

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

Site Reference	HAL0262
Site Address	St Michael's Close (Land off)
Parish	Halam
Ward	Southwell
Area (ha)	3.15ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8, therefore not suitable for development under SP3. The site also lies within Flood Zones 1, 2 & 3.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjoining settlement)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.15ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Residential / 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	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	359m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Electricity line and poles cross site from north to south

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Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 1, 2 & 3
Surface Water Flooding:	Unknown
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:	Yes
Natural Features on Site:	Trees and hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site 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:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Formerly known as 08_0423

Yield: 57

Strategic Housing and Employment Land Availability Assessment 2023

