

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

Site Reference	COL0001
Site Address	Station Road (Land North of)
Parish	Collingham
Ward	Collingham & Meering
Area (ha)	5.13ha
Housing/Employment/Both:	Both
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in the open countryside and separated from the village boundary by the railway line to the west. The site is therefore not suitable for development. Possible highways constraints in this location and lack of sustainability also make the site unsuitable for development. Possible contamination issues at the site would need to be investigate and mitigated if necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Separated from settlement boundary by railway line
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Countryside
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	The location of the development is such that it is divorced from the main village and can only reasonably be accessed by car. There are no local footways, dedicated cycle provision, or bus services serving the site. The proposal is therefore 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. This could mean, for

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	example, the provision of a new street-lit footway extending from the site to the level crossing to the west.
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Pylons across the site
Access to Utilities:	Yes
Neighbour Issues:	Railway line to west
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Northeast portion of site subject to some surface water flood risk
Identified within the SFRA?	No
SFRA Comments	

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

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms land is available at June 2023
Achievability Comment:	No evidence to the contrary
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

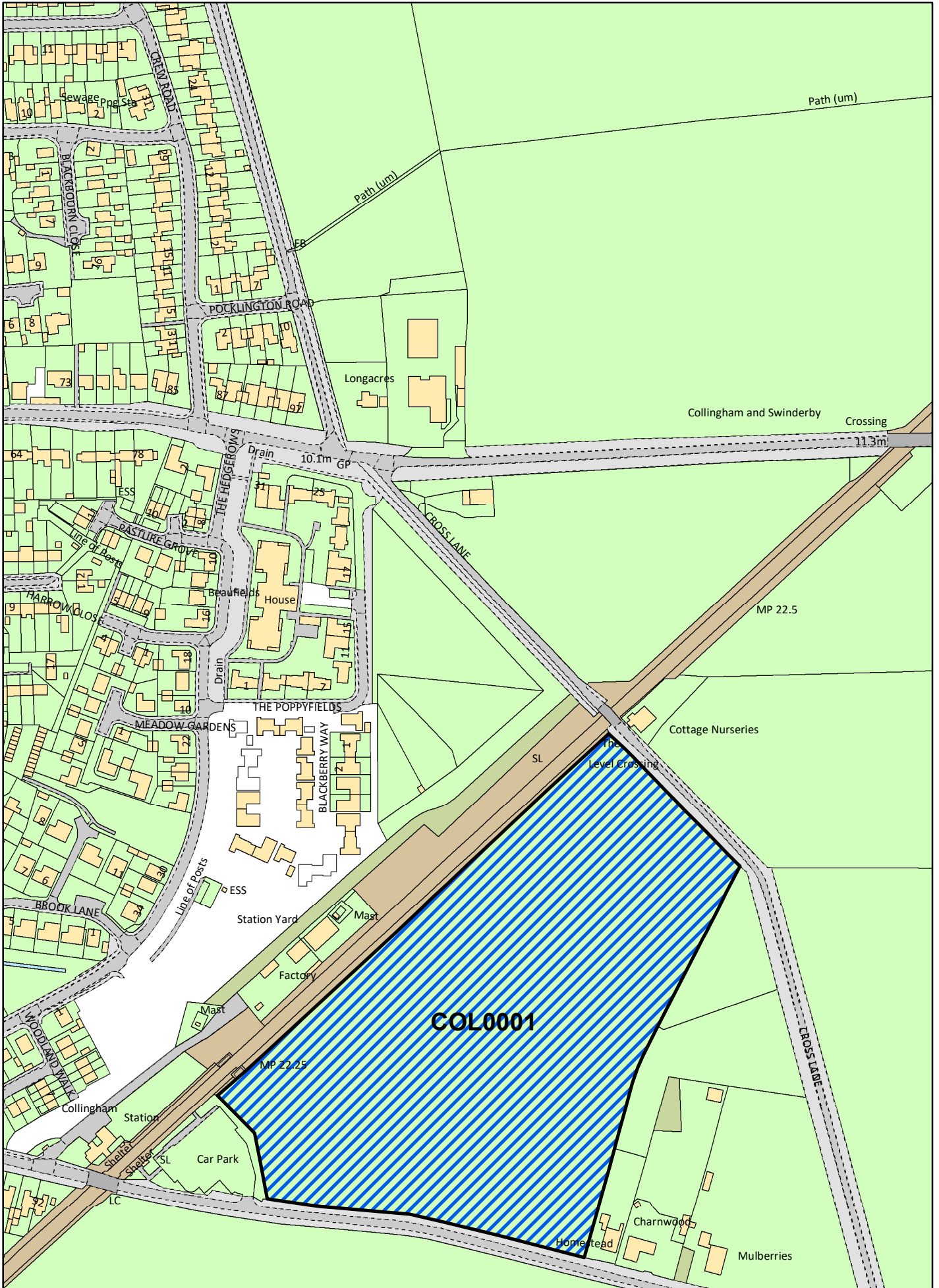
Extensive planning history:
 16/02148/OUTM for 29 dwellings - Refused
 14/00932/FULM for 71-bed care home - Refused and Appeal Dismissed
 13/00715/FUL for change of use to 58 space car park with access road to serve station - Approved
 10/00088/FUL for change of use to 28 space car park with access road to serve station – Approved

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Car park for Station now complete in western corner of the site (and now excluded from the SHELAA site as already developed)



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

Site Reference	COL0082
Site Address	High Street (Land west of)
Parish	Collingham
Ward	Collingham
Area (ha)	1.76ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable

OVERALL CONCLUSION:

Site is adjacent to settlement boundary and may be suitable if boundaries were reviewed as part of a future plan review. 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. The areas of woodland within the site could prevent part of the site from being developed. Any development will also need to take into account the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location

Location:	Outside (but adjoining) village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.76ha (Greenfield)
Area Character:	Residential / agricultural
Setting:	Edge-of-settlement
Current Use:	Unknown

Policy

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

Access to Services

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

Physical Constraints:

Highway Engineers Comments:	Access can be taken directly from classified road. 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
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	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 area
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	No
Flood Zone:	Flood Zone 1
Surface Water Flooding:	3% at low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath along south of site
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Trees & hedges
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Gateway site within Conservation Area, setting of various listed buildings and potential archaeological interest.

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

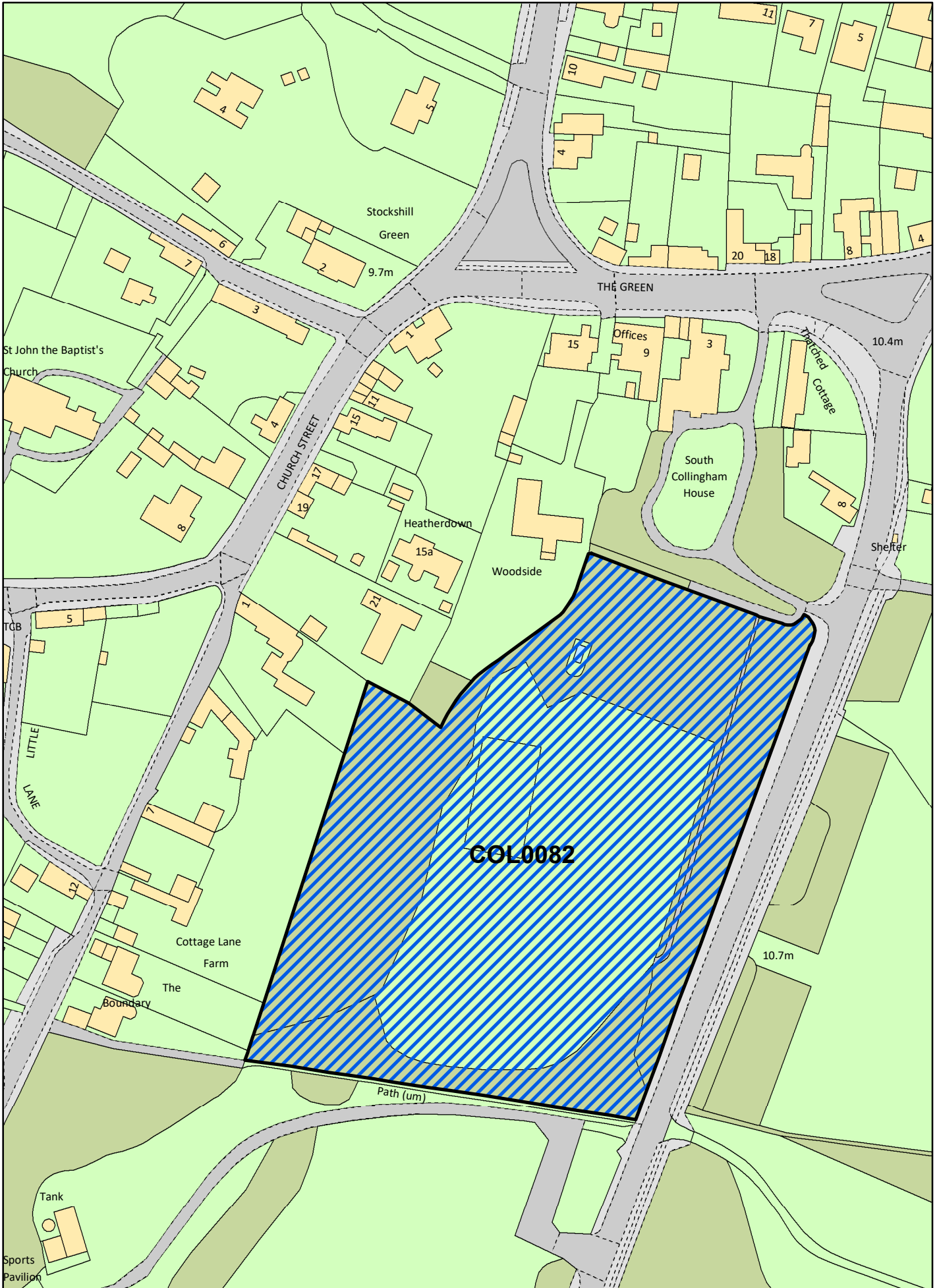
ADDITIONAL COMMENTS

Part of the site was formerly 08_0158.

Yield:37



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

Site Reference	COL0203
Site Address	Station Close / Dykes End (Land off)
Parish	Collingham
Ward	Collingham
Area (ha)	3.15ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	May be 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:	
Site is adjacent to settlement boundary and may be suitable for development in the boundaries are reviewed as part of a future Plan Review. Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Consideration should be given to the oil pipeline buffer zone in any future proposals.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent to) village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.15ha (Greenfield)
Area Character:	Residential
Setting:	Edge-of-settlement
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	Oil pipeline buffer zone crosses the site

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	211m	Proximity to Transport Node	Within 400m

Physical Constraints:	
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

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Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Railway line along eastern boundary
Flood Zone:	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:	Footpaths cross the site
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Ditches along west of site and hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

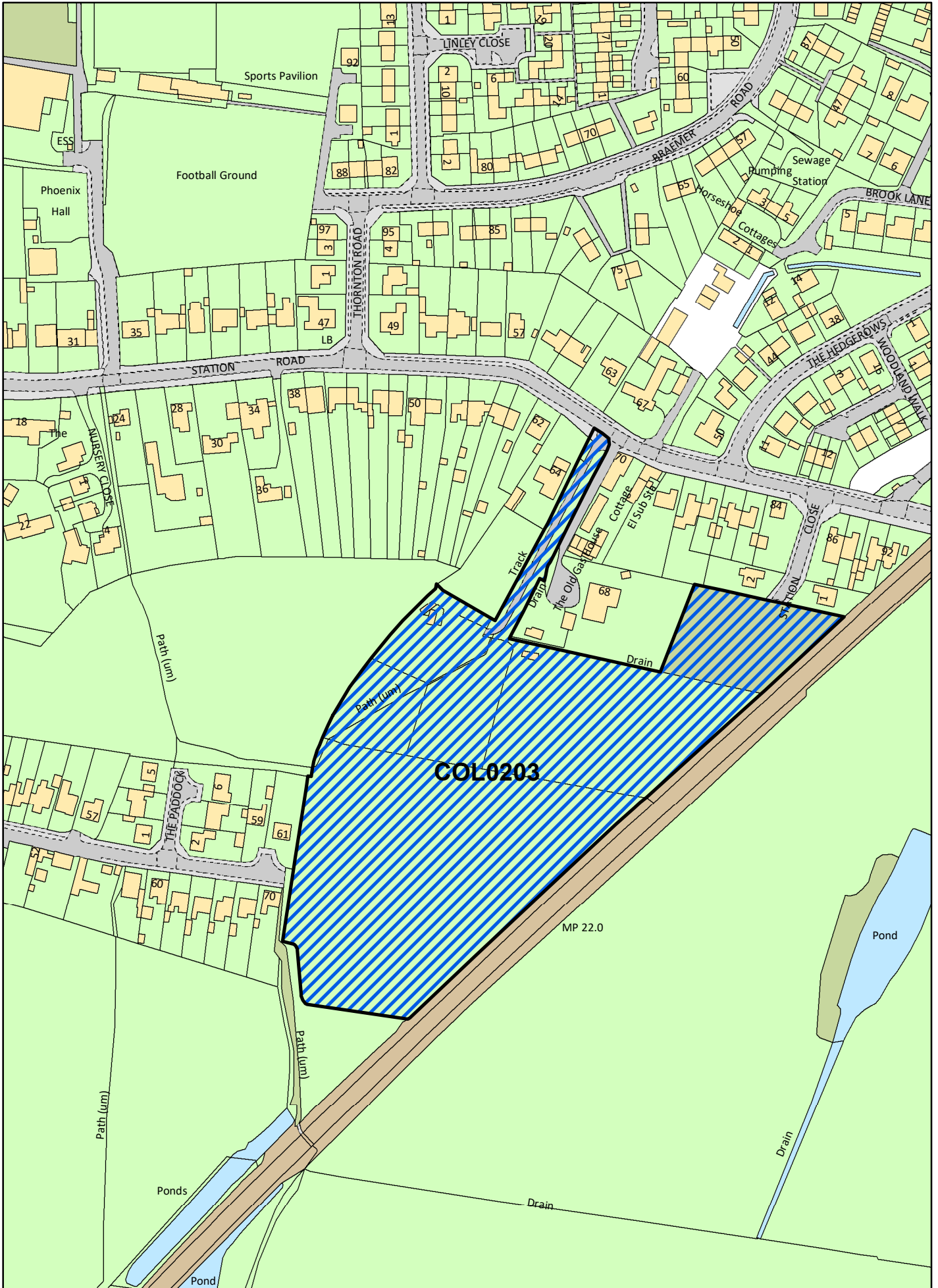
ADDITIONAL COMMENTS

Site was formerly known as 08_0296. There is no longer a requirement for a Collingham Bypass.

Yield: 56 dwellings.



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**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	COL0208
Site Address	High Street (Land off)
Parish	Collingham
Ward	Collingham
Area (ha)	0.56ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is designated as a Main Open Area and is therefore not suitable for development. The site is also specifically identified in the Conservation Area appraisal as important open space.	

SUITABILITY	
Character Land Use Location	
Location:	Village (within boundary)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.56ha (Greenfield)
Area Character:	Residential
Setting:	Village
Current Use:	Paddock
Policy	
Current Policy Status:	Main Open Area
Other Policy Constraints:	
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout required to NCC standards. May be an acceptable site but subject to satisfactory details of access.
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 to Moderate)

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Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes (Main Open Area)
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Trees around the site and one in the middle
Conservation Area:	Yes. Site is mentioned in the CA appraisal as an important open space which adds to character of the area
Heritage Assets (Designated & Non-Designated)	Copper Beeches non designated asset nearby

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirmed availability of land in June 2023
Achievability Comment:	Nothing suggests land would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was previously 08_0174



Strategic Housing and Employment Land Availability Assessment 2023

