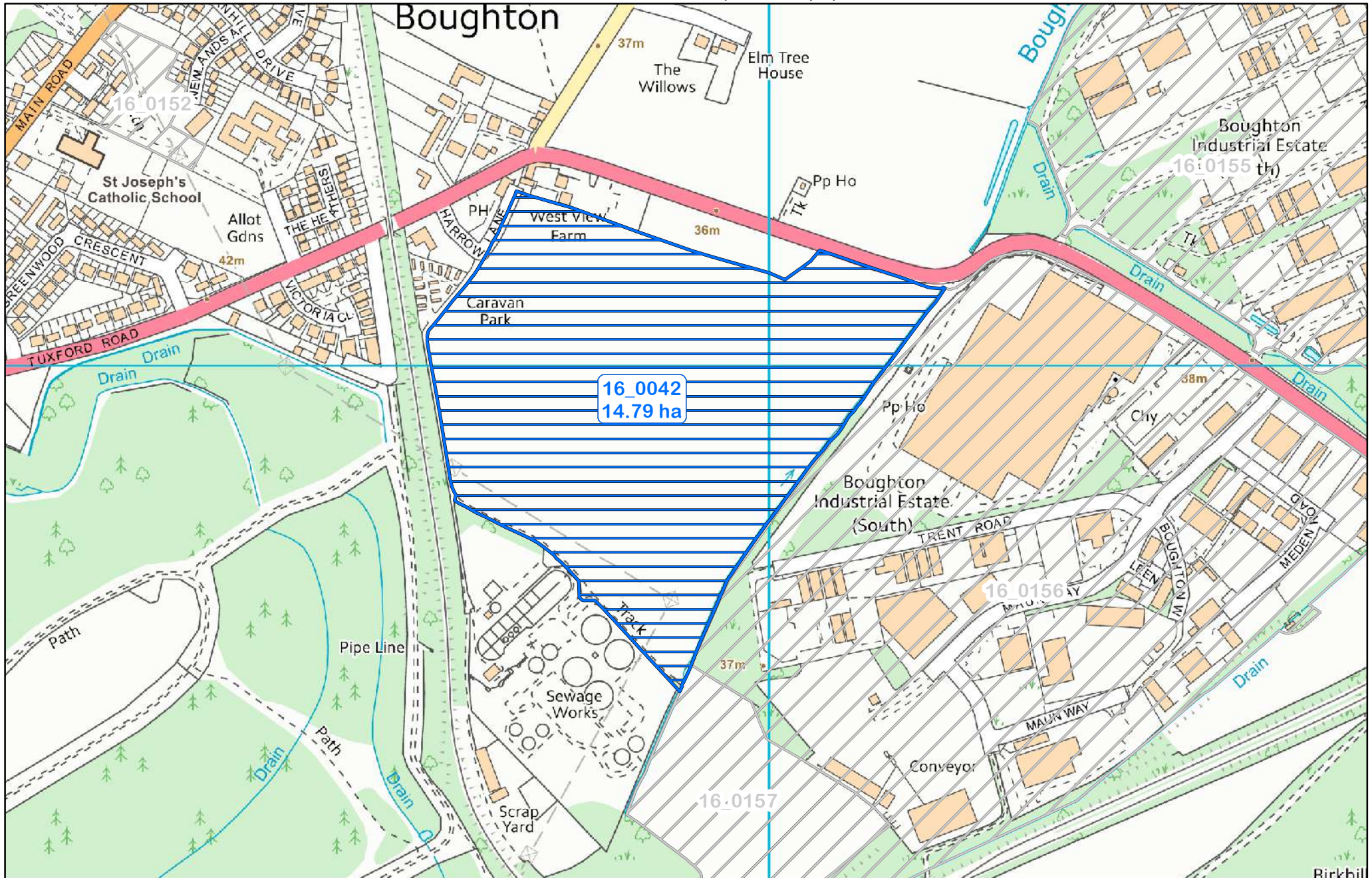
**Achievability Conclusion: Achievable**

**Additional Comments**

Formerly 08\_0153

Yield: 150 (due to highway constraints)

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0064 Site Address Land at Cinder Lane, Ollerton**  
**Housing/Employment/Both: Housing Area (Ha): 3.43**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The site cannot achieve improved access visibility without use of third party land and is therefore considered not suitable for development.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjacent to urban boundary) PDL/Greenfield: PDL  
 Area: PDL 3.43ha Area: Greenfield

Area Character: Agricultural / Residential

Setting: Open Countryside

Current Use: Vacant Land

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8 Other Policy Constraints:

Conflicting Issues: Open Countryside

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1,028m	



**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Due to access and junction limitations, no development should be permitted unless visibility improvements involving third party land can be delivered. Notwithstanding this, the scale of development should be limited to, say, 25 dwellings.

Topography Constraints: Most of site is fairly flat but southern part slopes down.

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

Agricultural land quality: 87.92% Grade 3 (Good- Moderate). 12.08% N/A (Urban)      Access to Utilities: Yes

Site Apparatus: Existing structures on site / remnants of previous use                      Neighbour Issues: No

Flood Zone: 1                                      Surface Water Flooding: 1% at medium risk, 4% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No                              Impact on existing recreational use: Footpath along some of northern edge (Ollerton & Boughton FP2)

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on site No

Conservation Area : No                              Heritage asset (designated & non designated): Local interest buildings, archaeological interest in nearby Roman camp, potential impact to Rufford Park

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed site to be included June 2019.

Achievability Comments: No evidence shows it would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

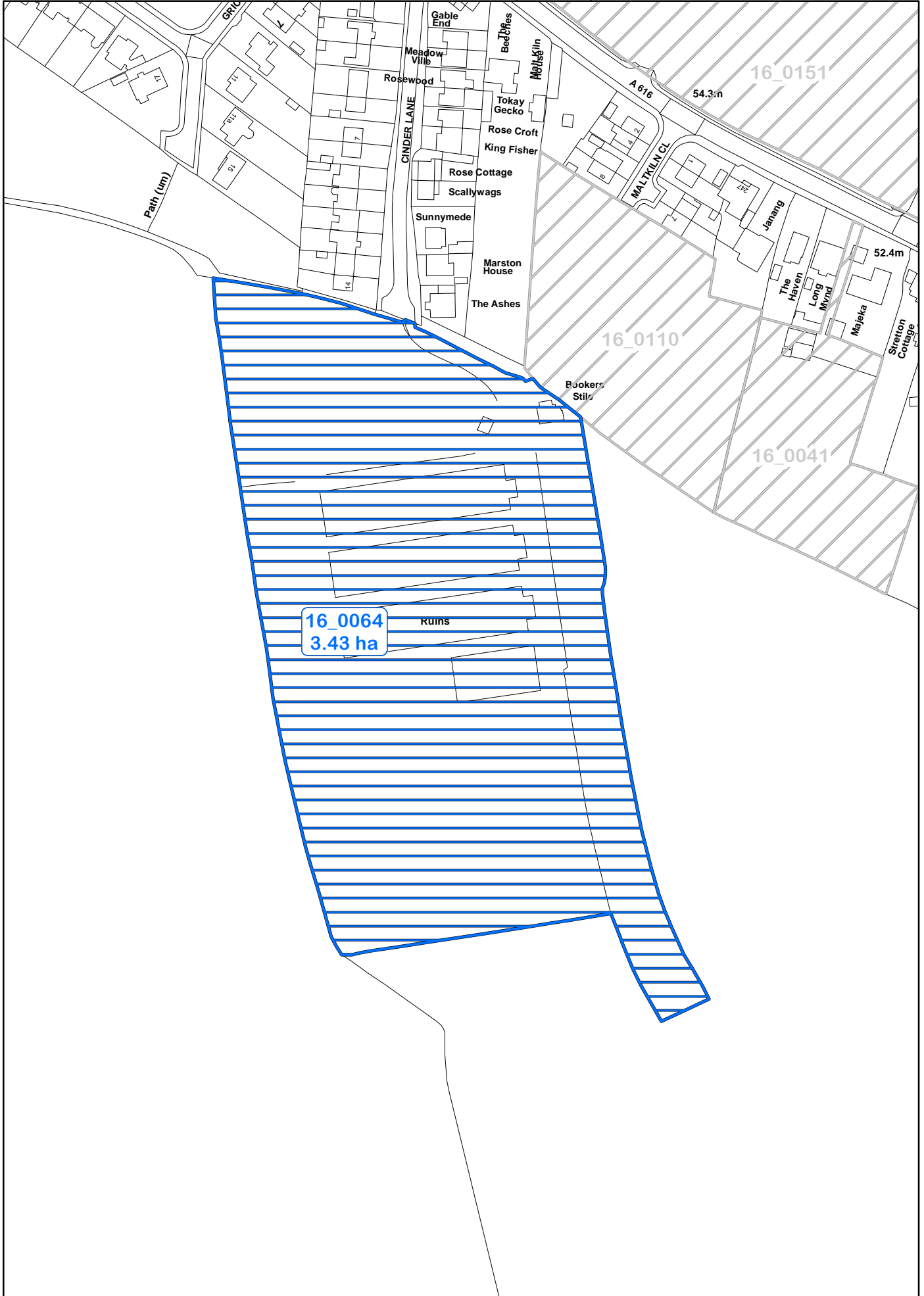
**Achievability Conclusion:** Achievable

**Additional Comments**

Formerly 08\_0103

Yield: 25 (per highway comments)

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0111 Site Address: Maid Marion Way**  
**Housing/Employment/Both: Housing Area (Ha): 0.28**  
**Parish: Ollerton and Boughton Ward: Ollerton**

**Suitability Conclusion: May be 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 within the urban boundary of Ollerton & Boughton and may be suitable for development subject to appropriate mitigation works. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity and any development in this defined area will need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.28ha Area: Greenfield  
 Area Character: Residential  
 Setting: Urban  
 Current Use: Residential

**Policy: Suitable**

Current Policy Status: Within Urban Boundary Other Policy Constraints:  
 Conflicting Issues:

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: Yes  
 GP/Health Centre: No Cash Machine /  
 Post Office: No  
 Store of Local Importance:  
 Proximity to town centre: Within 1km of a  
 town centre  
 Green Space Standards: Over 400m from  
 publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes Retail Area: Yes  
 Further Education: Yes Hospital: No  
 Supermarket: Yes Employment: Yes  
 Proximity to Transport Node: Over 1km to a major  
 public transport node  
 Green Space Strategy Comments: 514m

**Physical Constraints : May be Suitable**

Highway Engineers Comments: Direct from unclassified. Highway design should comply with Highway Authority's relevant design guide at the time of submission. Future proposals should be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

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 : 100% N/A (Urban)                      Access to Utilities: Yes

Site Apparatus: Existing road surfaces                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding: 16% of site at high risk, 26% at medium risk, 50% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site belongs to the District Council

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

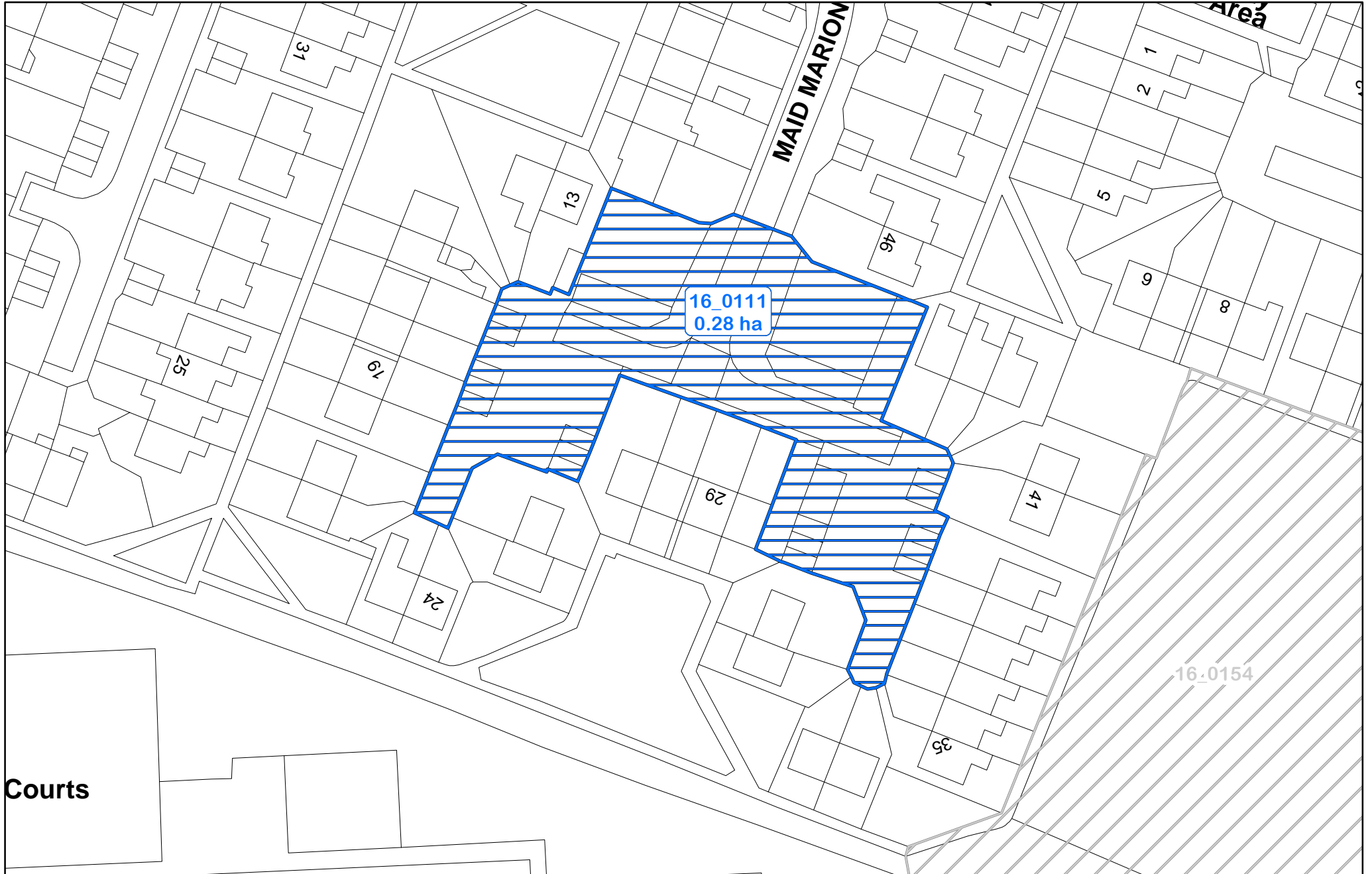
**Achievability Conclusion:** Achievable

**Additional Comments**

The site does not have planning permission. Achievable within 5-10 years.

Yield: 6

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0154 Site Address Land between Kirk Drive, Stepnall Heights and Hallam Road, Ollerton (OB/MU/2)**  
**Housing/Employment/Both: Housing** **Area (Ha): 12.96ha**  
**Parish: Ollerton & Boughton** **Ward: Ollerton**

**Suitability Conclusion:** **Suitable**  
**Availability Conclusion:** **Available**  
 Availability Comments: The site is available within 10-15 years  
**Achievability Conclusions:** **Achievable**  
 Achievability Comments: There is nothing to suggest this site is not achievable.

**OVERALL CONCLUSION:**  
**The site is allocated for residential and open space development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The Council are in control of the land. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
Area: PDL Area: Greenfield 12.96ha

Area Character: Open Space / Residential

Setting : Open Space / Residential

Current Use: Open Space

**Policy: Suitable**

Current Policy Status: Allocated OB/MU/2 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 320m	



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

### Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with 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: Gently rolling

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

Agricultural land quality : 85.02% Grade 3 (Good-Moderate), 14.98% N/A (Urban)

Access to Utilities: Unknown

Site Apparatus:

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 0.5% of site at high risk, 1.4% at medium risk and 6.6% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: SP8 open space, footpath on a SW boundary

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: trees

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Council controls the land and it remains available

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

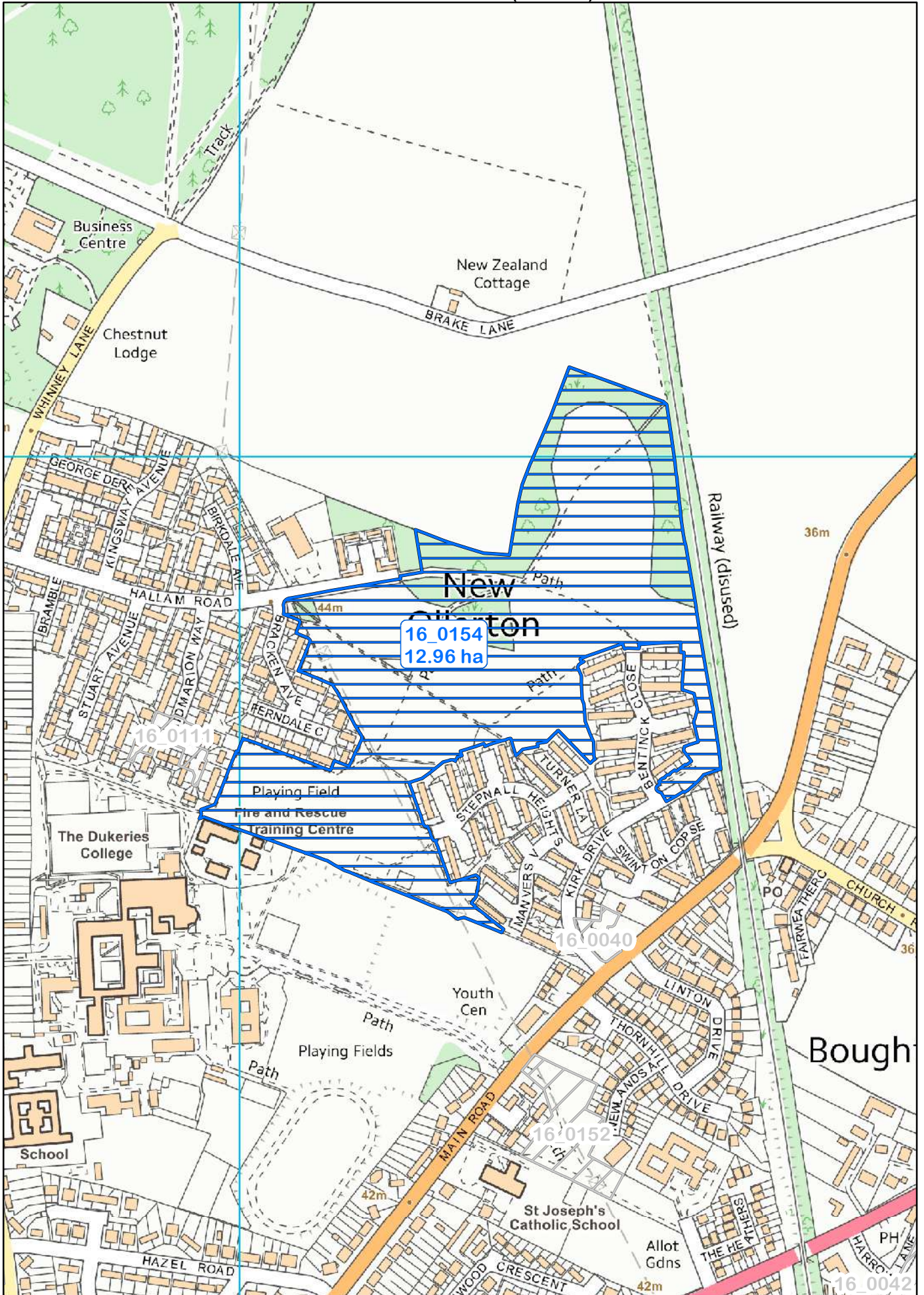
**Additional Comments**

Work continues on the Neighbourhood Study.

Allocation for 120 includes provision to meet the requirements of SP8.

Yield: 120, retail element

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0157 Site Address South of Boughton Industrial Estate (OB/E/3)**  
**Housing/Employment/Both: Employment Area (Ha): 3.86**  
**Parish: Ollerton Ward: Ollerton**

**Suitability Conclusion:** Suitable  
**Availability Conclusion:** Available within 5-10 Years  
 Availability Comments:  
**Achievability Conclusions:** The site is economically viable/achievable  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 3.86

Area Character: Employment /Countryside  
 Setting : Employment /Countryside  
 Current Use: Agricultural

---

**Policy: Suitable**

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**                      **Within 30 mins travel by public transport**  
 Primary School: Yes      Bus Stop: No                      Secondary School: Yes      Retail Area: Yes

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

GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5017m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 703m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

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

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

Site Apparatus:                                      Neighbour Issues:

Flood Zone: 4% Flood Zone 3, 1% Flood Zone 2                      Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/312 - Boughton Railway Banks and Sinc 2/773 - Boughton Scrub (North and South). Indirect impacts might occur.                      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

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

Availability Comments: No evidence to suggest the site is not available.

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

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

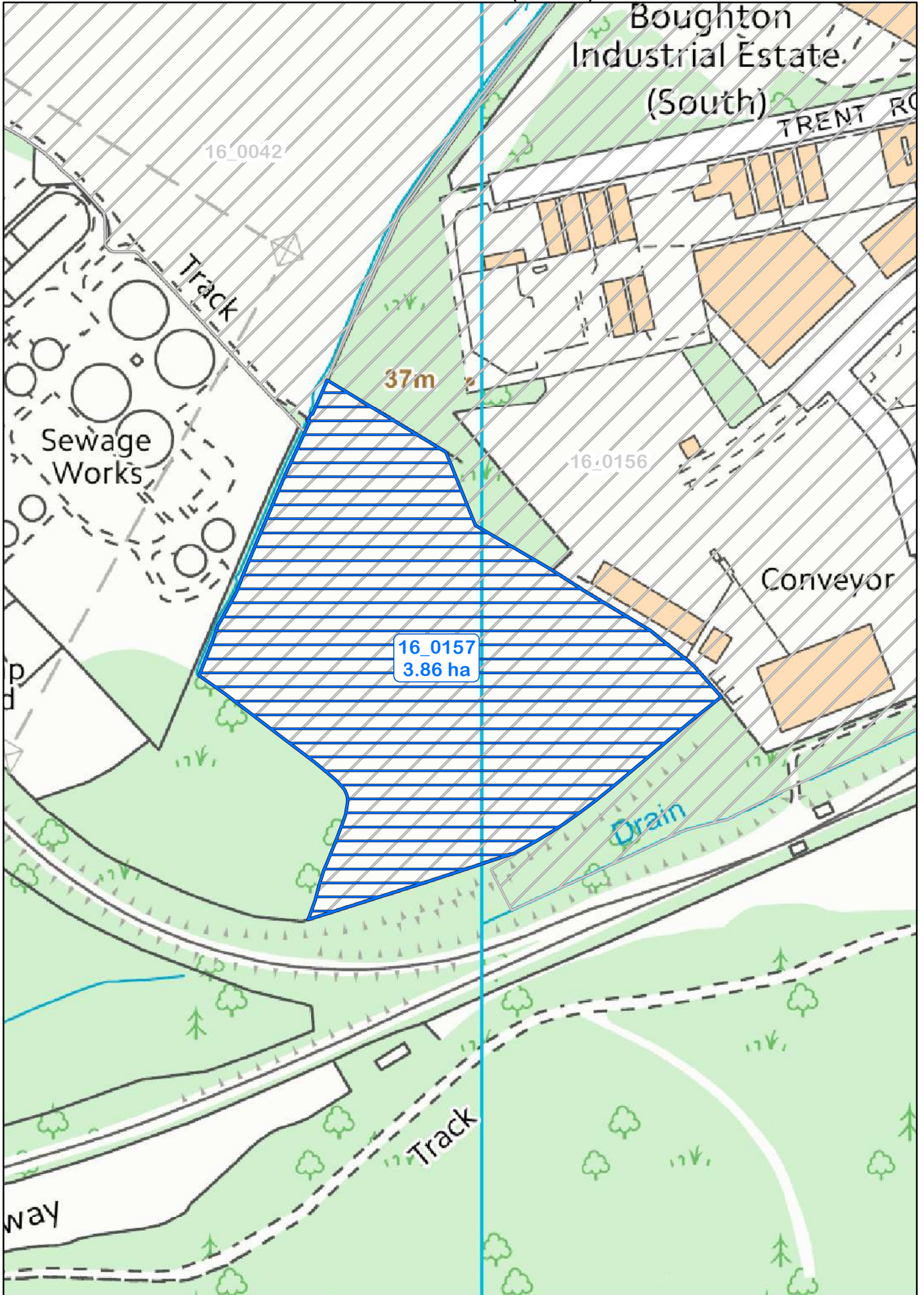
**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

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

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0158 Site Address Land at Rufford Avenue (OB/Re/1)**  
**Housing/Employment/Both: Retail** **Area (Ha): 0.32ha**  
**Parish: Ollerton & Boughton** **Ward: Ollerton**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years.  
**Achievability Conclusions: Achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable

**OVERALL CONCLUSION:**

The site is allocated for retail development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The land is owned by Ollerton Town Council. Potentially contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species as necessary. The site lies within an area of former coal mining activity and any development in this defined area will need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.32ha Area: Greenfield

Area Character: Residential / Commercial

Setting : Urban

Current Use: Vacant

**Policy: Suitable**

Current Policy Status: allocated OB/Re/1 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes      Bus Stop: Yes	Secondary School: Yes      Retail Area: Yes
GP/Health Centre: Yes      Cash Machine / Post Office: Yes	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Within 400m of a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 460m



**Physical Constraints : Suitable**

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: No

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

Agricultural land quality : 100% N/A (Urban)                      Access to Utilities: Yes

Site Apparatus: Remaining hardstanding from previous use (demolished)                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding: 1% at medium risk, 2% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : Potential Species                      Tree Preservation Order: No  
Habitat

Natural Features on Site: No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owners confirm land remains available at June 2019

Achievability Comments: Owners await favourable market conditions.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

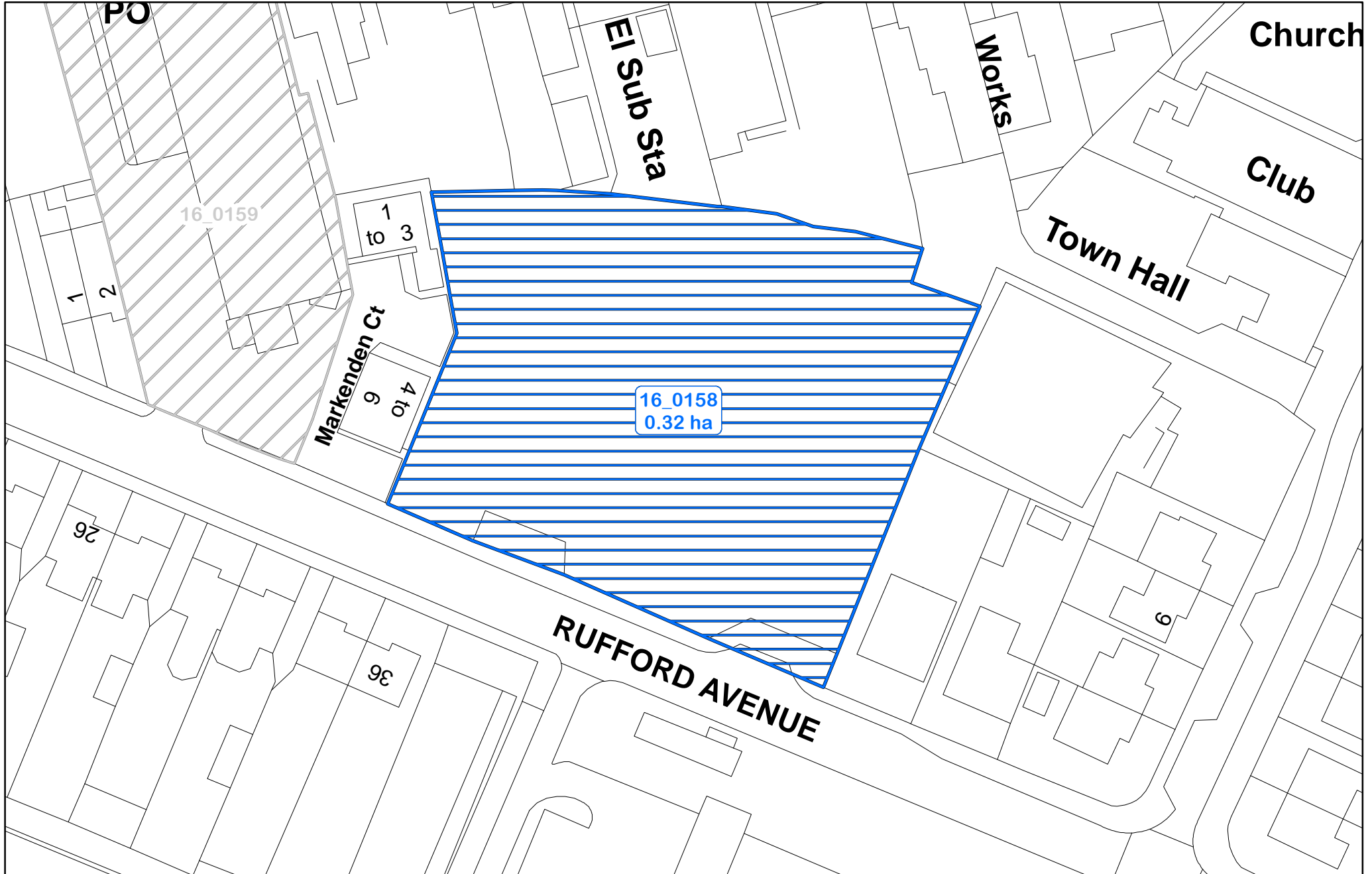
**Additional Comments**

Site was previously known as 08\_0670

The owner, the Ollerton Town Council, has purchased a small additional piece of land which is reflected in an updated plan and size on this assessment.

Site benefits from extant permission 11/00469/FULM for which access works have been undertaken.

SHELAA 2016 Sites (Landscape)



<b>Site Reference Number: 16_0198 Site Address The Haven, Wellow Green Cottages, Newark Road, Wellow</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 0.37</b>
<b>Parish: Ollerton &amp; Boughton</b>	<b>Ward: Ollerton</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
Availability Comments:	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
Achievability Comments:	There is nothing to suggest the site is not achievable.
<b>OVERALL CONCLUSION:</b>	
<b>The site is separate from both Ollerton &amp; Boughton and Wellow and is therefore not suitable for development.</b>	

**SUITABILITY**

<b>Character Land Use Location: Not Suitable</b>	
Location: Separate from Urban Boundary	PDL/Greenfield: Mixed
	Area: PDL      Area: Greenfield
Area Character: Rural	
Setting : Rural	
Current Use: Paddock / Dwelling	
<b>Policy: Not Suitable</b>	
Current Policy Status: Separate from built-up area and in open countryside	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Highway design should comply with the Highway Authority’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: No

Contaminated Land?: Yes                      Contamination Category: B – Potentially contaminative usage has been identified within close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities: Not directly

Site Apparatus: Existing building on site                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No                      Impact on existing recreational use: Footpath on western edge

Protected Species/Habitats : site is opposite a local wildlife site                      Tree Preservation Order: No

Natural Features on site: none

Conservation Area : No                      Heritage asset (designated & non designated): No. Potential archaeological interest. Site was linked to Wellow Hall and its unregistered park and garden, but severed by disused rail line.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site submitted June 2019

Achievability Comments: No evidence to suggest the site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

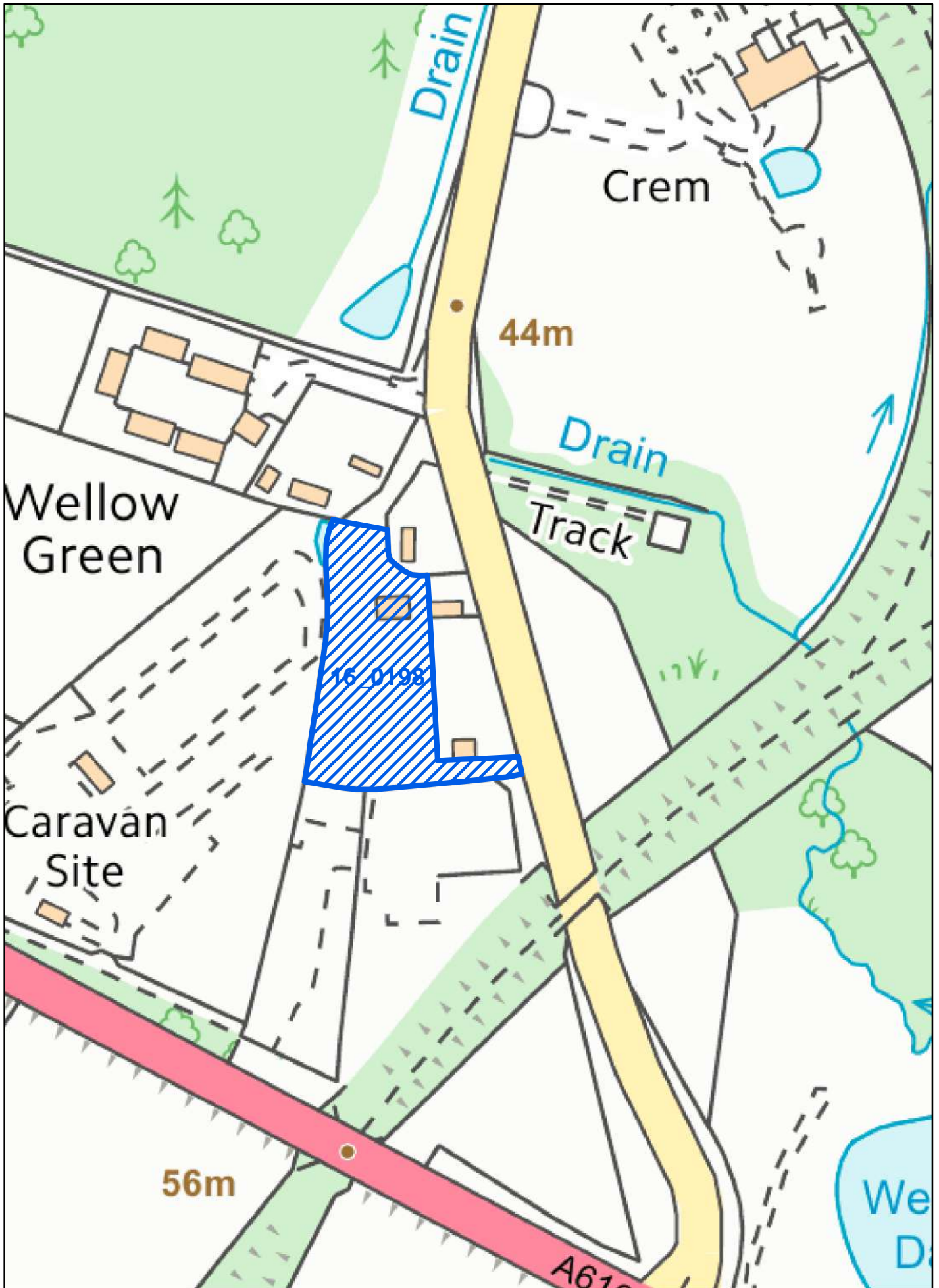
**Additional Comments**

The site does not have planning permission and is therefore considered achievable within 5-10 years.

Yield: suggested for 5 dwellings



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0263 Site Address Land at Shannon Caravan Park, Wellow Road**  
**Housing/Employment/Both: Housing Area (Ha): 2.72ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: The site may be available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site does not have independent highways access and therefore the site is not suitable. Potential contamination issues in the locality would need to be assessed and mitigated as appropriate. The site is achievable and may be available. The site is within a coal mining reporting area and is 100% in development low risk area.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjoining PDL/Greenfield: Greenfield  
 boundary) (albeit accessed from outside and  
 unlikely to be use the entire site)  
 Area: PDL Area: Greenfield  
 Area Character: Caravan Park, Former Colliery Site  
 Setting : Edge-of-Settlement  
 Current Use: Pasture

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8 Other Policy Constraints:  
 Conflicting Issues: Outside but adjacent to urban boundary

**Access to Services :**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: No  
 GP/Health Centre: No Cash Machine /  
 Post Office: No

Store of Local Importance:  
 Proximity to town centre: Over 1km to a  
 town centre  
 Green Space Standards: Over 400m to  
 publicly accessible green space

**Within 30mins travel by public transport**

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

Supermarket: Yes Employment: Yes  
 Proximity to Transport Node: Over 1km to a major  
 public transport node  
 Green Space Strategy Comments:



**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Offsite highway works and Traffic Assessment Required. Part of the site is a caravan site with an acceptable access onto the Wellow Road. The position of this access is acceptable in highway terms but would require upgrading to an adoptable standard.

(NB: No independent highways access, housing would be unacceptable here.)

Topography Constraints: None known

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats : Ollerton Colliery Local Wildlife Site

Tree Preservation Order: No

Natural Features on site None

Conservation Area : No

Heritage asset (designated & non designated): potential archaeological interest, linked to unregistered P&G at Wellow Hall

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Originally submitted to Call for Sites

Achievability Comments: No evidence suggests site is not achievable

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

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** May be Available

**Achievability Conclusion:** Achievable

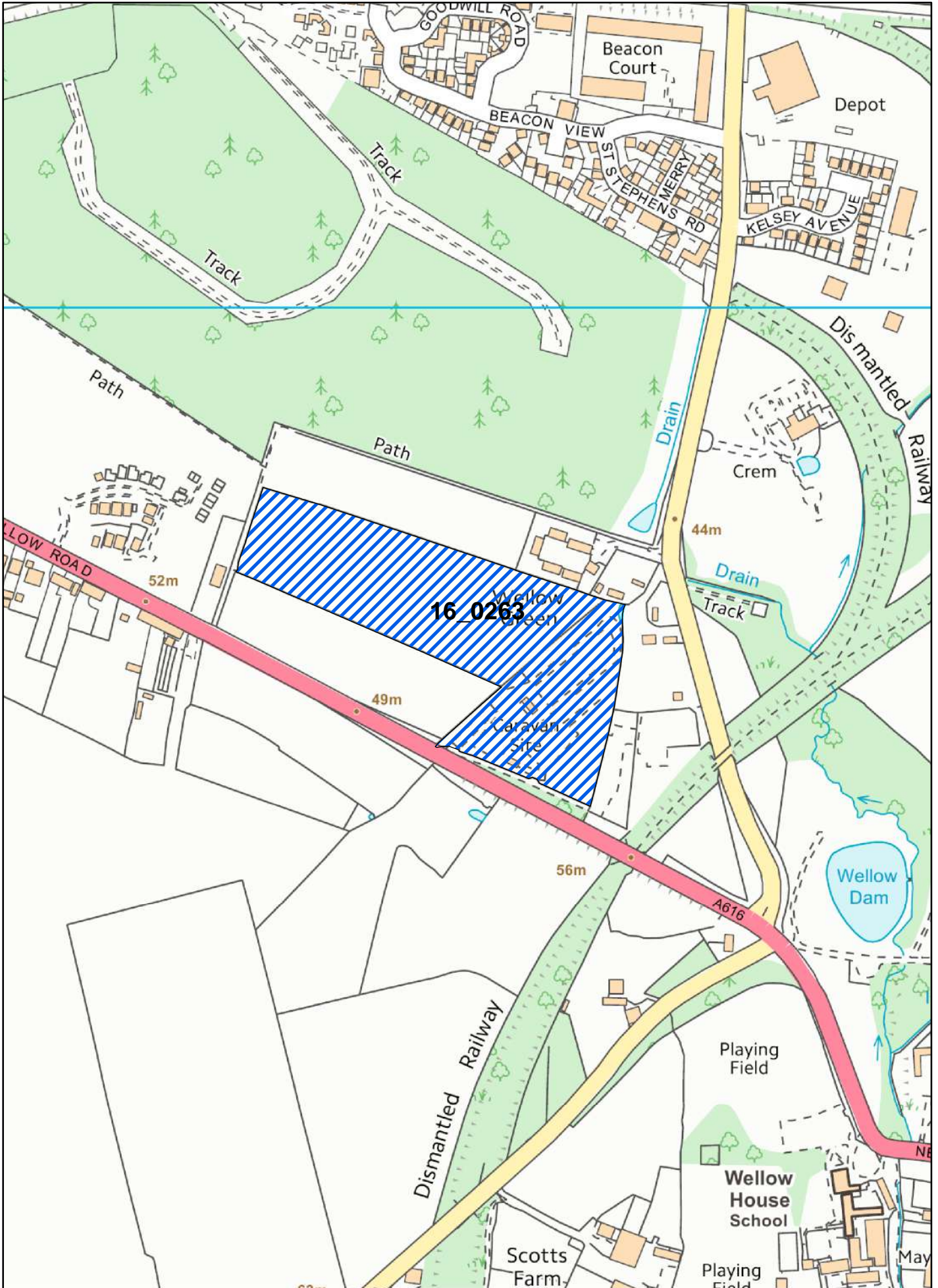
**Additional Comments**

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

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 20\_0002 Site Address: Land at Cocking Hill House, Boughton**  
**Housing/Employment/Both: Both Area (Ha): 2.83**  
**Parish: Ollerton & Boughton Ward: Boughton**

**Suitability Conclusion: May be 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:**

**Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Similarly, the impact on the SSSI / SINCC and Ancient Woodlands adjacent to (separated by the railway line) would also need to be investigated.**

**Approximate yield:**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside but Adjacent to the urban boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.83  
 Area Character: Industrial / Rural  
 Setting : Industrial / Rural  
 Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Outside (but adjoining) village boundary Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km of a major public transport node	
Green Space Standards: Over 1,500m of a publicly accessible green space		Green Space Strategy Comments:	

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Topography Constraints: No

Contaminated Land: Possible

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site.

Agricultural land quality : 3

Access to Utilities: Unknown

Site Apparatus: No

Neighbour Issues: Unknown

Flood Zone: 1

Surface Water Flooding: Unknown

Identified within the SFRA:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: Yes

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: Vegetative border

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Landowner confirms availability at June 2021.

Achievability Comments: No information suggests that the site would not be achievable.

Ownership Constraints: None known.

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues: None Known

Viability Comments:

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

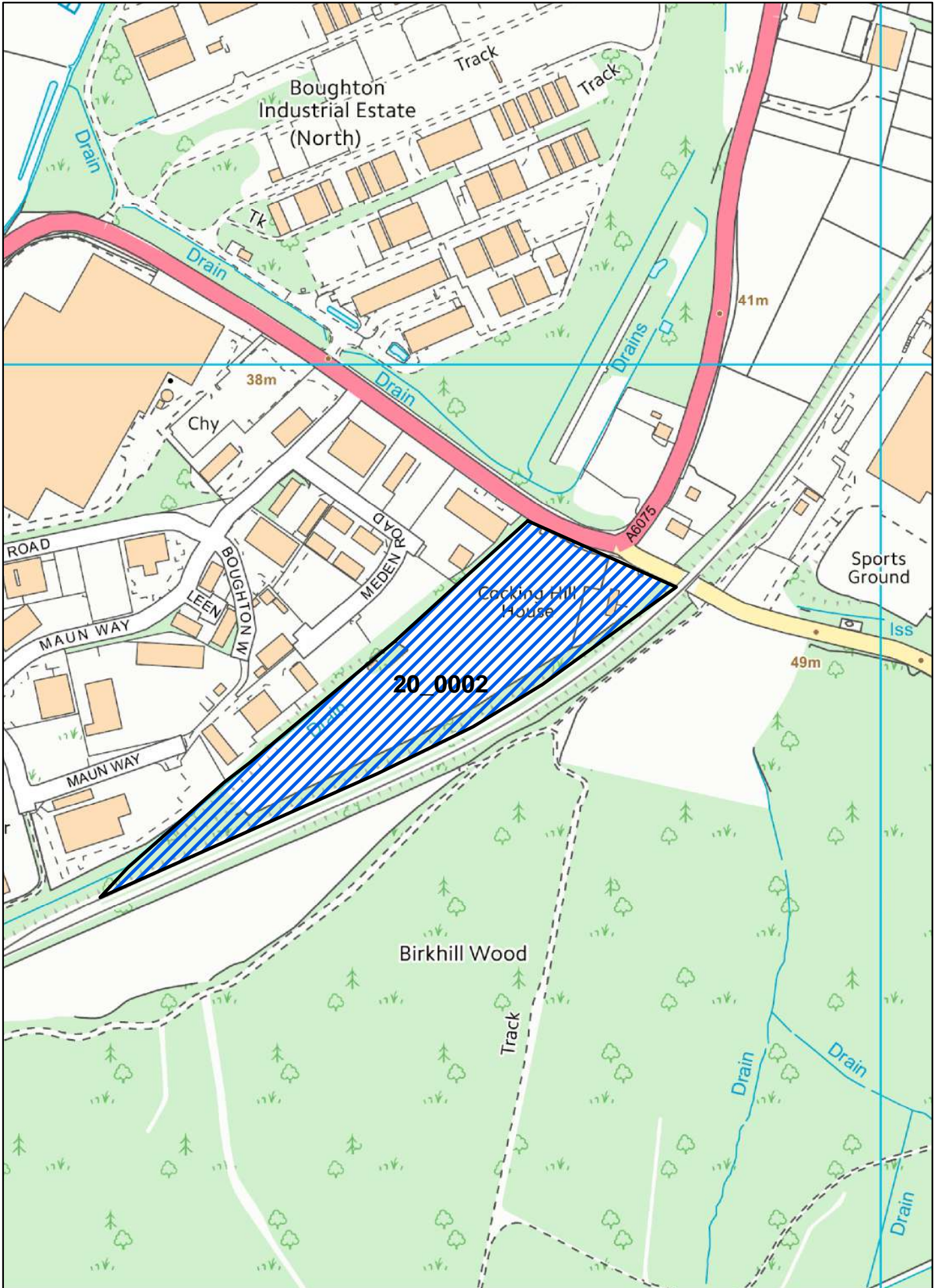
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 68 or 2.26ha of employment land.



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**OXTON PARISH – SITE ASSESSMENTS**

**2021**



**Oxton Parish**

The following sites have been submitted within the Parish of Oxton. However these sites have not been fully assessed due to the size of the settlement, because new allocations are not being sought in this tier of the settlement hierarchy at this stage and the sites are situated in the Green Belt.

**Site Reference Number: 16\_0183 Site Address Land at Forest Road, Oxton**  
**Housing/Employment/Both: Housing Area (Ha): 0.15**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Not Suitable - Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Edge-of-Settlement PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.15ha  
 Area Character: Countryside  
 Setting : Countryside  
 Current Use: Domestic Garden

**Policy:**  
 Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:  
Site Apparatus:                      Neighbour Issues:  
Flood Zone:                      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:  
Protected Species/Habitats :                      Tree Preservation Order:  
Natural Features on site  
Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:                      Ownership Comments:  
Legal Issues:                      Legal Comments:  
Timescale:                      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

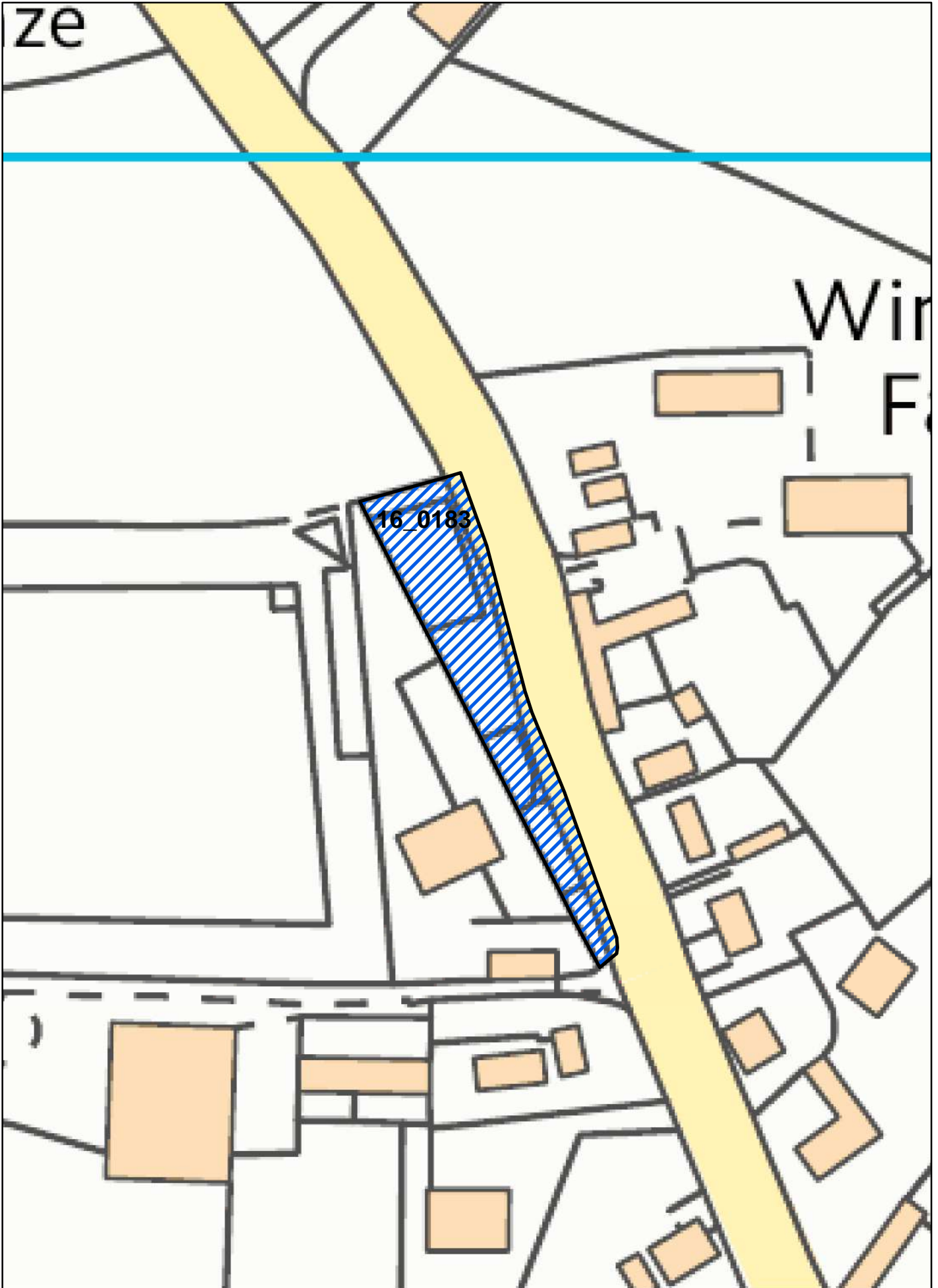
**Additional Comments**

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

Yield: 3



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0184 Site Address The Forge, Forest Road, Oxton**  
**Housing/Employment/Both: Housing Area (Ha): 0.29**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**

Location: Countryside / Edge-of-Settlement PDL/Greenfield: Both  
 Area: PDL Area: Greenfield  
 Area Character: Edge-of-Settlement  
 Setting : Countryside  
 Current Use:

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

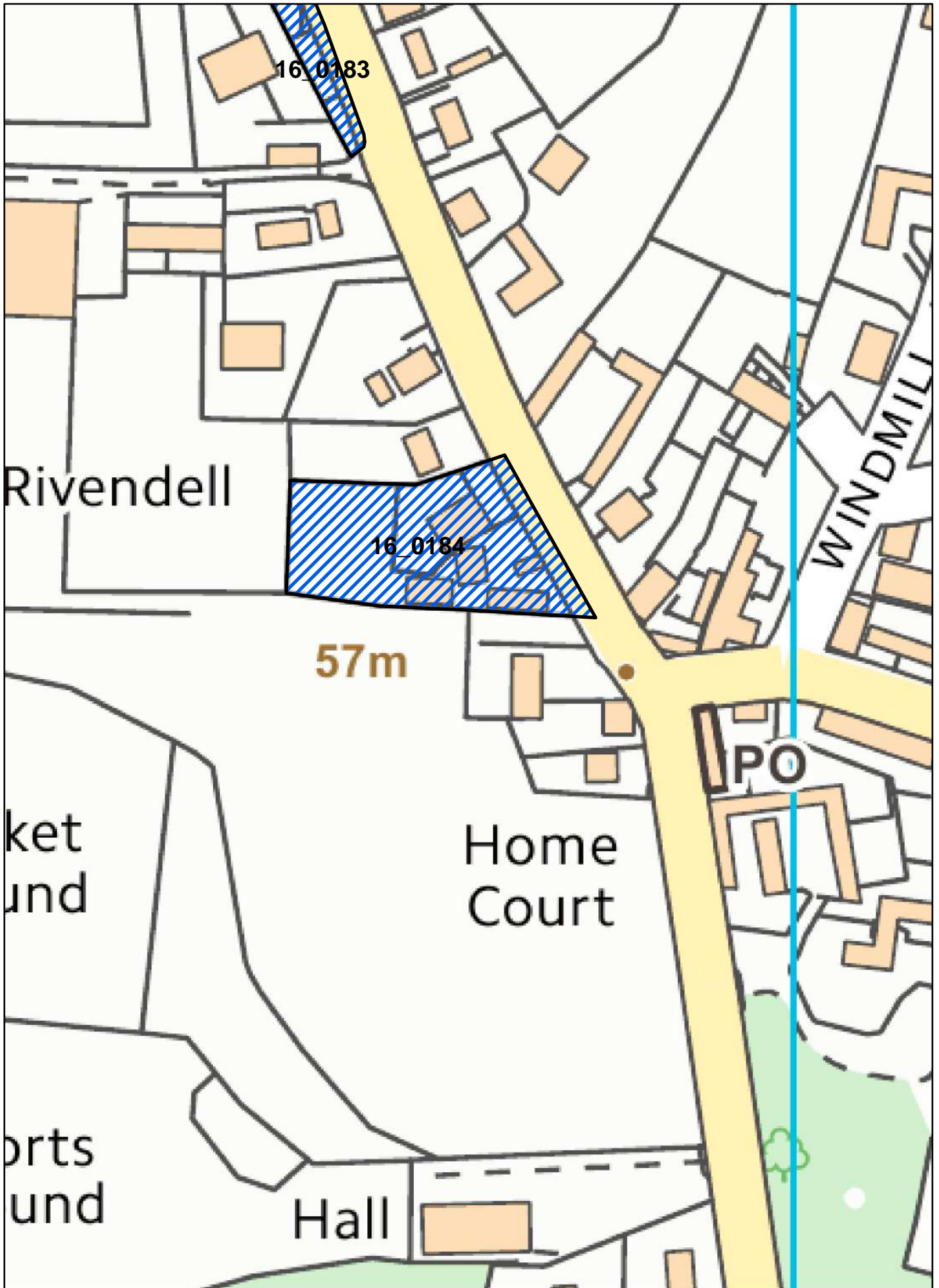
**Achievability Conclusion:**

**Additional Comments**

Yield: 6



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0270 Site Address Land south of Elmcroft, Oxton**  
**Housing/Employment/Both: Housing Area (Ha) 1.35**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining settlement edge) PDL/Greenfield  
 Area: PDL Area: Greenfield

Area Character: Edge-of-Settlement

Setting : Countryside / Residential

Current Use: Agriculture

**Policy:**

Current Policy Status: Green Belt Other Policy Constraints:

Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site re-submitted August 2019	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:** Available

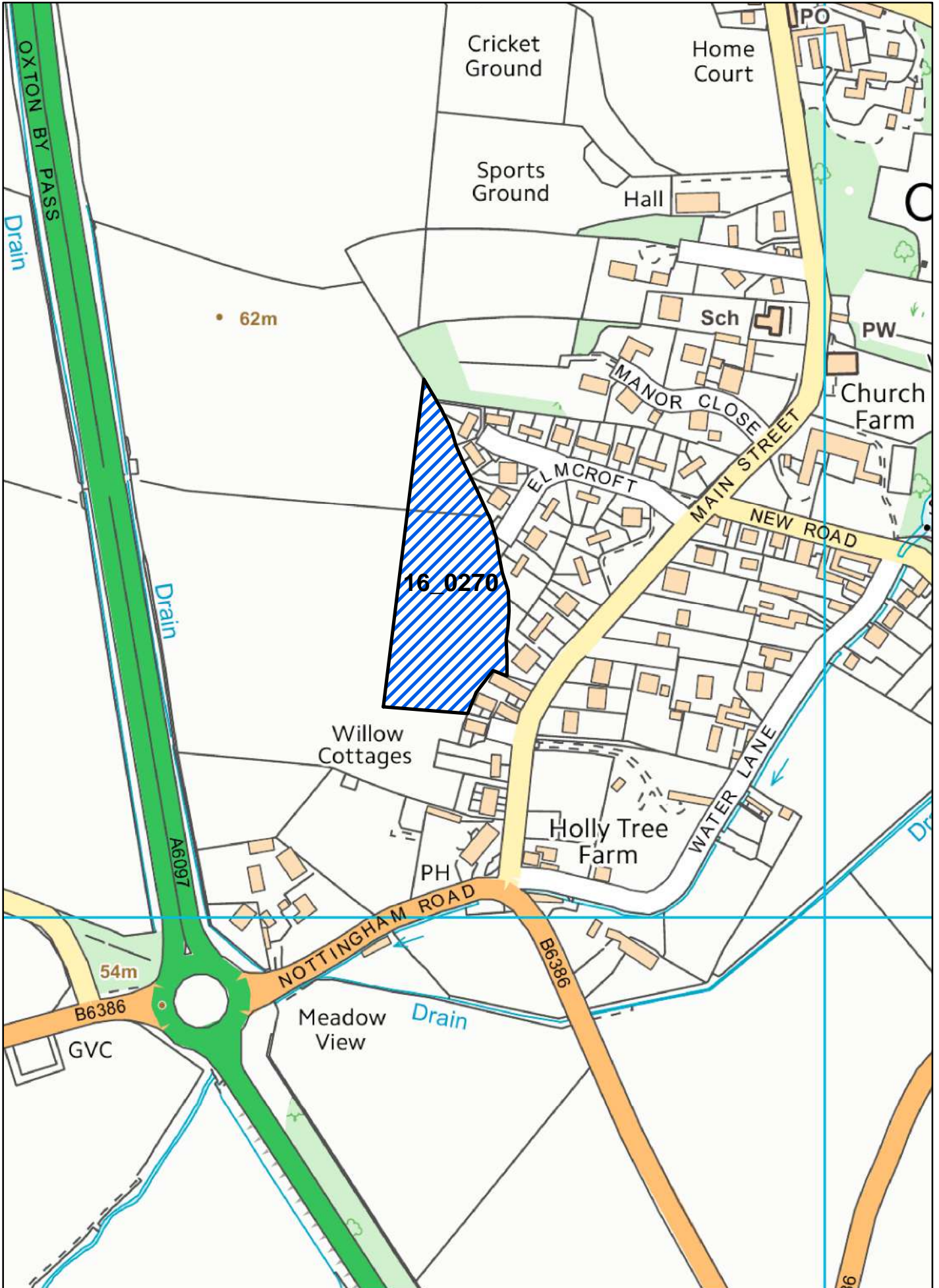
**Achievability Conclusion:**

**Additional Comments**

Site previously known as 08\_0238  
Yield: 28



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**RAINWORTH PARISH – SITE  
ASSESSMENTS**

**2021**

**Rainworth Parish**

The following sites have been submitted within the Parish of Rainworth.

<b>Site Reference Number: 16_0017 Site Address Land west of Joseph Whittaker School, Blidworth Lane/Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 11.01</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separate from Urban Boundary	PDL/Greenfield: Greenfield
Area Character: Residential / Agriculture / Countryside	Area: PDL      Area: Greenfield
Setting : Green Belt	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No      Bus Stop: Yes	Secondary School: Yes      Retail Area:
GP/Health Centre: No      Cash Machine Post Office:	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket:      Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 644m

**Physical Constraints :**

Highway Engineers Comments: Unacceptable access available and sustainability issues

Topography Constraints: Site slopes down from east to west

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

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

Site Apparatus: No    Neighbour Issues: No

Flood Zone:    Surface Water Flooding: 0.5% at high risk, 0.6% at medium risk, 2.5% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats : Potential Species                      Tree Preservation Order: TPO 44 and TPO 47  
Habitat. Abuts SINC 1/37 – Rainworth Lakes

Natural Features on site

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

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:** Available

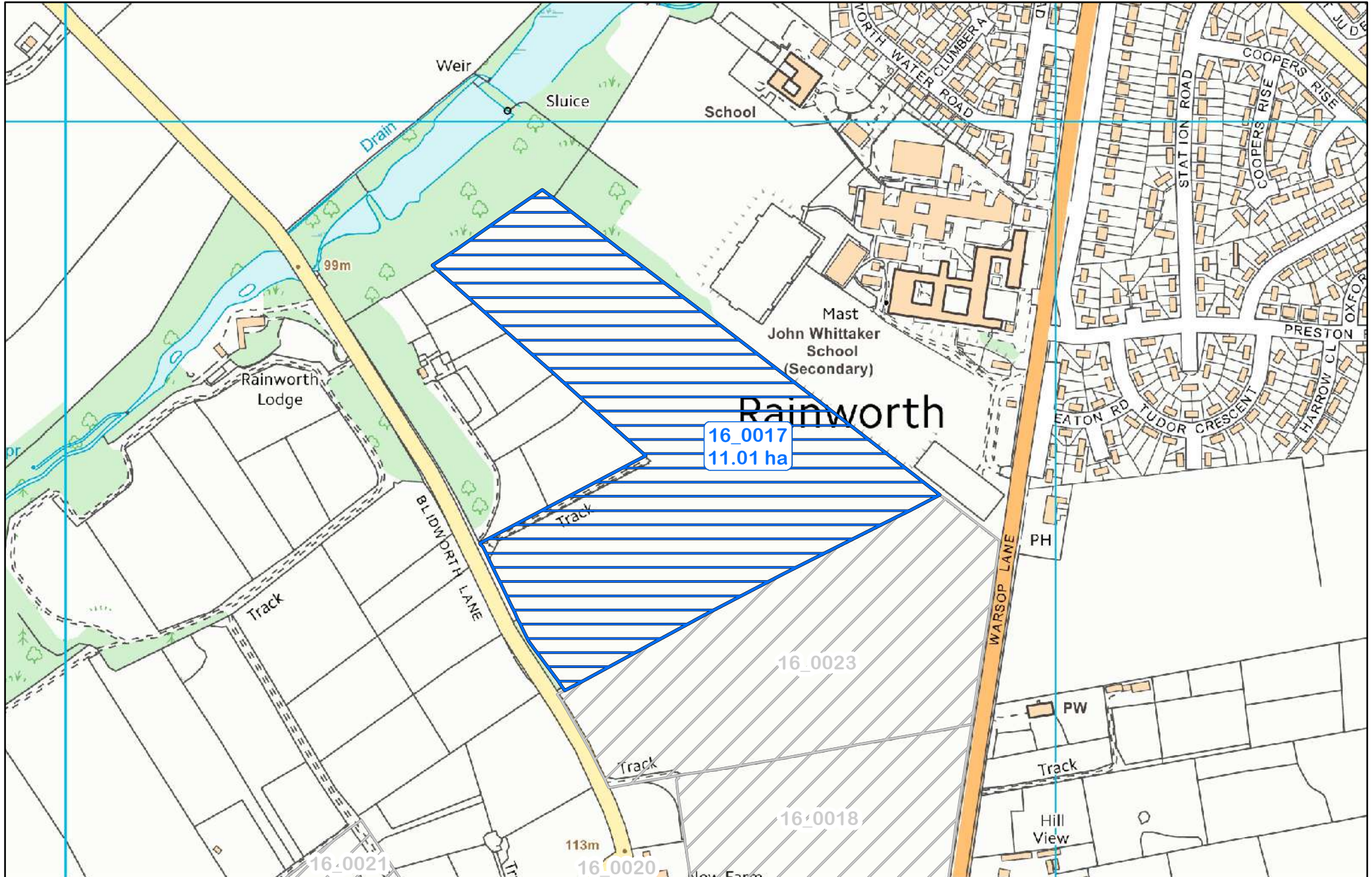
**Achievability Conclusion:**

**Additional Comments**

Yield: 198



SHELAA 2016 Sites (Landscape)



<b>Site Reference Number: 16_0018 Site Address Land east of New Farm between Blidworth Lane and Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 6.59</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separate from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield
Area Character: Agriculture	
Setting: Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No      Bus Stop: Yes	Secondary School: Yes      Retail Area:
GP/Health Centre: No      Cash Machine / Post Office:	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket:      Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 958m

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Slopes down to west

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

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

Site Apparatus: No                                      Neighbour Issues: No

Flood Zone:    Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats : Potential Species                      Tree Preservation Order: TPO44 and TPO47  
Habitat

Natural Features on Site: No

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

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirmed availability July 2019

Achievability Comments:

Ownership Constraints:                                      Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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

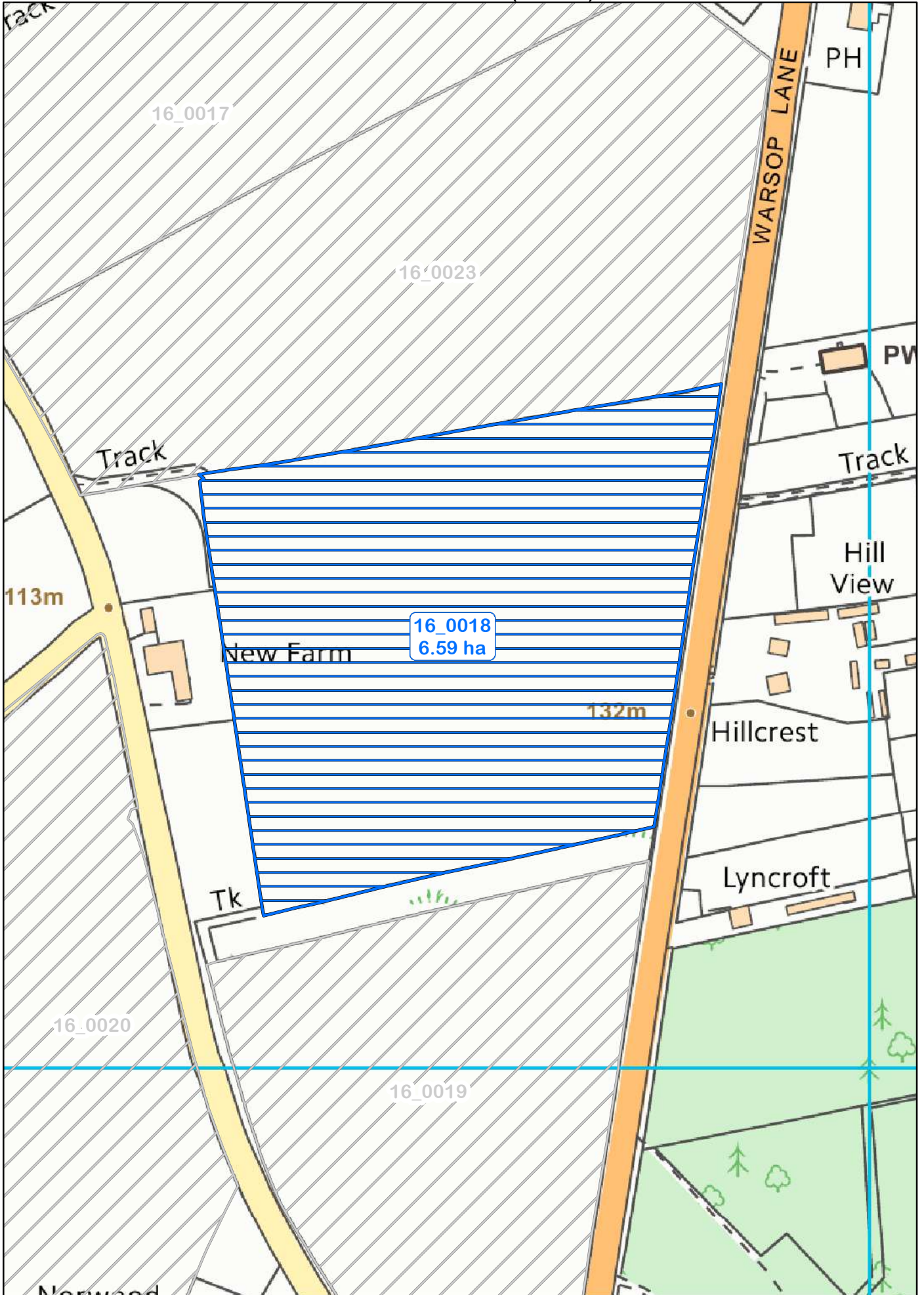
**Availability Conclusion:** Available

**Achievability Conclusion:**

**Additional Comments**

Yield: 119

SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0019 Site Address Land south east of New Farm between Blidworth Lane and Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 5.32</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable - Green Belt</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separate from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 5.32ha
Area Character: Agriculture / Woodland	
Setting: Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No      Bus Stop: Yes	Secondary School: Yes      Retail Area:
GP/Health Centre: No      Cash Machine / Post Office:	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket:      Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 642m

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

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Site slopes down from east to west

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order: TPO44 and TPO47

Natural Features on Site: No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:** Available

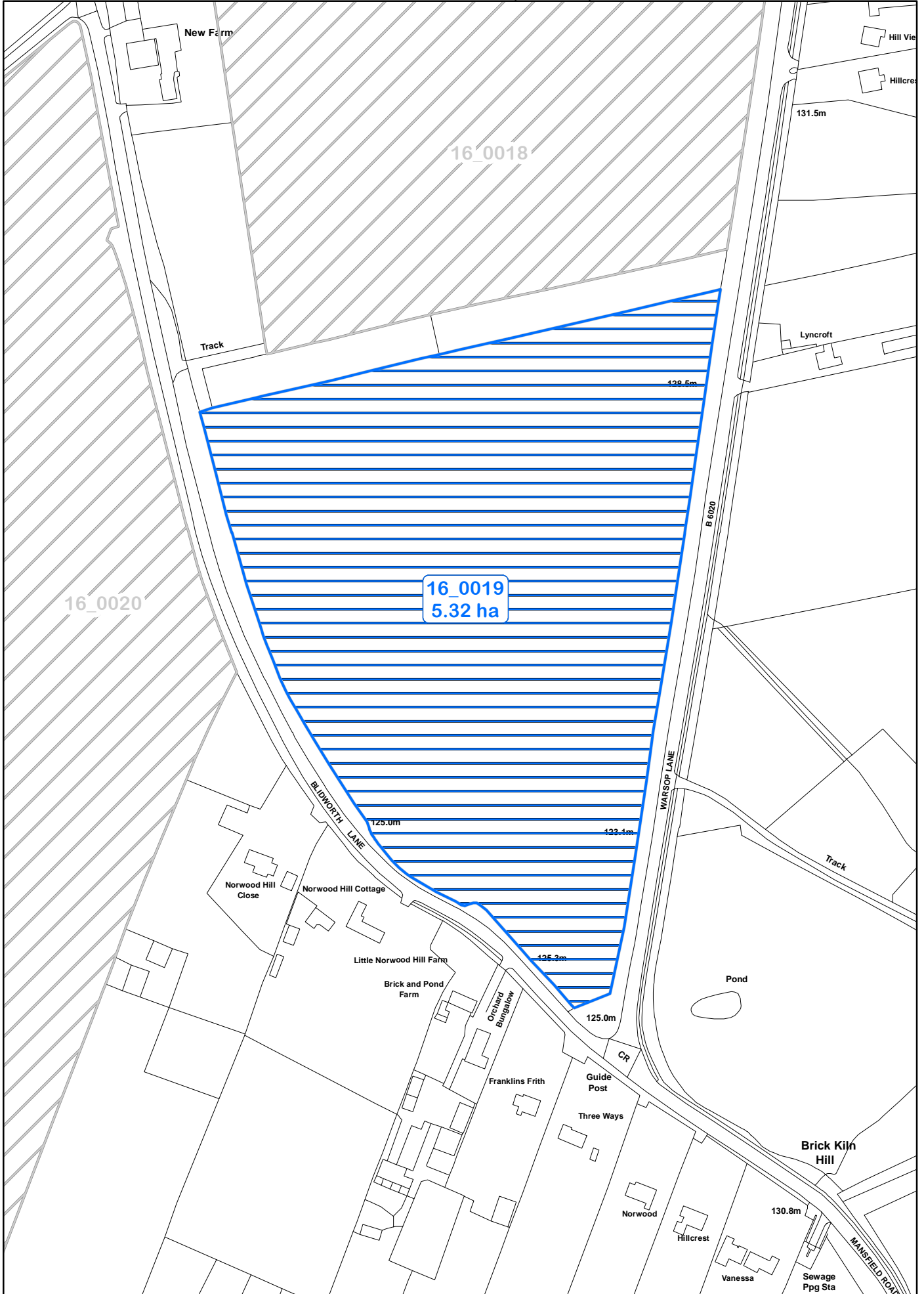
**Achievability Conclusion:**

**Additional Comments**

Yield: 96



# SHELAA 2016 Sites (Portrait)





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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: Eastern part of site on top of ridge, western part of site on falling ground

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified

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

Site Apparatus: Telegraph poles and line adjacent to southern boundary                      Neighbour Issues: No

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

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats :    Tree Preservation Order:

Natural Features on site: No

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

**Suitability Conclusion: Not Suitable – Green Belt**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land owner confirmed availability July 2019.

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

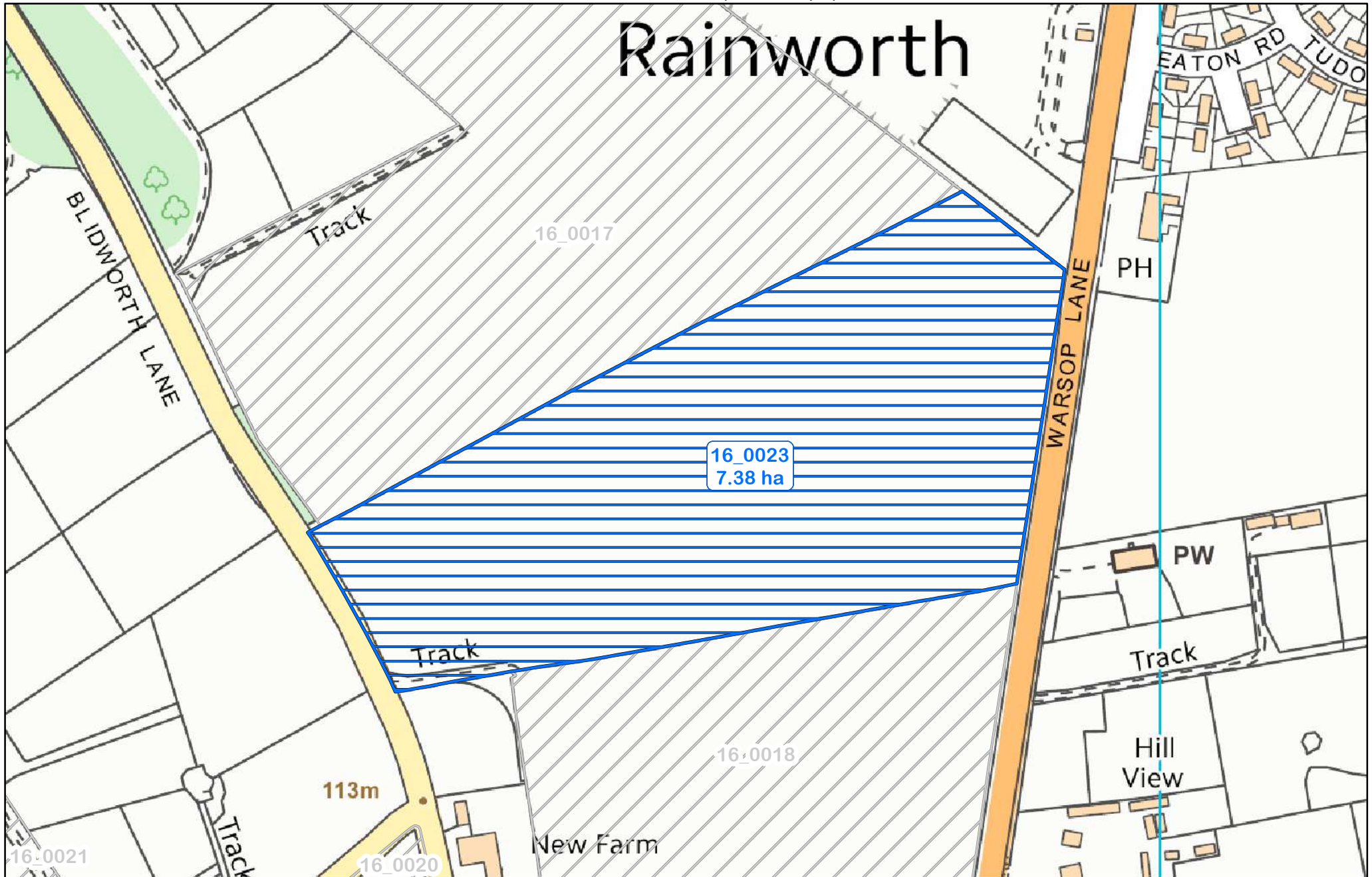
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Achievability Conclusion:**

**Additional Comments**

Yield: 133

# Rainworth



**Site Reference Number: 16\_0036 Site Address: Mansfield Road, opposite Lurcher PH**  
**Housing/Employment/Both: Housing Area (Ha): 5.54**  
**Parish: Rainworth Ward: Rainworth**

**Suitability Conclusion: Not Suitable – Green Belt**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Adjacent Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 5.54ha  
 Area Character: Agriculture / Woodland / Residential  
 Setting : Countryside / Residential  
 Current Use: Agricultural

**Policy:**  
 Current Policy Status: Green Belt Other Policy Constraints:  
 Conflicting Issues: Green Belt

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No Bus Stop: Yes	Secondary School: Yes Retail Area:
GP/Health Centre: No Cash Machine / Post Office:	Further Education: Yes Hospital: Yes
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 436m

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

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Slopes steep down to Mansfield Road, drainage ditch by road

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

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

Site Apparatus: Overhead cables across the site                      Neighbour Issues: No

Flood Zone:    Surface Water Flooding: 0.8% at high risk, 1.4% at medium risk, 5.4% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

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

Protected Species/Habitats : Abuts SINC 5/46                      Tree Preservation Order:  
(Blidworth Colliery Spoil)

Natural Features on Site: Railway embankments along site boundary

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

**Suitability Conclusion: Not Suitable – Green Belt**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed availability June 2019.

Achievability Comments:

Ownership Constraints:    Ownership Comments:

Legal Issues:    Legal Comments:

Timescale:    Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:**

**Achievability Conclusion:**

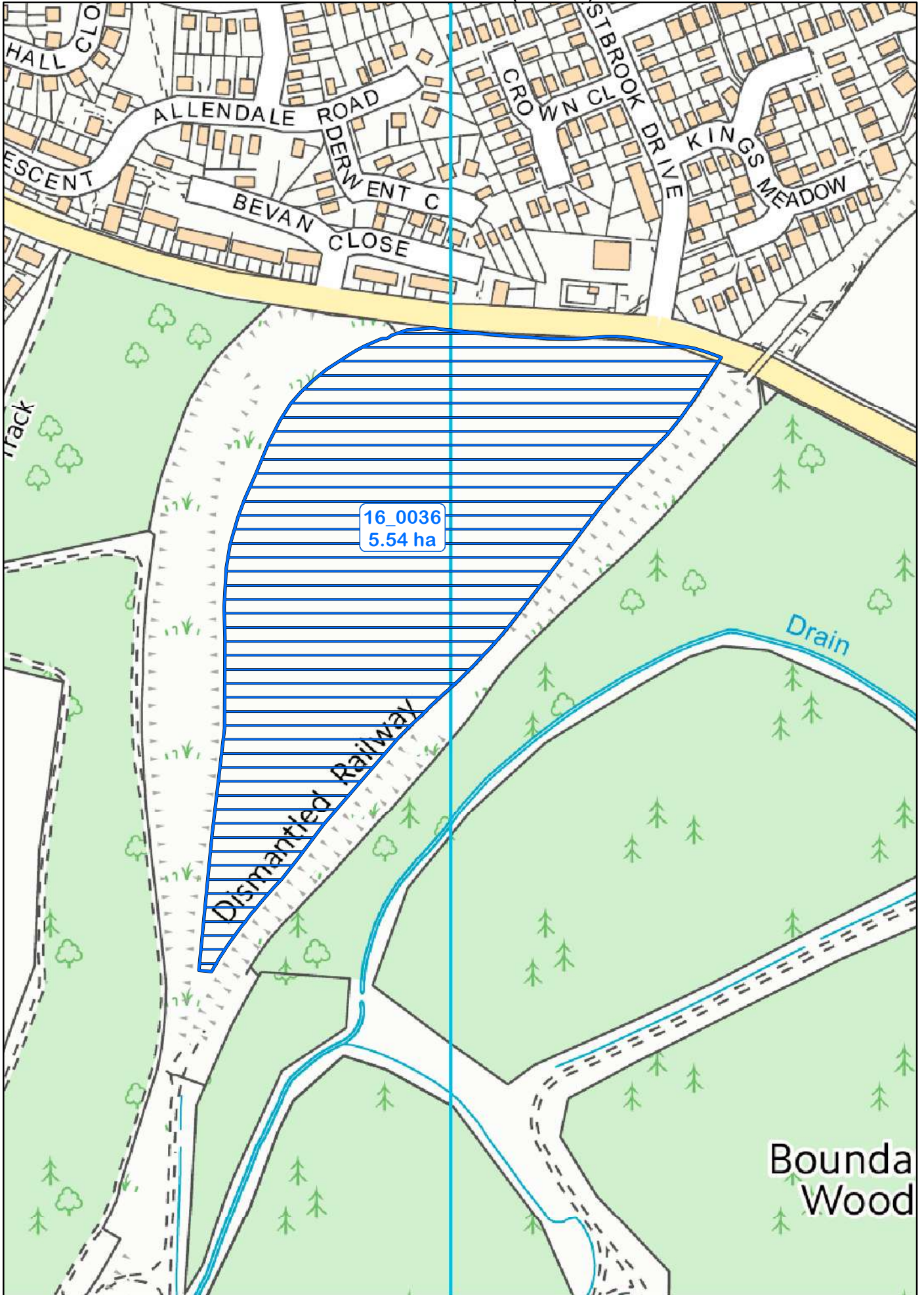
**Additional Comments**

Formerly 08\_0043

Yield: 100



SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0159 Site Address Land east of Warsop Lane (Ra/Ho/2)**  
**Housing/Employment/Both: Housing Area (Ha):**  
**Parish: Rainworth Ward: Rainworth South and Blidworth**

**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 part of the site is now complete. This assessment relates to the remaining balance of the site with no extant permission. An outline planning application for 95 dwellings was withdrawn in 2017 for the undeveloped portion of the site. The undeveloped element of the site is considered suitable for development and is available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity and any development in this defined area need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 11.24ha  
 Area Character: Countryside / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Agriculture

**Policy: Suitable**

Current Policy Status: Allocated Ra/Ho/2 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments: Access agreed as part of planning permission.

Topography Constraints: Sloping

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

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

Site Apparatus: Half site is now developed      Neighbour Issues: None

Flood Zone: 1      Surface Water Flooding:

Identified within the SFRA?

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : No      Tree Preservation Order: No

Natural Features on Site: Hedges and trees

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Some interest from developers

Achievability Comments: Nothing to suggest development is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

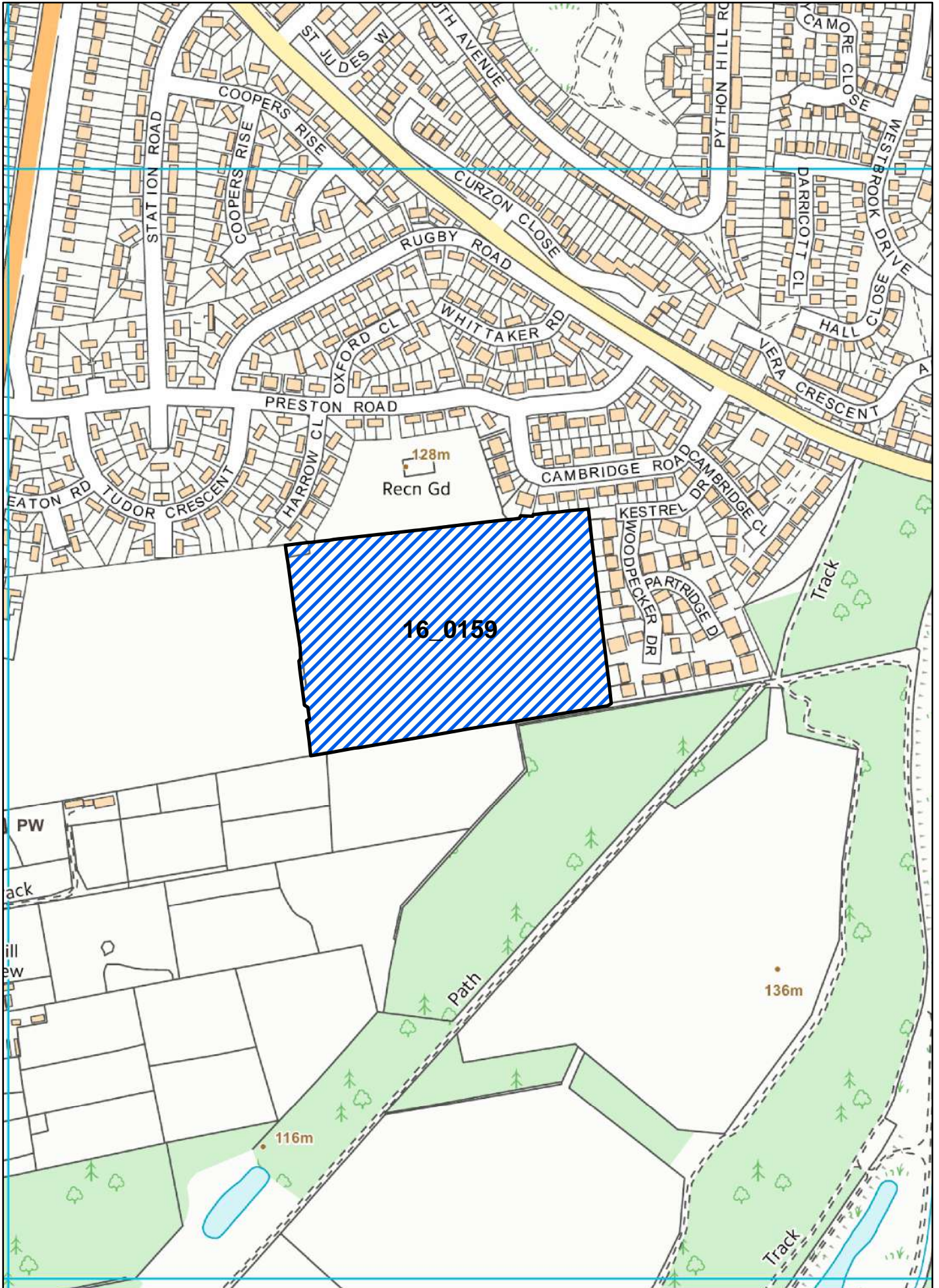
**Additional Comments**

Site was made up of former references 08\_0069 (west) and 08\_0575 (east). Now comprises residual element of 95 dwellings to the east.

17/00418/OUTM for 95 was withdrawn in November 2017 so balance of the site remains allocated for 95 dwellings.



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0165 Site Address Land north of Top Street, Rainworth (Ra/Ho/1)</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 1.93</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth North &amp; Rufford</b>
<b>Suitability Conclusion:</b>	<b>Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
Availability Comments:	The site is available within 0-5 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
Achievability Comments:	Site has full planning permission
<b>OVERALL CONCLUSION:</b>	
<b>The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site has the benefit of full planning permission and is available and achievable.</b>	

**SUITABILITY**

<b>Character Land Use Location: Suitable</b>	
Location: Within Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 1.93ha
Area Character: Countryside / Residential	
Setting : Edge-of-Settlement	
Current Use: Vacant	
<b>Policy: Suitable</b>	
Current Policy Status: Allocated Ra/Ho/1	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services : Suitable</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: Yes      Retail Area: Yes
GP/Health Centre: No      Cash Machine / Post Office: No	Further Education: Yes      Hospital: Yes
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from a publicly accessible green space	Green Space Strategy Comments: 517m

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

**Physical Constraints : Suitable**

Highway Engineers Comments: Site has full planning permission

Topography Constraints: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 0.5% at medium risk, 6.1% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Potential species habitat

Tree Preservation Order: No

Natural Features on site: trees and hedges

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is subject to full planning permission

Achievability Comments: Site is subject to full planning permission

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

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

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

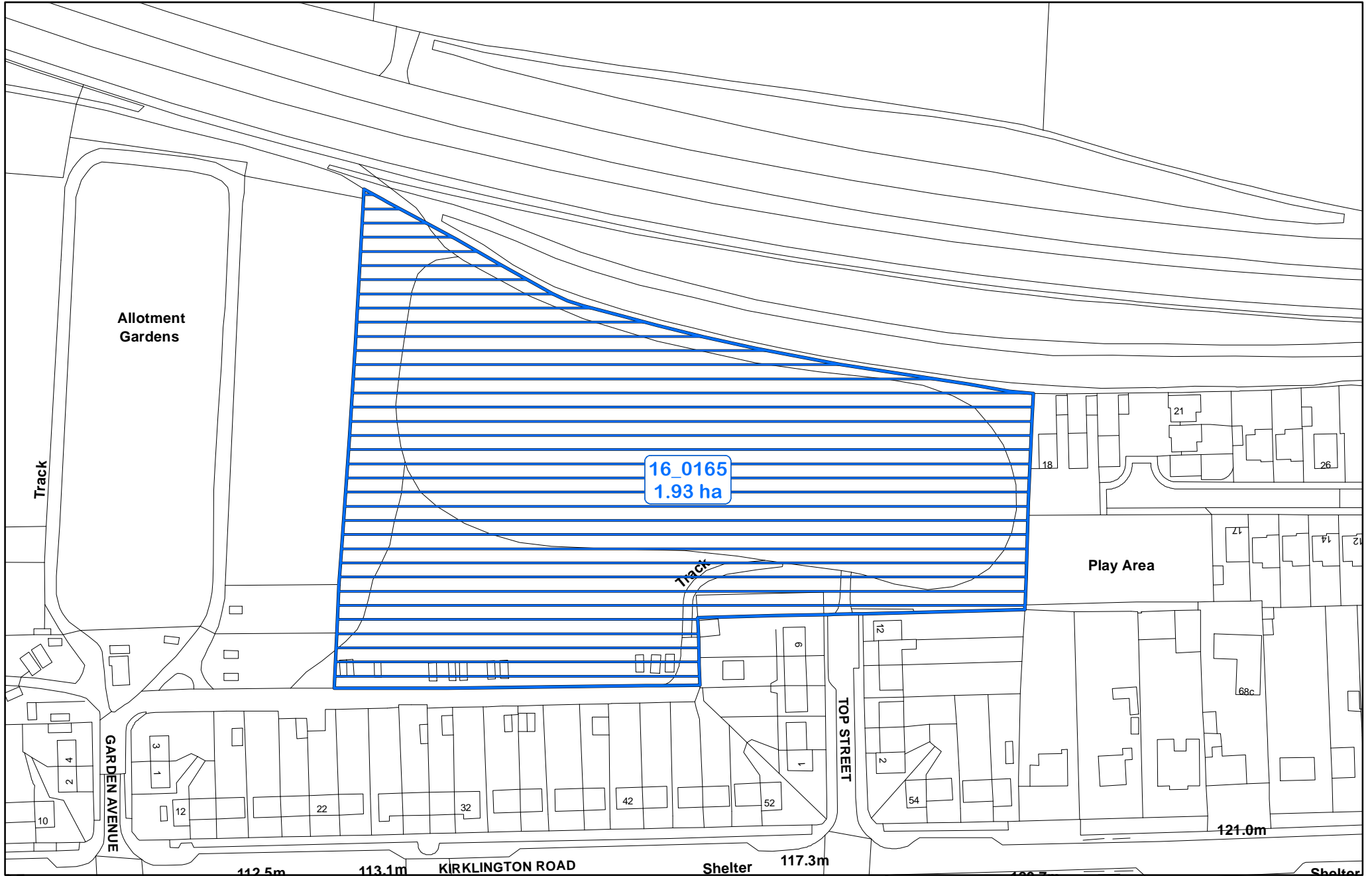
Site was previously known as 08\_0573

Site benefits from approved 17/00865/FULM for 52 dwellings, resubmitted as 19/00584/FULM and approved in November 2019.

Yield: 52



SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0166 Site Address Land at Kirklington Road (Ra/MU/1)**  
**Housing/Employment/Both: Residential/Town Area (Ha): 0.62**  
**Centre use**  
**Parish: Rainworth Ward: Rainworth North & Rufford**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 10-15 Years**  
 Availability Comments: No evidence to suggest site is not available.  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**  
**The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield PDL  
 Area: PDL 0.62 Area: Greenfield

Area Character: Mixed Residential/Commercial

Setting : Urban

Current Use: Former railway embankment

---

**Policy: Suitable**

Current Policy Status: Allocated Ra/MU/1 Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable**

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

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

Store of Local Importance:	Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 6718m	Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 264m	

### Physical Constraints : Suitable

Highway Engineers Comments: Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: A very small part of this site (less than 0.1%) is in Flood Zone 3

Surface Water Flooding: 0.1% at medium risk, 1.8% at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/284 - Rainworth Dismantled Railway.

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

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

Availability Comments: No evidence to suggest the site is not available.

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

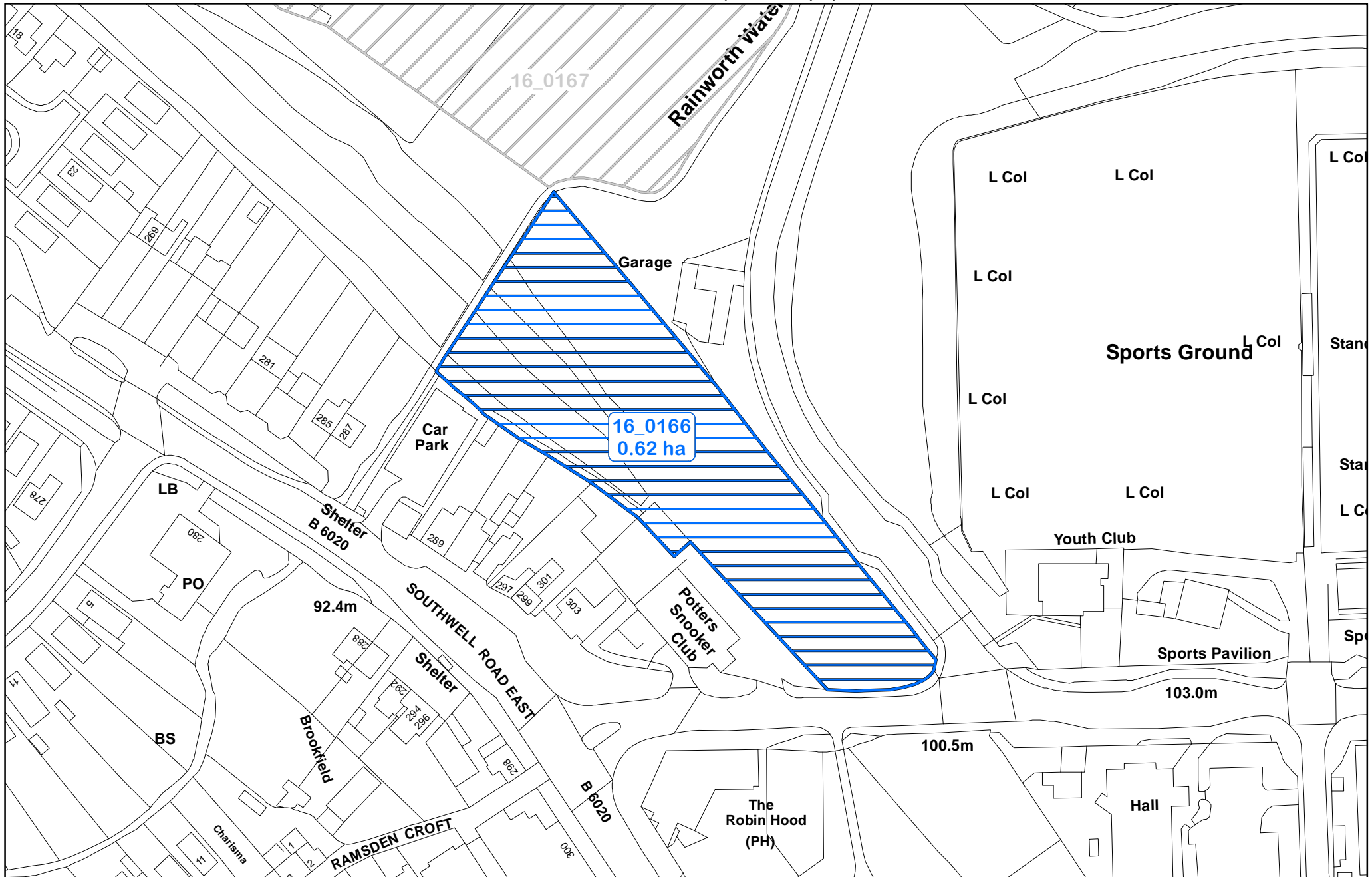
**Availability Conclusion:** Available within 10-15 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

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

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0167 Site Address Land west of Rufford Colliery Lane, Rainworth (Ra/E/1)**  
**Housing/Employment/Both: Employment /Both Area (Ha): 5.50**  
**Parish: Rainworth Ward: Rainworth North & Rufford**

**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 employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The landowner is seeking a residential-led development on the site which is also suitable in this location. Part of the site lies within flood zones 2 & 3 and development will need to make sure it does not increase the risk of flooding elsewhere and where possible reduces overall flood risk. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any potential development would need to take account of, and address, any detrimental impact on any potential protected species habitats and would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe stable taking full account of former coal mining activities.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 5.50ha

Area Character: Countryside / Leisure

Setting : Edge-of-Settlement

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: Allocated Ra/E/1 Other Policy Constraints: Owner has expressed desire for housing development, but site is allocated employment.

Conflicting Issues:

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

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: Yes  
GP/Health Centre: Yes      Cash Machine /  
Post Office: Yes

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Over 400m from  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: Yes

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: 959m

**Physical Constraints : Suitable**

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 Assessment, Transport Statement and / or Travel Plan.

Topography Constraints: Slopes gently

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

Agricultural land quality : 56.65% Grade 3 (Good – Moderate), 43.34% N/A (Urban)      Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: Adjacent a garage

Flood Zone: 1, 2 & 3

Surface Water Flooding: 4% of site at high risk,  
17% at medium risk, 27% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Near or adjacent 3  
local wildlife sites.

Tree Preservation Order: No

Natural Features on site Rainworth Water

Conservation Area : No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land is available but suggested the owner would prefer a residential-led scheme Oct 2019.

Achievability Comments: Nothing to suggest site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

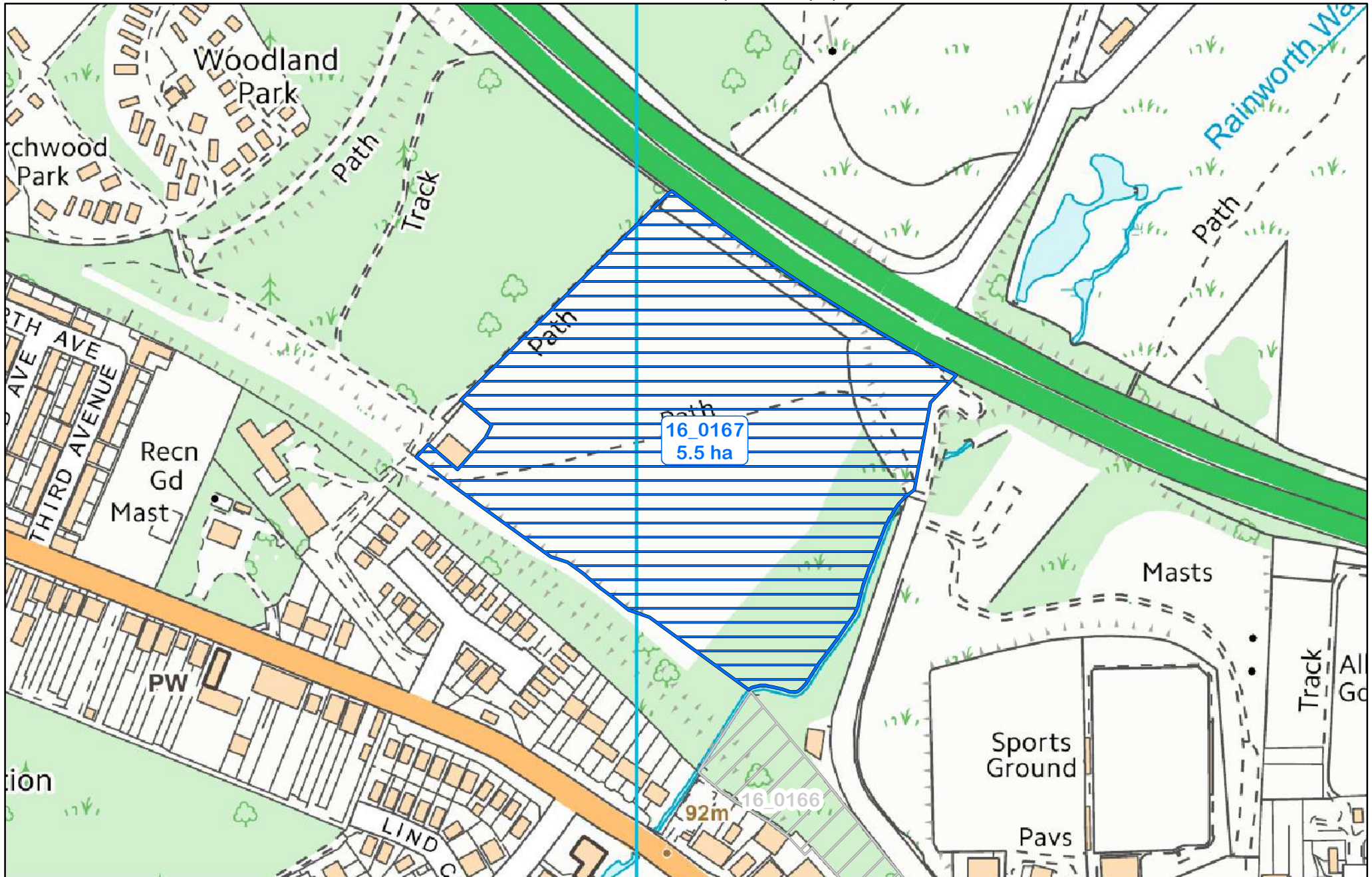
**Additional Comments**

Site was previously 08\_0675

Yield: 99



SHELAA 2016 Sites (Landscape)





**NEWARK &  
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*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**ROLLESTON PARISH – SITE ASSESSMENTS**

**2021**

**Rolleston Parish**

The following sites have been submitted within the Parish of Rolleston. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

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

**Suitability Conclusion: Site and Settlement too Small**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years and has permission  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**New allocations of this size are not being made and are not being sought in this tier of the settlement hierarchy at this stage. The site threshold is also below that typically assessed. However, the site has planning permission for 1 dwelling and is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Settlement PDL/Greenfield: PDL  
 Area: PDL 0.06ha Area: Greenfield  
 Area Character: Residential  
 Setting: Residential  
 Current Use: Vacant

---

**Policy: Suitable**

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

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 69m	

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

**Physical Constraints: Suitable**

Highway Engineers Comments: Extant permission

Topography Constraints: No

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usages has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 2 (Very Good)                      Access to Utilities: Yes

Site Apparatus: No                                      Neighbour Issues: Site gains access on a tight bend in the village

Flood Zone: 1, 2 & 3                                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats :                                      Tree Preservation Order:

Natural Features on Site: No

Conservation Area: No                                      Heritage asset (designated & non designated):  
Yes. Grade II Listed Village Cross adjacent to site

**Suitability Conclusion: Site and Settlement too Small**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at July 2019.

Achievability Comments: There is nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

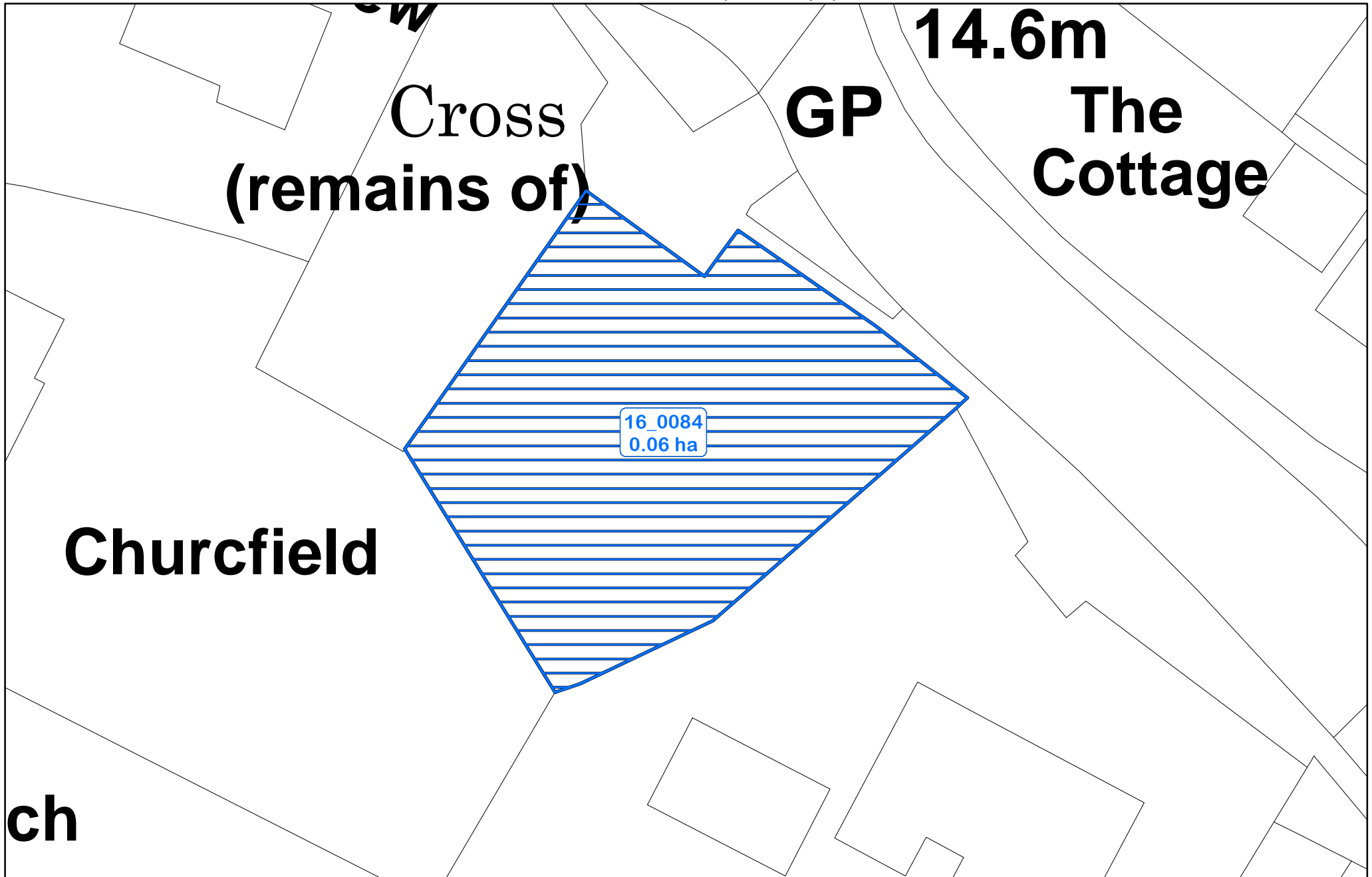
Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site benefits from 17/00532/FUL permission for one dwelling.





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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**SOUTH MUSKHAM & LITTLE CARLTON  
PARISH – SITE ASSESSMENTS**

**2021**



**South Muskham & Little Carlton Parish**

The following sites have been submitted within the Parish of South Muskham & Little Carlton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0241 Site Address Land at Holly Grange, Great North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.68**  
**Parish: South Muskham & Little Carlton Ward: Muskham**

**Suitability Conclusion: Not Suitable –Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield  
 Area: PDL Area: Greenfield

Area Character:

Setting :

Current Use:

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**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: Contamination Category:

Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

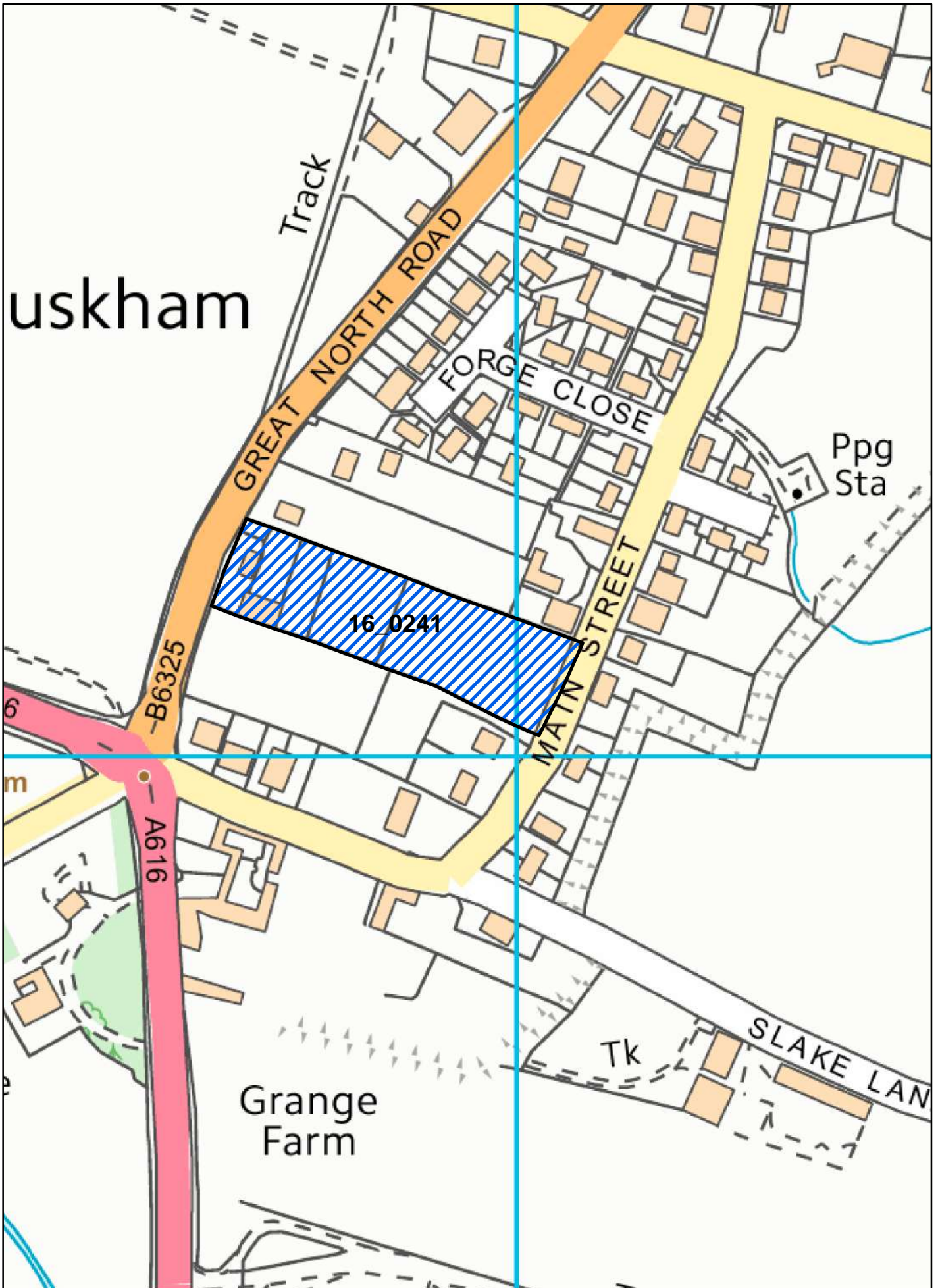
**Additional Comments**

Formerly 08\_0070

Yield: 14



# SHELAA 2016 Sites (Portrait)





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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**SOUTH SCARLE PARISH – SITE  
ASSESSMENTS**

**2021**

### **South Scarle Parish**

The following sites have been submitted within the Parish of South Scarle. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0189 Site Address Land north of Swinderby Road, South Scarle**  
**Housing/Employment/Both: Housing Area (Ha): 1.92**  
**Parish: South Scarle Ward: Collingham**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but partially adjoining settlement) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.92ha

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: SP3 / DM8 Other Policy Constraints:

Conflicting Issues: Countryside

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

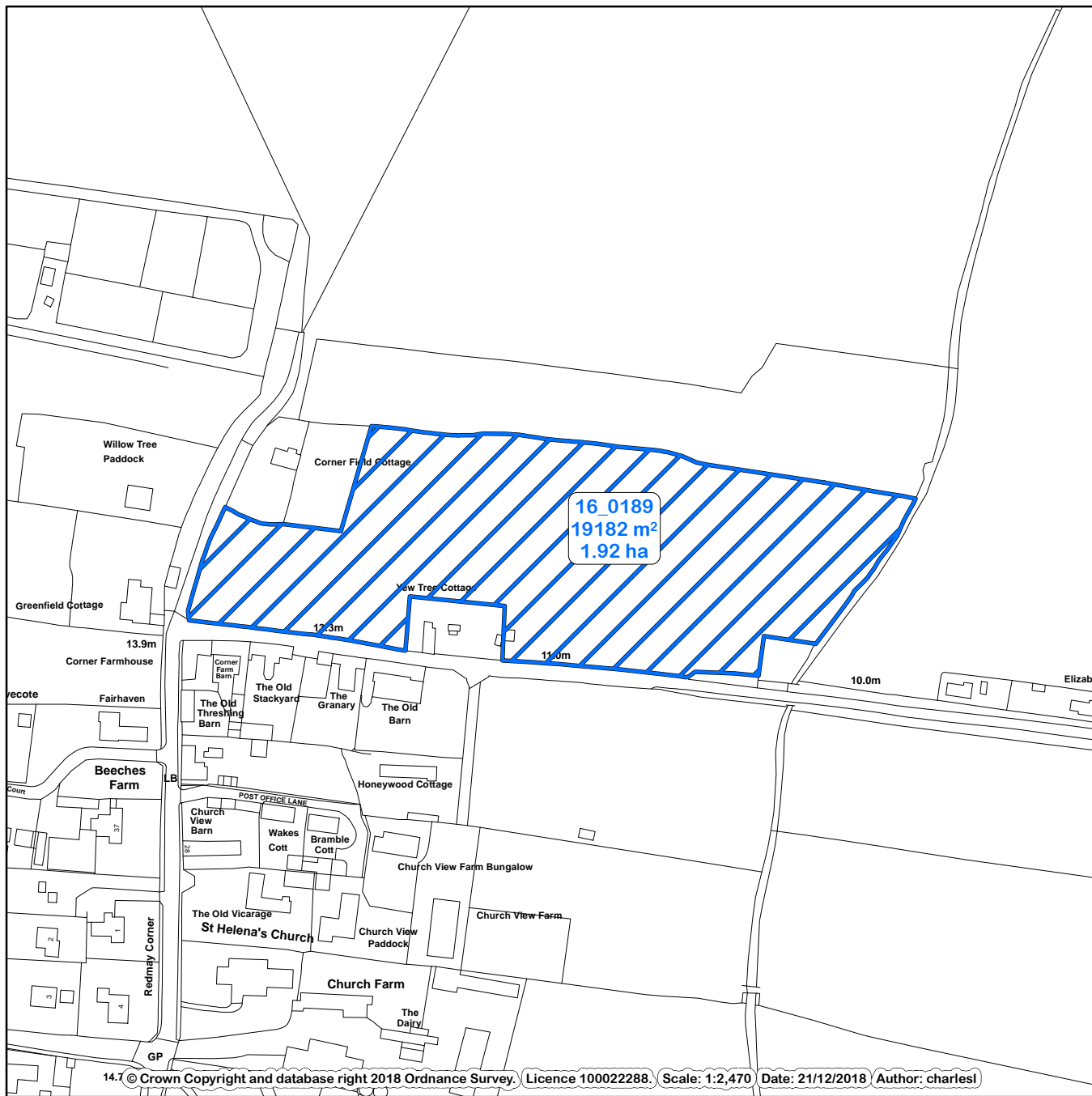
**Achievability Conclusion:**

**Additional Comments**



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

Yield: 40



16\_0189  
19182 m<sup>2</sup>  
1.92 ha



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**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**SOUTHWELL PARISH – SITE ASSESSMENTS**

**2021**

## **Southwell Parish**

The following sites have been submitted within the Parish of Southwell.

**Site Reference Number: 16\_0025 Site Address: Nottingham Road, Southwell (opposite Springfield Bungalow)**  
**Housing/Employment/Both: Retail** **Area (Ha): 0.66**  
**Parish: Southwell** **Ward: Southwell**

**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:**  
**Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to take account of the impact on Southwell Protected Views. Access off Park Lane only. However, the site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Urban Boundary by Nottingham Road PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.56  
 Area Character: Agricultural / Residential  
 Setting : Transitional Countryside Settlement  
 Current Use: Agriculture / Grazing

---

**Policy: Not Suitable**

Current Policy Status: SP3, DM8, CP6 Other Policy Constraints: CP8, CP11, So/PV  
 Conflicting Issues: Open countryside

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 7m	

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments: Access off Park Lane only. Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Land slopes up to south and west along A612

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)                      Access to Utilities: Unknown

Site Apparatus: None                      Neighbour Issues: Rugby Club to west has floodlights

Flood Zone: 1                      Surface Water Flooding: 0.6% of site at high risk, 0.9% at medium risk, 2.7% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: Site within Southwell Protected Views                      Impact on existing recreational use: No

Protected Species/Habitats : None known                      Tree Preservation Order: no

Natural Features on Site: Trees

Conservation Area: Gateway site, setting of conservation area.                      Heritage asset (designated & non designated): setting of two listed buildings and unregistered park & garden, potential for archaeological interest

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed availability June 2019.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

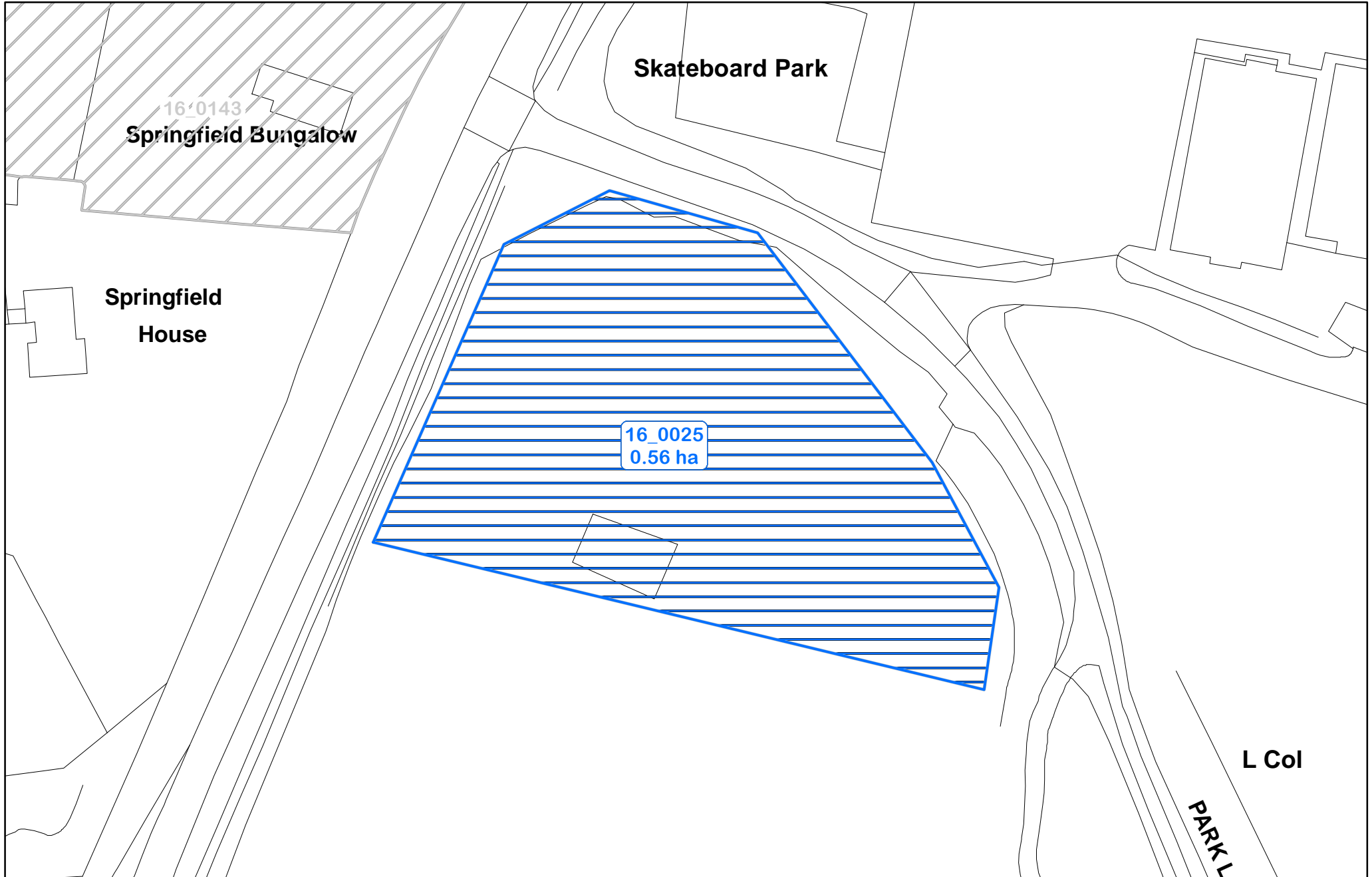
**Achievability Conclusion:** Achievable

**Additional Comments**

Site appears to be part of a broader parcel which takes account of the formerly proposed Southwell bypass. This land is no longer reserved and a larger parcel (the whole field) may be possible if required.

17/01240/FULM – construction in residential curtilage of Wilderness and change of use to equestrian paddock approved.

SHELAA 2016 Sites (Landscape)





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

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The 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 allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site has the benefit of full planning permission for residential development.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Edge-of-Settlement  
 Setting : Residential / Countryside  
 Current Use: Garden Land and Greenfield

---

**Policy: Suitable**

Current Policy Status: Allocated So/Ho/2 Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 160m	

**Physical Constraints : Suitable**

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:

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

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

Site Apparatus:    Neighbour Issues: None

Flood Zone: 1    Surface Water Flooding: 0.2% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: Within So/PV view cone                      Impact on existing recreational use: Northwest corner abuts footpath

Protected Species/Habitats : No                      Tree Preservation Order: No

Natural Features on site: trees

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site subject to current planning appeal regarding amendments to access arrangements.

Achievability Comments: Nothing suggests site is unachievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

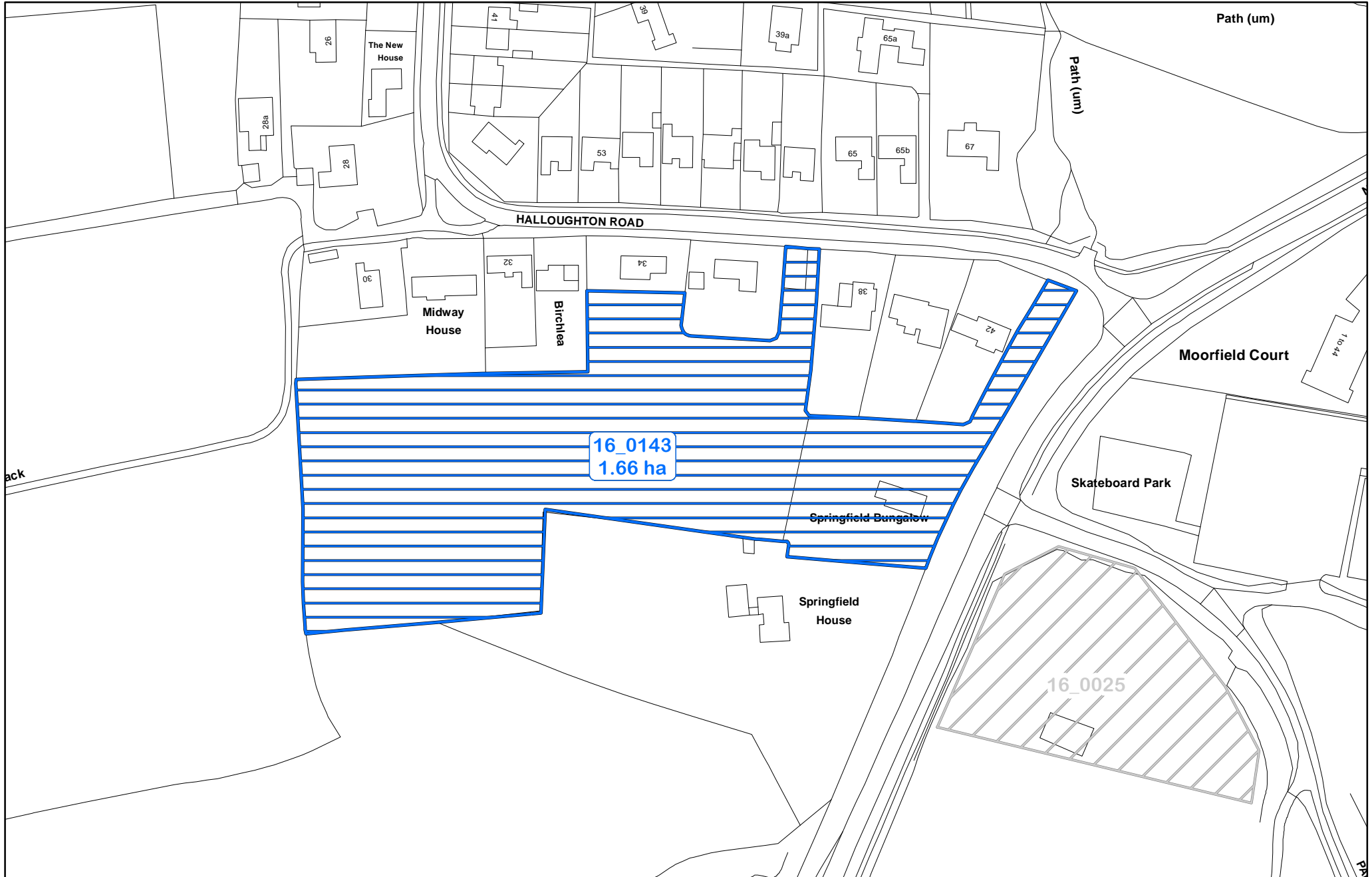
**Additional Comments**

Site formerly known as 08\_0386

15/01295/FULM for 38 dwellings and conversion/extension of existing dwellings for 12 supported living units permitted in 2017. Appeal allowed in November 2019 regarding amendment to access arrangements (19/00779/FULM).

Yield: 38 + 12 supported units.

# SHELAA 2016 Sites (Landscape)



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

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5-10 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. Planning permission (20/01190/OUTM) approved in June 2021. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.**

**SUITABILITY**

**Character Land Use Location: Suitable**

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

---

**Policy: Suitable**

Current Policy Status: Allocated So/Ho/4 Other Policy Constraints: Application for dwellings on part of site withdrawn  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1184m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 514m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

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

Agricultural land quality : 40.69% Grade 2 Very Good, 59.31% Grade 3 Good - Moderate      Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

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

Ownership Constraints:

Ownership Comments: Multiple owners

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

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

Viability Comments:

**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable

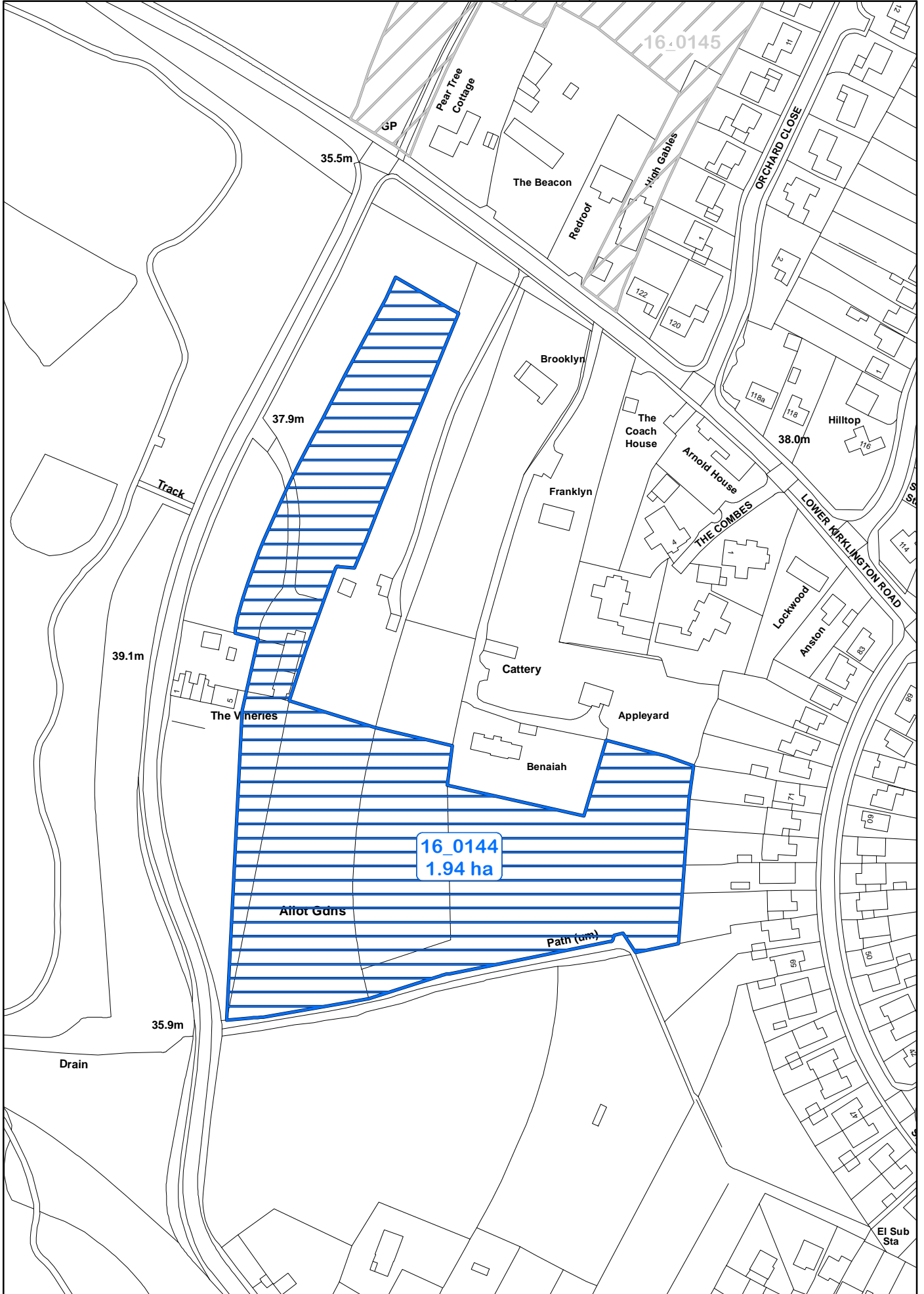
**Additional Comments**

16/01352/OUT Application for 9 houses on part of site withdrawn. Planning permission (20/01190/OUTM) approved in June 2021.

Yield : 45

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

# SHELAA 2016 Sites (Portrait)





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

**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 currently subject to two appeals pending for residential development. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
Area: PDL      Area: Greenfield 3.25

Area Character: Edge-of-Settlement

Setting : Countryside / Residential

Current Use: Vacant

---

**Policy: Suitable**

Current Policy Status: allocated So/Ho/5 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 616m	

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

### Physical Constraints : Suitable

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: Gradually sloping

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

Agricultural land quality : 91.70% Grade 2 (Very Good), Grade 3 (Good-Moderate)      Access to Utilities: Unknown

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

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

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: two footpaths are in the area (Southwell FP57 / FP58)

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: Trees and Hedges

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms the site is available at June 2019.

Achievability Comments: Nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

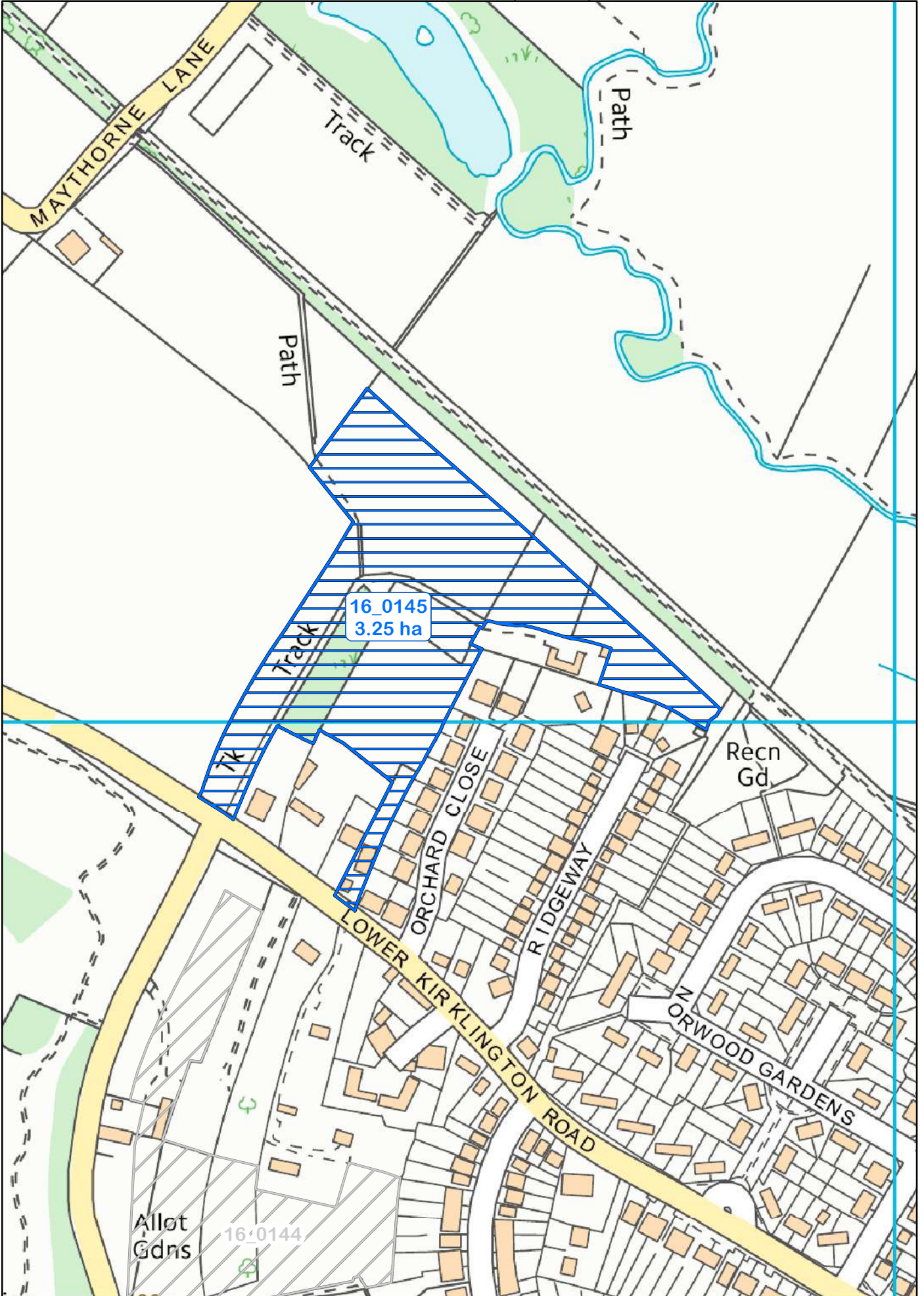
**Achievability Conclusion:** Achievable

**Additional Comments**

Site made up of old references 08\_0197 and most of 08\_0577.

Part of the site is subject to a lapsed permission under reference 15/00475/OUTM for 12 dwellings (leaving a residual allocation of 48). However, a subsequent application 18/01363/FULM (refused July 2019, currently at appeal) includes this land, though it does not include the entire allocated site. 19/01771/FULM was also refused for 80 dwellings and is also currently at appeal.

SHELAA 2016 Sites (Portrait)



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

**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. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.38ha Area: Greenfield

Area Character: Countryside / Residential

Setting : Edge-of-Settlement

Current Use: Vacant Former Depot

---

**Policy: Suitable**

Current Policy Status: Allocated So/Ho/7 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 269m	

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

### Physical Constraints : Suitable

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

Topography Constraints: None

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)      Access to Utilities: Unknown

Site Apparatus: Previously developed site                      Neighbour Issues: None

Flood Zone: 1                                      Surface Water Flooding: 6% of site at low risk

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints : Suitable

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

Protected Species/Habitats : No                                      Tree Preservation Order: No

Natural Features on site No

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site remains available at September 2019.

Achievability Comments: No evidence suggests site will not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

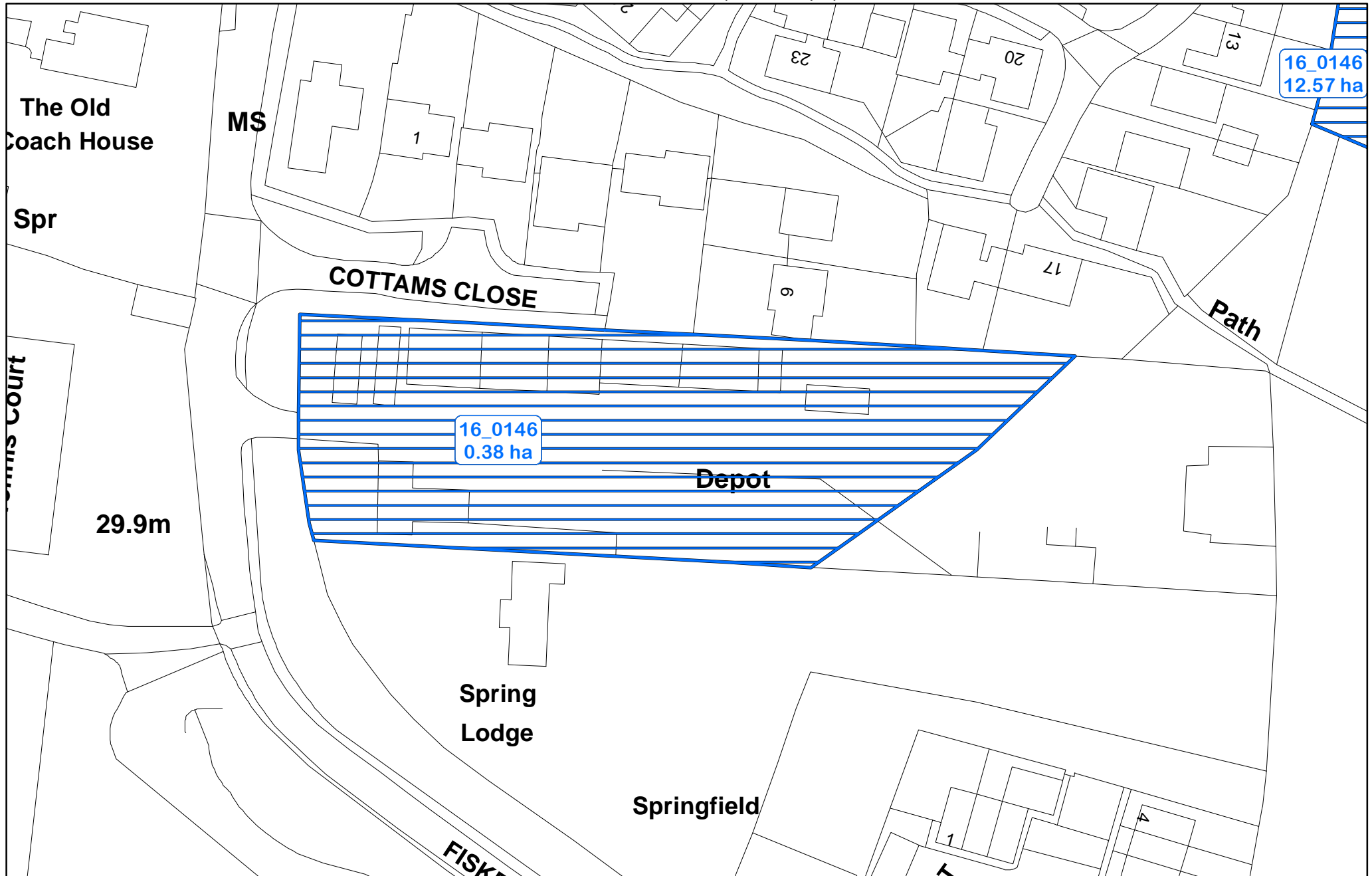
**Achievability Conclusion:** Achievable

**Additional Comments**

Site is allocated for 15 dwellings. The Issues Paper proposed to increase the number to 18 to acknowledge that land is no longer reserved for the Southwell Bypass. The urban boundary will be amended to enable this extension.

16/01304/FUL for nine dwellings dismissed at appeal.

SHELAA 2016 Sites (Landscape)





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

**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 employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Southwell Bypass proposals are no longer included within the County’s Transport Plan and as the line will no longer require protection, the boundaries of this site could be amended to better reflect the natural features on the ground. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies within Flood Zone 2. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.72ha

Area Character: Employment / Countryside

Setting : Edge-of-Settlement

Current Use: Agriculture

**Policy: Suitable**

Current Policy Status: Allocated So/E/2 Other Policy Constraints:

Conflicting Issues:

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 82m	

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

**Physical Constraints : Suitable**

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:

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

Agricultural land quality : 100% Grade 3 (Good – Moderate)                      Access to Utilities: Unknown

Site Apparatus: Trees

Neighbour Issues: None

Flood Zone: 1 & 2

Surface Water Flooding: 33% of site at high risk, 50% at medium risk, 17% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No

Impact on existing recreational use: a footpath runs through the site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: Trees and Hedges

Conservation Area : No

Heritage asset (designated & non designated):  
Opposite Southwell Workhouse

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirms land is available at June 2019.

Achievability Comments: Nothing suggests development is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

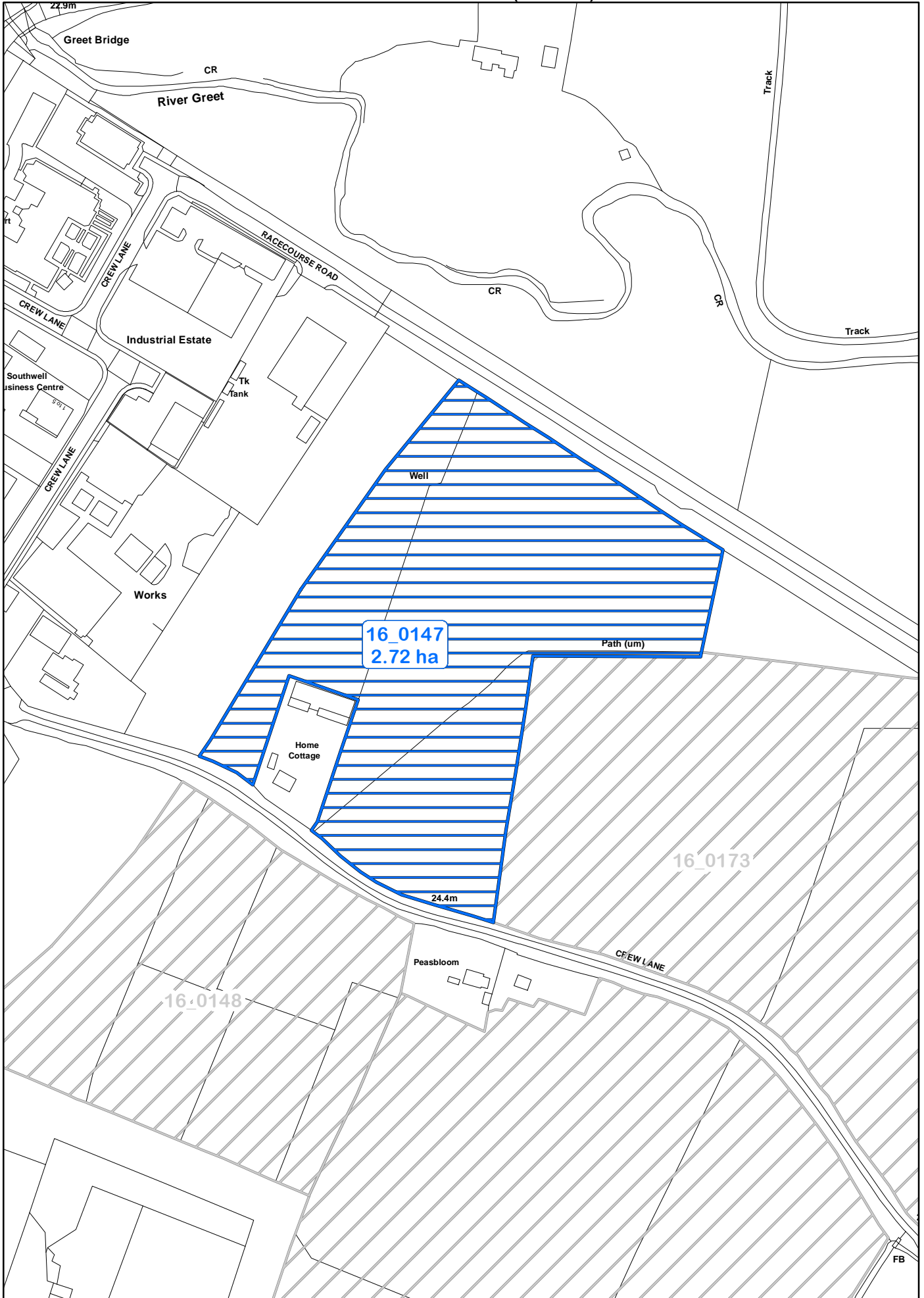
**Additional Comments**

Site was formerly known as 08\_0115

Due to changed flood risk in the north a portion of the site will be deallocated.

Due to the requirement to review the allocation in view of the abandoned plan for a Southwell Bypass, the allocation will be reduced, along with So/E/3. This will also take into account potential to sterilise land for future development and access concerns.

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0148 Site Address Land south of Crew Lane, Southwell (So/E/3)**  
**Housing/Employment/Both: Employment Area (Ha): 2.18ha**  
**Parish: Southwell Ward: Southwell**

**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 employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for Southwell Bypass are no longer included within the County’s Transport Plan and the Bypass will no longer require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation if necessary.**

**SUITABILITY**

**Character Land Use Location: Suitable**

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

**Policy: Suitable**

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

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 218m	

**Physical Constraints : Suitable**

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:

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

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

Site Apparatus: None      Neighbour Issues: None

Flood Zone: 1      Surface Water Flooding: 0.4% of site at high risk, 0.5% at medium risk, 3.1% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats : No      Tree Preservation Order: No

Natural Features on site: trees, hedges

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

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land controlled by the council, remains available.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None      Ownership Comments:

Legal Issues: None      Legal Comments:

Timescale: 5-10 years      Availability Other Issues:

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

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Any review of the allocation should take into account the risk of sterilising land for future development and access concerns.

# SHELAA 2016 Sites (Landscape)





<b>Site Reference Number: 16_0200 Site Address Brackenhurst Campus, Nottingham Road, Southwell</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 43.74</b>
<b>Parish: Southwell</b>	<b>Ward: Southwell</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
Availability Comments:	The site is available within 10-15 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
Achievability Comments:	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
<b>The site is separate from the urban boundary of Southwell and is therefore not suitable for development.</b>	

**SUITABILITY**

<b>Character Land Use Location: Not Suitable</b>	
Location: Separate from Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 43.74ha
Area Character: Rural	
Setting : Rural	
Current Use: Agriculture	
<b>Policy: Not Suitable</b>	
Current Policy Status: Site is separate from village boundary.	Other Policy Constraints:
Conflicting Issues: SP3 DM8	

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

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

**Physical Constraints : Suitable**

Highway Engineers Comments:

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Traffic assessment required. This is a huge site and could only be considered following a full TA, identifying any mitigation measures

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 : Grade 3 (Good – Moderate)                      Access to Utilities: Yes

Site Apparatus: None                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: Yes (So/PV)                      Impact on existing recreational use: several footpaths on or adjacent the site.

Protected Species/Habitats : Potentially                      Tree Preservation Order: No

Natural Features on Site: No

Conservation Area : Gateway/setting site                      Heritage asset (designated & non designated): South Hill House on site. Brackenhurst Hall and associated listings adjacent, unregistered Park and Garden.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land remains available at June 2019

Achievability Comments: Nothing to recommend against achievability

Ownership Constraints:

Ownership Comments:

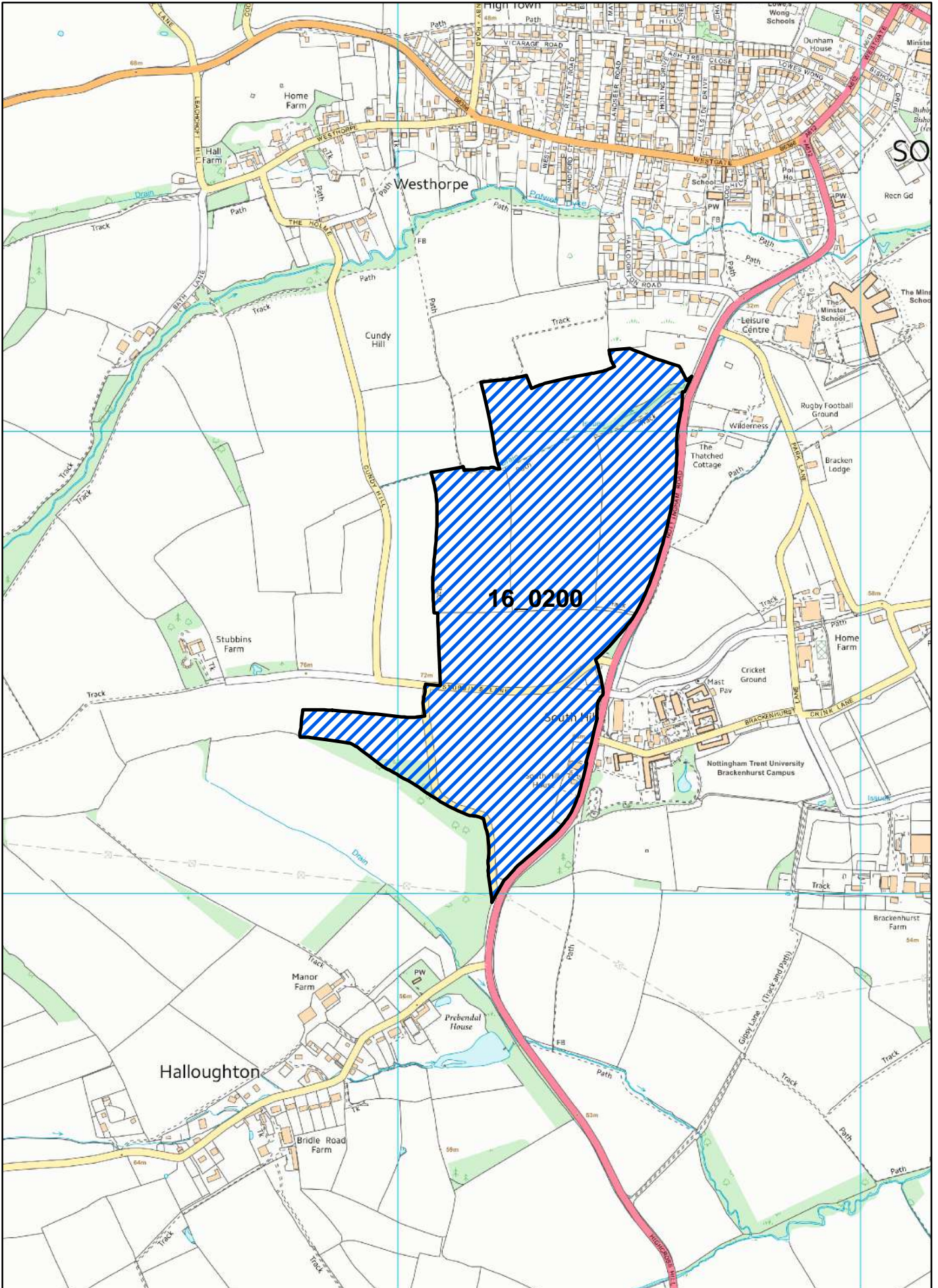
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	
<b>Availability Conclusion:</b>	Available
<b>Achievability Conclusion:</b>	Achievable

<b>Additional Comments</b>
Site used to be 08_0350
Nottingham Trent University, the landowner, has no plans to develop the site.
Notional capacity, if fully developed: 788 dwellings.



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0205 Site Address Land west of Allenby Road, Southwell**  
**Housing/Employment/Both: Housing Area (Ha): 3.29**  
**Parish: Southwell Ward: Southwell**

**Suitability Conclusion: May be 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 adjacent to the urban boundary and may be considered suitable for development. The site is both available and achievable. Possible off-site highways mitigation works may be required.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjacent settlement boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.29ha  
 Area Character: Countryside  
 Setting : Countryside  
 Current Use: Agricultural Field

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**Policy: May be Suitable**

Current Policy Status: Outside (but adjoining) settlement boundary Other Policy Constraints: SP3 / DM8  
 Conflicting Issues:

**Access to Services : May be Suitable**

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

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Off-site highway works required. Traffic Assessment required. Reasonably straight forward site subject to access and layout to appropriate standard. TA required.

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 : 100% Grade 2 (Very Good)                      Access to Utilities: Unknown

Site Apparatus: None                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: None                      Impact on existing recreational use: There is a public footpath through site

Protected Species/Habitats : None                      Tree Preservation Order: No

Natural Features on site: None

Conservation Area : Adjacent/setting                      Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site remains available September 2019

Achievability Comments: information submitted suggests site is achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

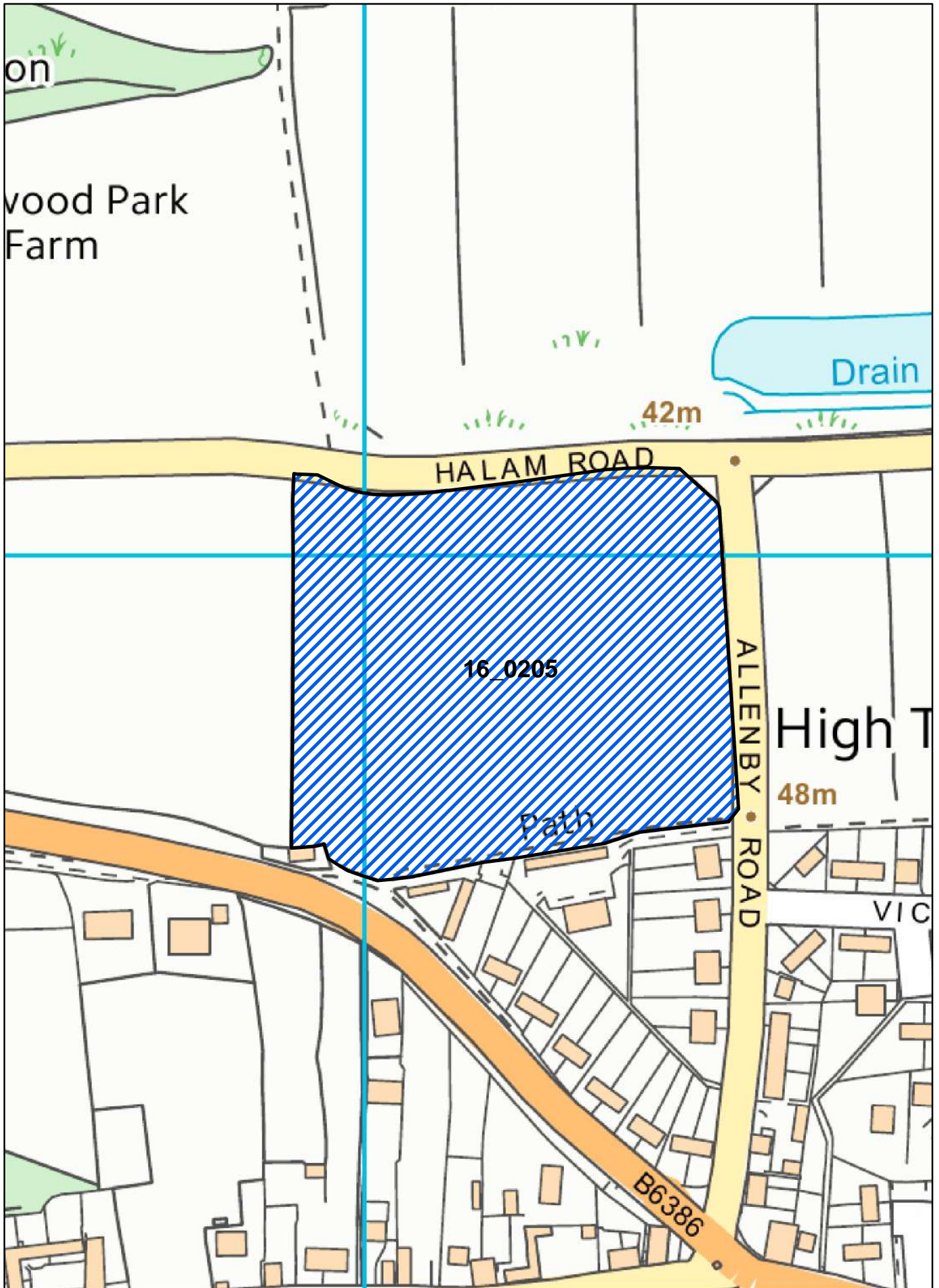
**Additional Comments**

Site was formerly 08\_0387

Yield: 59



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0217 Site Address Land off Kirklington Road, Southwell**  
**Housing/Employment/Both: Housing Area (Ha): 0.70**  
**Parish: Southwell Ward: Southwell**

**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 not suitable for development due to highways constraints unless third party land could be included to address the concerns identified.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjacent to urban boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.70ha  
 Area Character: Woodland / Residential  
 Setting : Edge-of-Settlement  
 Current Use: Vacant Land

**Policy: May be Suitable**

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

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

The access width is restricted to 4.3m and the junction visibility splay to the north-west is poor. Consequently this land is not acceptable for development in highway terms unless third party land could be included to overcome these issues.

Topography Constraints: No

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

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

Site Apparatus: Electricity sub-station to south of site                      Neighbour Issues: None

Flood Zone: 1    Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: No    Impact on existing recreational use: Footpath on site

Protected Species/Habitats : potentially                      Tree Preservation Order: No

Natural Features on site trees

Conservation Area : No    Heritage asset (designated & non designated): May impact listed buildings and unregistered P&G in the vicinity.

**Suitability Conclusion: Not Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirms site remains available at June 2019.

Achievability Comments: Nothing to recommend against achievability

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

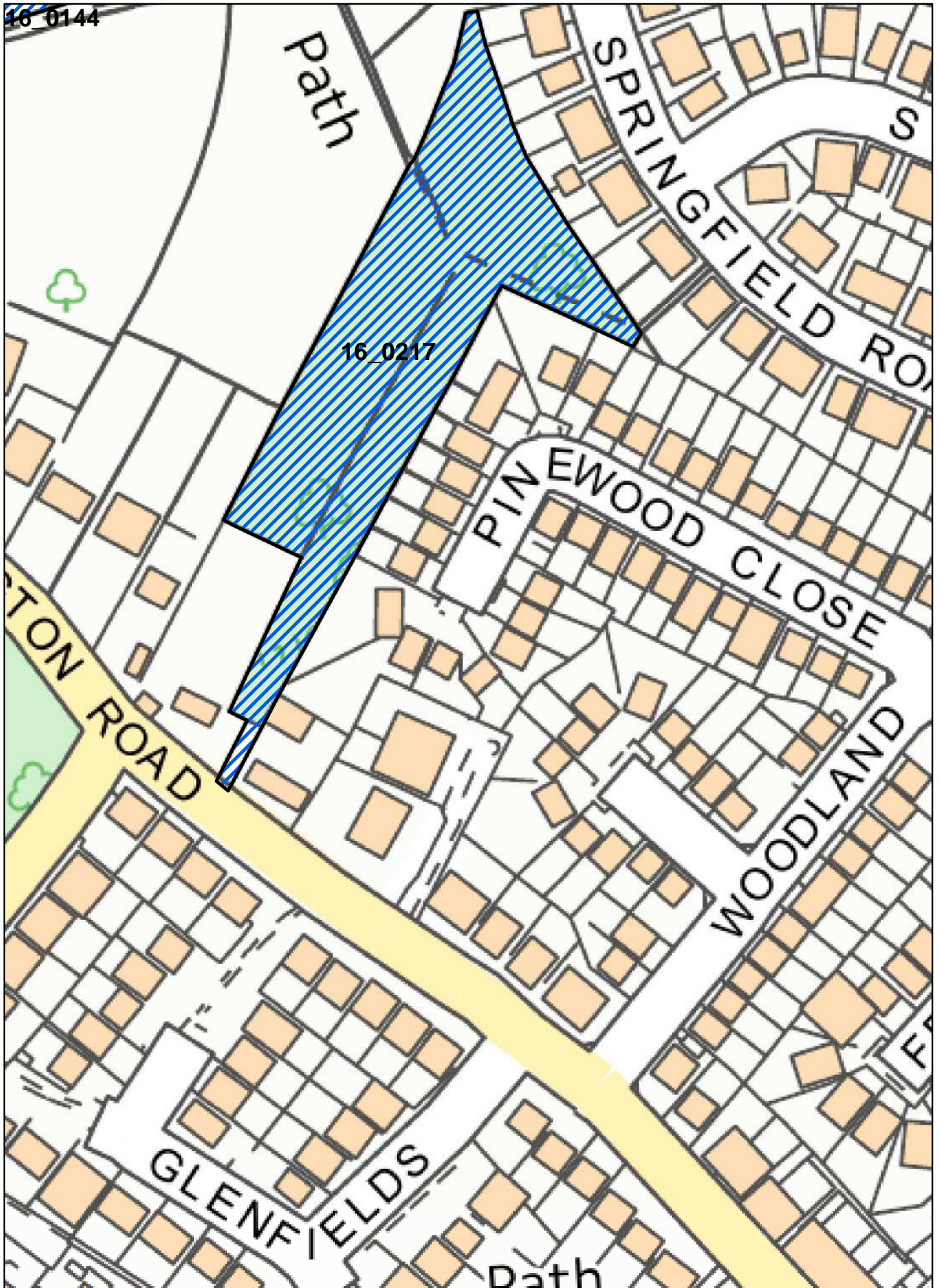
**Additional Comments**

Site was known as 08\_0117

Yield: 15



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**SUTTON ON TRENT PARISH – SITE  
ASSESSMENTS**

**2021**

## **Sutton on Trent Parish**

The following sites have been submitted within the Parish of Sutton on Trent.

**Site Reference Number: 16\_0043 Site Address: Lindens Farm**  
**Housing/Employment/Both: Housing Area (Ha): 2.1**  
**Parish: Sutton-on-Trent Ward: Sutton-on-Trent**

**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 separate from the village boundary and is not considered suitable for development. Although the site is both available and achievable. Part of the site lies within Flood Zone 2. Any Development would need to take account of the presence of Public Rights of Way within the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. However, the site lies outside the main built up area and is with open countryside; therefore contrary to policy.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separate from Village Boundary PDL/Greenfield: Both  
 Area: PDL Area: Greenfield  
 Area Character: Rural / Residential  
 Setting: Rural / Residential  
 Current Use: Furniture Business, Caravan Storage and Paddock / Greenfield Land

**Policy: Not Suitable**

Current Policy Status: SP3 / DM8 Other Policy Constraints:  
 Conflicting Issues: Site is in the open countryside. Redevelopment of furniture business may be acceptable.

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1,229m	

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Embankments of 2.1-2.2m

Contaminated Land?: Yes

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

Agricultural land quality : Grade 2 (Very Good)

Access to Utilities: Water, Electricity and Sewerage

Site Apparatus: Range of industrial buildings

Neighbour Issues: Right of Way follows southern boundary and marked along eastern boundary

Flood Zone: 1 & 2

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: Footpath along the southern and eastern boundaries.

Protected Species/Habitats : May be habitat for Great Crested Newt

Tree Preservation Order: No

Natural Features on Site: Lake, bund, hedges/trees

Conservation Area : No

Heritage asset (designated & non designated): extensive archaeological interest within/near site. Setting of Sutton on Trent and listed buildings

**Suitability Conclusion: Not Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed availability June 2019, although part of the site is dependent on relocation of the existing furniture business.

Achievability Comments: Nothing suggests site is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

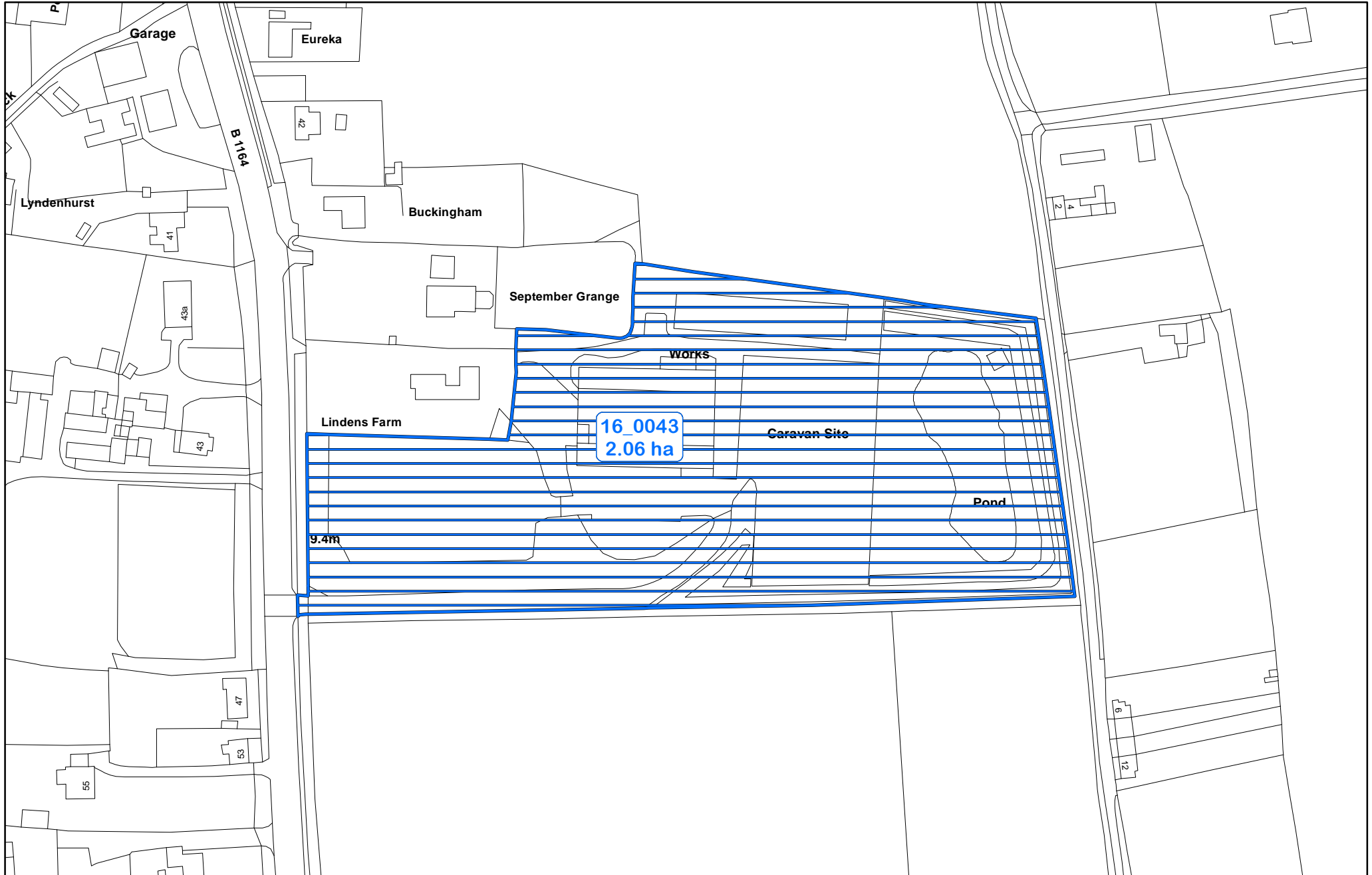
**Additional Comments**

Agent says lake would in any case be retained. Greenfield frontage could be developed independently of the PDL furniture business redevelopment – it may be worth subdividing the site to two SHELAA units.

Agent has proposed a new settlement boundary for Sutton-on-Trent but the Plan Review is unlikely to amend it.

Yield: Assuming the lake were not counted as open space, there's ~1.5ha of developable area which would be 32 dwellings.

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0197 Site Address: Stables opposite 28 Old Great North Road, Sutton-on-Trent**  
**Housing/Employment/Both: Housing** **Area (Ha): 0.34ha**  
**Parish: Sutton-on-Trent** **Ward: Sutton-on-Trent**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: Nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**The site may be suitable for development and is considered available and may be achievable. There is sufficient road frontage to ensure that safe access can be provided with adequate visibility. Any potential development would need to address any potential impact of the heritage asset nearby and the site’s location adjacent to the Conservation Area. Any potential contamination issues will need to be addressed and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent village boundary)	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 0.34ha
Area Character: Edge-of-Settlement	
Setting : Residential	
Current Use: Stables	

---

**Policy: May be Suitable**

Current Policy Status: Outside but adjacent village boundary	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No      Bus Stop: No	Secondary School: Yes      Retail Area: No
GP/Health Centre: Yes      Cash Machine / Post Office: Yes	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket: No      Employment: No
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m to a publicly accessible green space	Green Space Strategy Comments: 483m

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

**Physical Constraints : Suitable**

Highway Engineers Comments: There is sufficient road frontage to ensure that safe access can be provided with adequate visibility

Topography Constraints: No

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

Agricultural land quality : Grade 2 (Very Good)      Access to Utilities: Unknown

Site Apparatus: Stable building and internal fencing      Neighbour Issues: Railway line along western boundary

Flood Zone: 1      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

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

Protected Species/Habitats : None Apparent      Tree Preservation Order: No

Natural Features on Site: Mature Vegetation to East Coast Main Line and B1164

Conservation Area : Adjacent to      Heritage asset (designated & non designated): Opposite

**Suitability Conclusion: May be Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site was submitted 2018 and availability confirmed June 2019.

Achievability Comments: Nothing to suggest site is unachievable. Site may be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

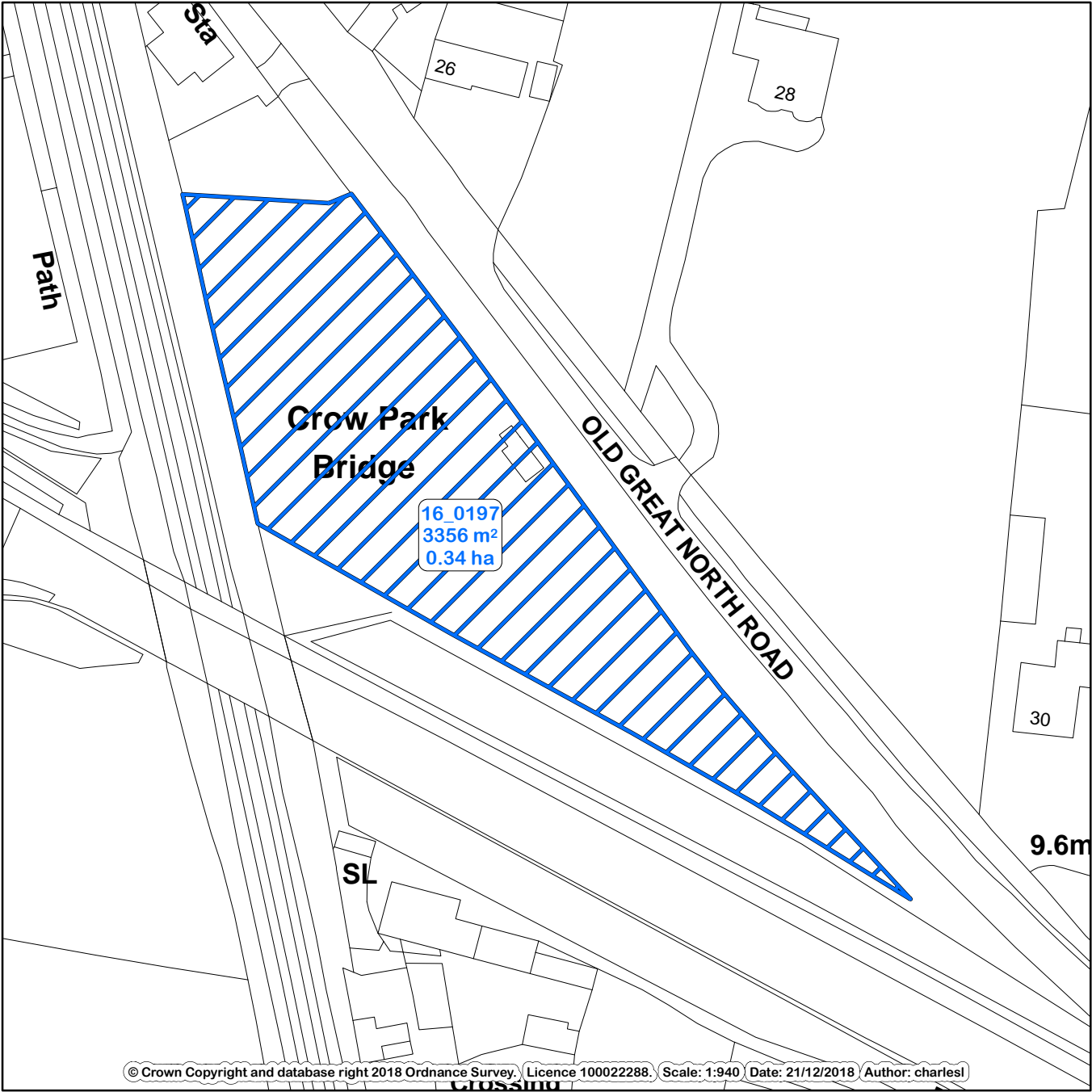
Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** May be Achievable

**Additional Comments**

Yield: 5 (due to shape and topography constraints)



<b>Site Reference Number: 16_0202 Site Address Land behind Holme View, 2 Main Street, Sutton-on-Trent</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 1.09</b>
<b>Parish: Sutton-on-Trent</b>	<b>Ward: Sutton-on-Trent</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
Availability Comments:	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Not Achievable</b>
Achievability Comments:	The site is not achievable as site is not connected to highway
<b>OVERALL CONCLUSION:</b>	
The site is not suitable for development as it lies within a Main Open Area (MOA). The site is also not connected to the highway. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site also lies in flood zone 2.	

**SUITABILITY**

<b>Character Land Use Location: Suitable</b>	
Location: Within Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL          Area: Greenfield 1.09
Area Character: Residential	
Setting : Urban / Open Space	
Current Use: Open Space	
<b>Policy: Not Suitable</b>	
Current Policy Status: Main Open Area	Other Policy Constraints:
Conflicting Issues: Main Open Area	

<b>Access to Services : May be Suitable</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: Yes      Retail Area: Yes
GP/Health Centre: Yes      Cash Machine / Post Office: Yes	Further Education: Yes      Hospital: No
Store of Local Importance:	Supermarket: No          Employment: No
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly available green space	Green Space Strategy Comments: 482m

**Physical Constraints : Not Suitable**

Highway Engineers Comments: (officer comment) Doesn't appear to be connected to the highway.

Topography Constraints: None

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

Agricultural land quality : Grade 2 (Very Good)      Access to Utilities: Unknown

Site Apparatus: None      Neighbour Issues: None

Flood Zone: 2      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Not Suitable**

Impact on views: No      Impact on existing recreational use: Footpaths around and across site

Protected Species/Habitats : No      Tree Preservation Order: Several at borders

Natural Features on site No

Conservation Area : Yes      Heritage asset (designated & non designated): Site is adjacent Holme View Farm, potential archaeological interest

**Suitability Conclusion: Not Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site remains available at June 2019.

Achievability Comments: The site could only be achieved with access from third party land.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Not Achievable

**Additional Comments**

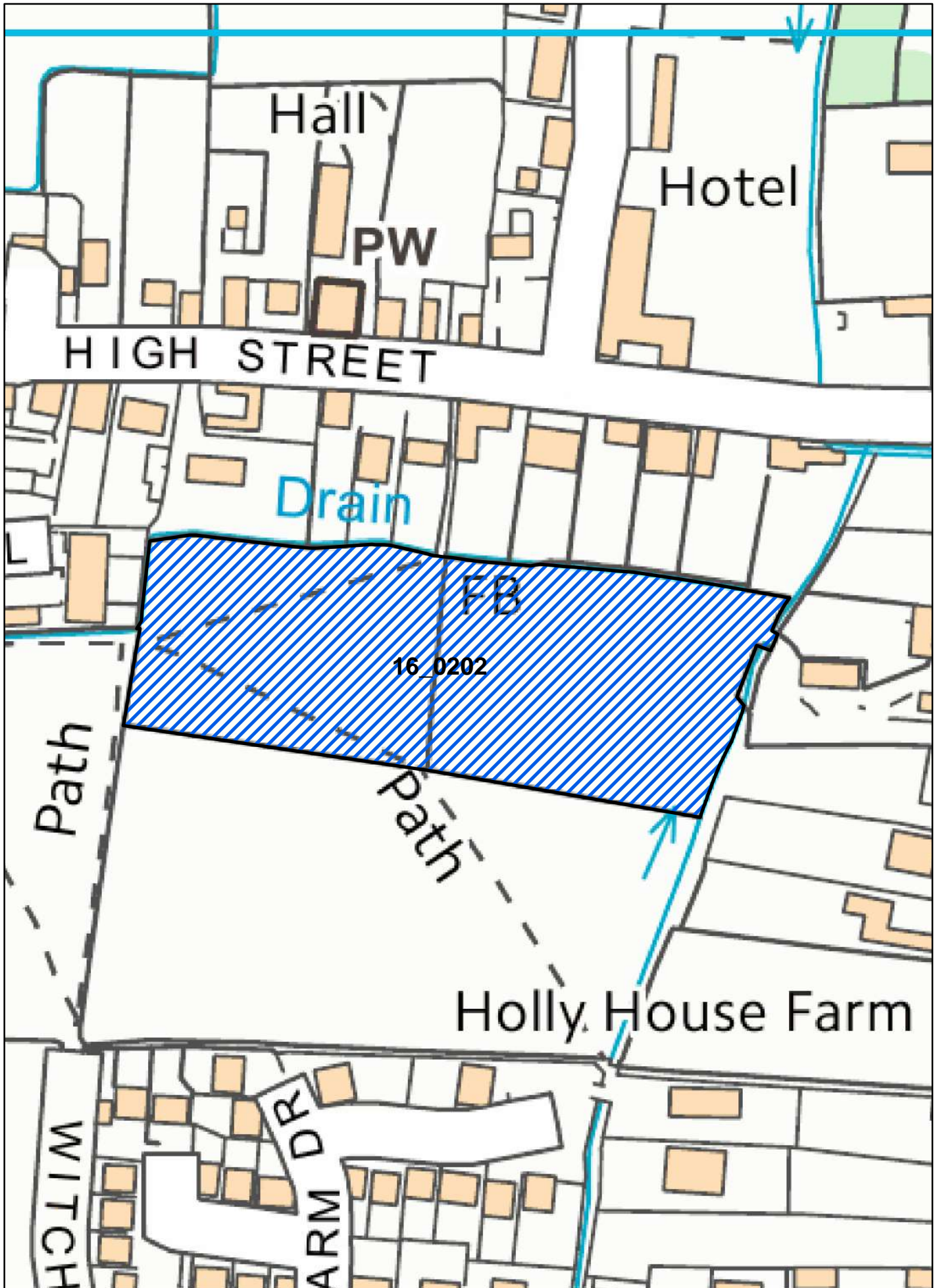
Site was formerly 08\_0021

Heritage comments from 14/00161/FULM adjacent to the site could be relevant

Yield: 23



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0238 Site Address Land behind 24 Main Street, Sutton-on-Trent**  
**Housing/Employment/Both: Housing Area (Ha): 1.62**  
**Parish: Sutton-on-Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: May be 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 may be suitable for development and is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site has potential flooding issues and lies within Flood Zone 2. The site has a narrow connection to the public highway and it would need to be determined whether or not safe / adequate access could be achieved. The impact on the nearby heritage assets and location within the Conservation Area would also need to be considered.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.62ha  
 Area Character: Residential / Countryside  
 Setting : Edge-of-Settlement  
 Current Use: Vacant Land

**Policy: May be Suitable**

Current Policy Status: Outside but adjacent village boundary Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: No
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m to publicly accessible green space		Green Space Strategy Comments: 1,127m	

**Physical Constraints : May be Suitable**

Highway Engineers Comments:

The site has a narrow connection to the public highway. To determine whether or not safe / adequate access could be achieved a topographical survey and junction layout drawing would be required. Without this there are doubts over the ability to achieve suitable access.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 2 (Very Good)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : no

Tree Preservation Order: No

Natural Features on site: creek

Conservation Area: yes

Heritage asset (designated & non designated): adjacent to Sutton Windmill (grade II), setting of Sutton Windmill.

**Suitability Conclusion: May be Suitable**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: agent confirms land available at June 2019.

Achievability Comments: Nothing to suggest land is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

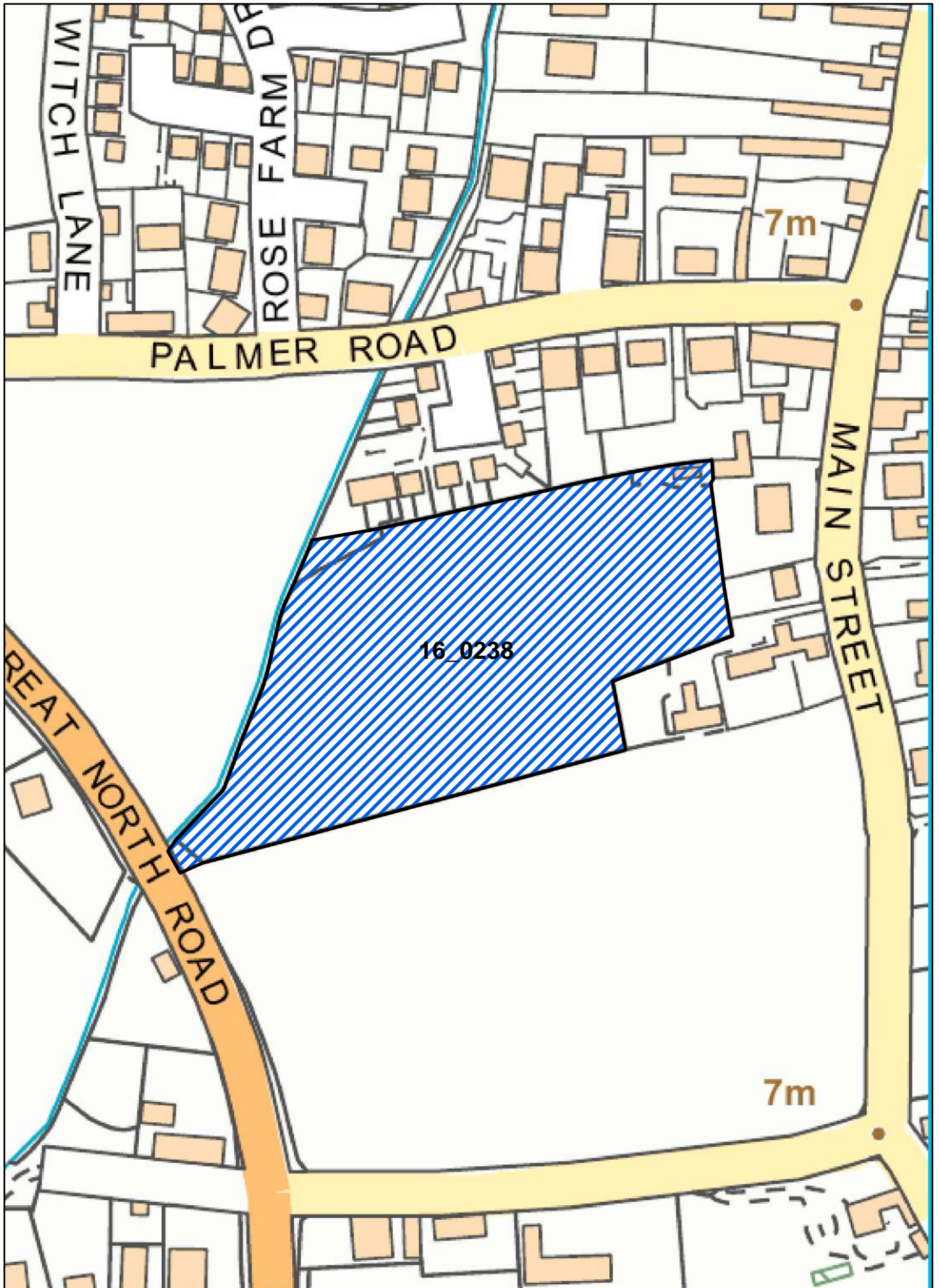
**Additional Comments**

Site previously known as 08\_0358

Yield: 34



# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**THURGARTON PARISH – SITE  
ASSESSMENTS**

**2021**

### **Thurgarton Parish**

The following sites have been submitted within the Parish of Thurgarton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



**Site Reference Number: 16\_0080 Site Address: The Red Lion, Thurgarton**

**Housing/Employment/Both: Residential & Pub Area (Ha): 0.38**

**Parish: Thurgaton Ward: Dover Beck**

**Suitability Conclusion:** Settlement too Small  
**Availability Conclusion:** Available  
 Availability Comments: The site has permission and is available within 0-5 years  
**Achievability Conclusions:** Achievable  
 Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**New allocations are not being sought in this tier of the settlement hierarchy at this stage. However, the site has an extant planning permission for 4 dwellings and is currently under construction. The site is both available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Settlement PDL/Greenfield: PDL  
 Area: PDL 0.38ha Area: Greenfield  
 Area Character: Residential  
 Setting : Residential  
 Current Use: Public House

**Policy: Not Suitable**

Current Policy Status: SP3 Other Policy Constraints:  
 Conflicting Issues: Allocations not being sought in this tier of the settlement hierarchy

**Access to Services : May be Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: Yes  
 GP/Health Centre: No Cash Machine /  
 Post Office: No

Store of Local Importance:  
 Proximity to town centre: Over 1km to a town centre  
 Green Space Standards: Within 400m of publicly accessible green space

**Within 30mins travel by public transport**

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

Supermarket: Yes Employment: Yes  
 Proximity to Transport Node: Within 1km of major public transport node  
 Green Space Strategy Comments: 166m

**Physical Constraints : Suitable**

Highway Engineers Comments: Extant planning permission

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

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 3 (Good-Moderate)                      Access to Utilities: Yes

Site Apparatus: Former Public House site                      Neighbour Issues: None

Flood Zone: 1                      Surface Water Flooding: 6% at Medium Risk, 32% at Low Risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

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

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on Site: No

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

**Suitability Conclusion: Settlement too Small**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed balance of land (changes made to boundary to include additional land as well) remains available July 2019.

Achievability Comments: Evidence suggests the site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

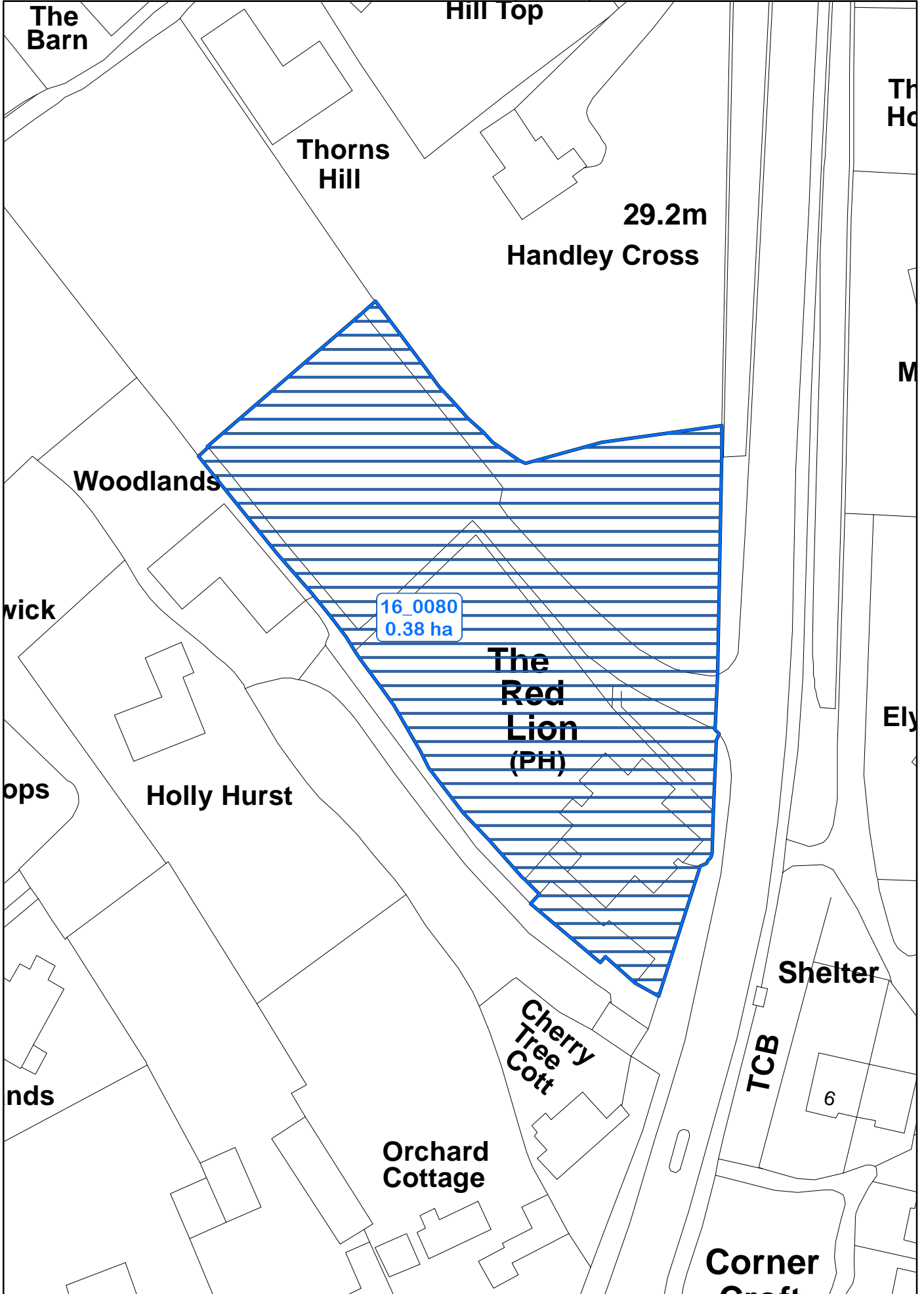
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Benefits from approved application 16/00965/FUL to retain the public house and construct 4 dwellings.

Yield: 8, including 4 with permission.



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

**Suitability Conclusion: Settlement too Small**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years and has permission  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not available

**OVERALL CONCLUSION:**  
**New allocations are not being sought in this tier of the settlement hierarchy at this stage. However, the site has an extant planning permission for 6 dwellings. The site is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Settlement PDL/Greenfield: PDL  
 Area: PDL 0.39ha Area: Greenfield  
 Area Character: Residential  
 Setting : Residential / Countryside  
 Current Use: Vacant

**Policy: Not Suitable**

Current Policy Status: SP3 Other Policy Constraints:  
 Conflicting Issues: Allocations not being pursued in this tier of the settlement hierarchy

**Access to Services: May be Suitable**

<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School: No Bus Stop: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	Further Education: Yes Hospital: No
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Within 1km to a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 101m

**Physical Constraints: Suitable**

Highway Engineers Comments: Extant planning permission

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)      Access to Utilities: Yes

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

Flood Zone: 1      Surface Water Flooding: 0.1% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

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

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on Site: No

Conservation Area: Yes      Heritage asset (designated & non designated):  
Yes. Grade II Listed Pigeoncote and attached stabling and granary at Manor House Farm (also Grade II Listed) (adjacent to site)

**Suitability Conclusion: Not Suitable – Settlement to Small**

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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available July 2019.

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

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

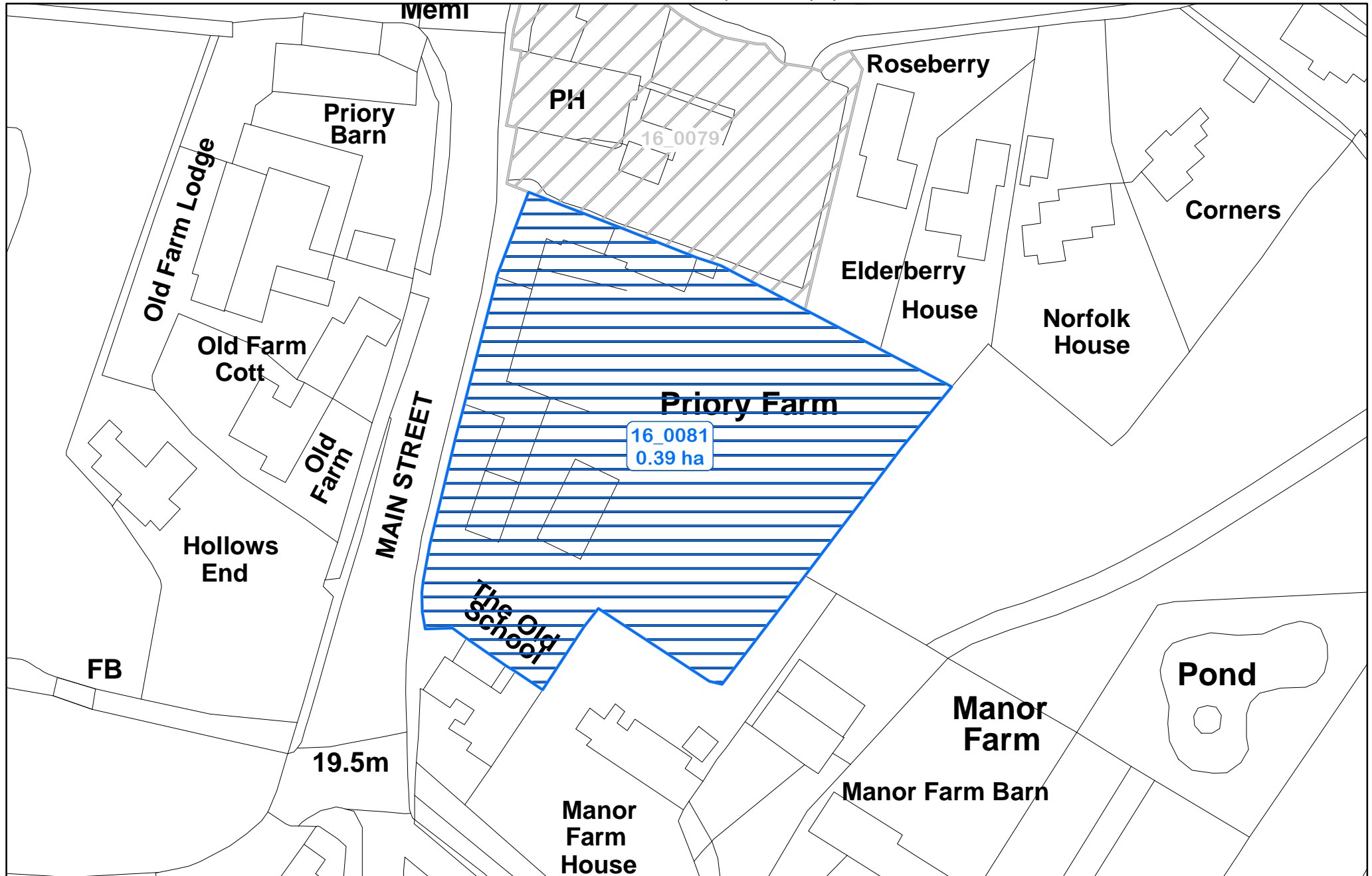
**Achievability Conclusion:** Achievable

**Additional Comments**

Site benefits from approval for 16/00529/FUL for six units.

Yield: 6

SHELAA 2016 Sites (Landscape)







**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**UPTON PARISH – SITE ASSESSMENTS**

**2021**

## **Upton Parish**

The following sites have been submitted within the Parish of Upton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.



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

**Physical Constraints : Suitable**

Highway Engineers Comments: Access previously agreed as part of now lapsed permission

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: 100% Grade 3 (Good-Moderate)                      Access to Utilities: Yes

Site Apparatus: Existing buildings on site                      Neighbour Issues: None

Flood Zone:                      Surface Water Flooding: 0.3% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views: None                      |                      Impact on existing recreational use: No

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on Site:

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

**Suitability Conclusion: Not Suitable – Settlement too Small**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Owner confirmed availability July 2019

Achievability Comments: There is nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

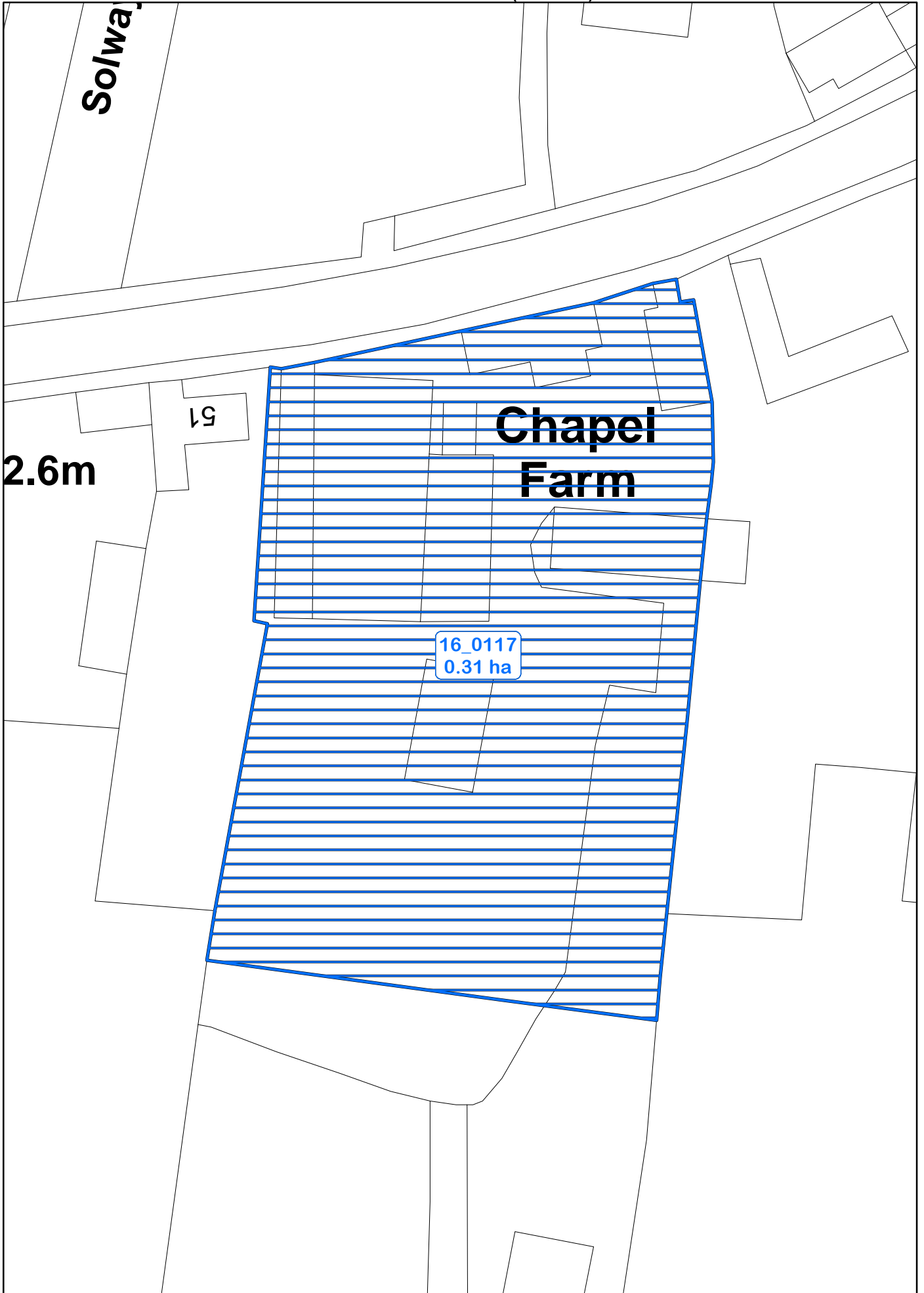
**Achievability Conclusion:** Achievable

**Additional Comments**

Planning history but no current valid permission.

Land owner has requested additional land be included in the assessment.

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 20\_0003 Site Address: Land at Windmill Cottage, Upton**  
**Housing/Employment/Both: Housing Area (Ha): 1.90**  
**Parish: Upton Ward: Southwell East**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**Approximate yield:**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield:  
 Area: PDL Area: Greenfield

Area Character:  
 Setting :  
 Current Use:

---

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services:**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land: Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats:	Tree Preservation Order:
Natural Features on site:	
Conservation Area:	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

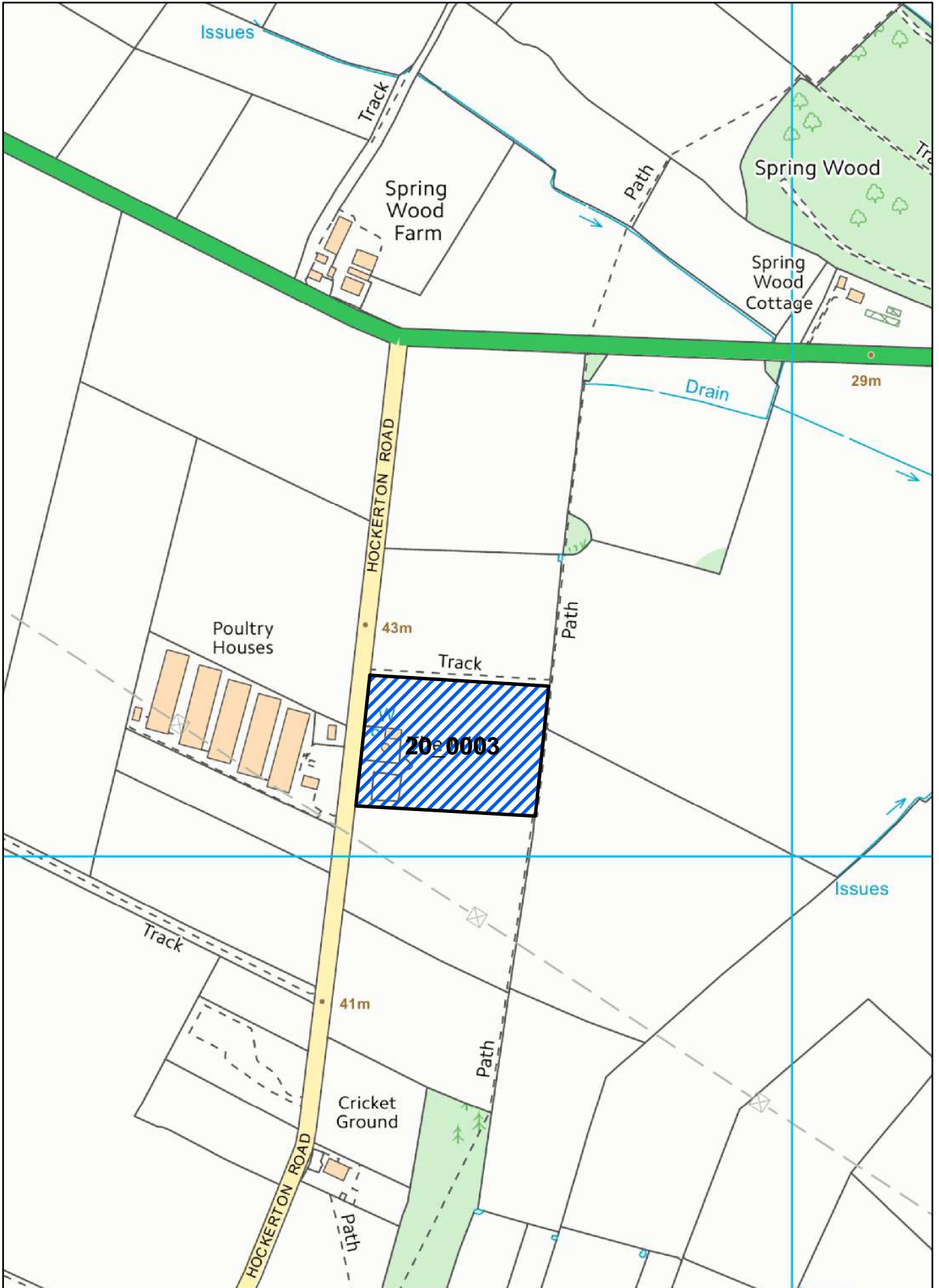
**Additional Comments**

Yield: 57 dwellings





# SHELAA 2016 Sites (Portrait)





**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**WALESBY PARISH – SITE ASSESSMENTS**

**2021**

**Walesby Parish**

The following sites have been submitted within the Parish of Walesby. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.