

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

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| Site Reference | HAR0211 |
| Site Address | Wigsley Road (Land south of) |
| Parish | Harby |
| Ward | Collingham |
| Area (ha) | 2.74ha |
| 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: | 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. There is also a Scheduled Ancient Monument that forms a portion of the site. Any development adjacent to the Scheduled Ancient Monument could have a detrimental impact on its setting. The site also lies within Flood Zones 2 and 3. Therefore the site is not suitable for development. | |

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| SUITABILITY | |
| Character Land Use Location | |
| Location: | Village (outside but adjoining) |
| PDL/Greenfield: | Greenfield |
| Area of PDL / Greenfield: | 2.74ha (Greenfield) |
| Area Character: | Edge of settlement / residential |
| Setting: | Countryside |
| Current Use: | Agriculture |
| Policy | |
| Current Policy Status: | SP3 / DM8 |
| Other Policy Constraints: | Scheduled Monument on site |
| Conflicting Issues: | |

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| Access to Services | | | |
| Within 800m or 10mins walking | | Within 30mins travel by public transport | |
| Primary School | Yes | 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 | 105m | Proximity to Transport Node | Over 1km |

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| Physical Constraints: | |
| Highway Engineers Comments: | Visibility and an onsite highway layout to standard. Offsite highway works to standard. Site only has access onto Wigsley Road. |
| Topography Constraints: | No |
| Contaminated Land: | Yes |
| Contamination Category: | A – Potentially contaminative usage has been identified at the site |

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| Agricultural Land Quality: | Grade 3 (Good to Moderate) |
| Site Apparatus: | None |
| Access to Utilities: | Yes |
| Neighbour Issues: | None known |
| Flood Zone: | Flood Zone 2 and 3 |
| Surface Water Flooding: | Unknown |
| Identified within the SFRA? | |
| SFRA Comments | |

| Landscape, Biodiversity and Built Heritage Constraints: | |
|---|---|
| Impact on Views: | No |
| Impact on Existing Recreational Use: | No |
| Protected Species/Habitats: | No |
| Tree Preservation Order: | No |
| Natural Features on Site: | Hedgerows and trees |
| Conservation Area: | No |
| Heritage Assets (Designated & Non-Designated) | Scheduled Ancient Monument on site (Moat) |

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

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| Availability Comments: | Availability was confirmed in June 2023 |
| Achievability Comment: | There is 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

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