



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

MAIN REPORT 2021

Amended 2022

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1.0 Introduction

- 1.1 The National Planning Policy Framework ('NPPF') provides Councils with a statutory requirement to produce a Strategic Housing Land Availability Assessment ('SHLAA'), as set out in paragraph 67: *"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...planning policies should identify a sufficient supply and mix of sites"*
- 1.2 The NPPF is also clear that planning policies *"should have a clear economic vision and strategy which positively and proactively encourages sustainable economic growth"*. To support this economic growth, planning policies should *"set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period"*.
- 1.3 The Newark and Sherwood Strategic Housing and Economic Land Availability Assessment ('SHELAA') responds to both the housing and employment requirements as set out in the NPPF. There are advantages to carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. An assessment should:
- identify specific, deliverable sites (for years one to five of the plan period) and specific, developable sites or broad locations with potential for development for years 6-10 and, where possible, for years 11-15 of the Plan;
 - assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 This report provides an update to the Strategic Housing and Employment Land Availability Assessment published in 2017 and should be read in conjunction with the Planning Practice Guidance and Nottingham Outer Housing Market Area SHLAA Methodology (2008) report which sets out how Ashfield District Council, Newark & Sherwood District Council and Mansfield District Council have undertaken SHLAA's for each District.
- 1.5 Please refer to the Housing Land Supply Statement for the latest position on housing land supply and the Employment Land Availability Study for the latest position on employment land.

Note

This document has been amended in September 2022 to reflect the outcome of the 2021 Options Report Consultation. Specific changes are identified in red text. In summary, the following changes have been made:

- a. 16_0023 is now 21_0022 (See Addendum)**
- b. 16_0069 is now 21_0017 (See Addendum)**
- c. 16_0197 is now 21_0021 (See Addendum)**
- d. 16_0017 site area reduced at request of landowner**
- e. 16_0018 removed at request of landowner**

2.0 Purpose of the Report

- 2.1 This assessment forms a key part of the evidence base underpinning the Newark & Sherwood Plan Review. It tests whether there is sufficient land to meet objectively assessed needs in respect of housing and employment and helps the Council to understand the level of growth that can be planned for and the areas of the District where growth could be accommodated. Importantly, it provides an assessment of available land to inform the continued suitability of existing allocations and any potentially suitable alternative sites which may be available if required to meet the objectively assessed housing and employment needs of Newark and Sherwood District.
- 2.2 The SHELAA incorporates an assessment of land available for employment and housing purposes including sites submitted as part of the 'Call for Sites' which was undertaken alongside the Local Development Framework Plan Review – Issues Paper Consultation which took place in October and November 2015. The Council contacted all landowners / agents of these sites in June 2019 to confirm whether their land should be considered in future iterations of the SHELAA and resulted in some sites being removed from the SHELAA. In addition, whilst no formal 'Call for Sites' exercise has been undertaken in 2019-2021, a number of sites have been submitted by landowners / agents for consideration in the SHELAA during the consultation on the Amended Allocations & Development Management DPD Issues Paper and Gypsy and Traveller Call for Sites exercise in July / August 2019.
- 2.3 This update brings together the Main Report from 2017, the addendum and additional sites which have come forward since then in preparation for the forthcoming Allocations and Development Management Development Plan Document Review.
- 2.4 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The SHELAA simply determines which sites may be suitable, available and achievable for housing and employment development.**

3.0 Methodology

3.1 The District Council has followed the standard methodology for assessing housing and economic land availability as set out in the PPG with regard to the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report.

3.2 There are a number of stages to the methodology¹, these are as follows:

1. Identification of sites and broad locations;
2. Sites / broad location assessment
3. Windfall assessment;
4. Assessment review;
5. Final Evidence base.

Stage 1: Identification of Sites and Broad Locations

3.3 In accordance with the PPG, the area for assessment comprises² the district of Newark and Sherwood. The PPG requires plan-makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

3.4 For the purposes of this SHLAA, the following methodology has been used:

- Residential: 5+ dwellings or 0.25ha in size; and
- Employment: 0.25ha in size or 500 square meters of floorspace.

3.5 The PPG outlines potential sources that may be used to collate the SHLAA sites as part of a 'desktop review'; these are listed in the table below. The second column sets out the data sources typically used for such categories of sites in Newark & Sherwood:

Type of Site	Potential Data Source(s)
Existing housing and economic development allocations and site development briefs not yet with planning permission.	Adopted Development Plan
Planning permissions for housing and economic development that are unimplemented or under construction.	Contained in separate NSDC Housing Land database and employment land monitoring.
Planning applications that have been refused (including those subject to appeal) or withdrawn.	Contained in separate NSDC Housing Land database and employment land monitoring.
Undetermined planning applications, including those subject to pending legal (Section 106) agreements.	Contained in separate NSDC Housing Land database and employment land monitoring.
Land in local authority ownership	Engagement within NSDC and general day-to-day liaison.
Surplus public land / land likely to become surplus	Engagement with public bodies via informal 'call for sites' exercise.

¹ NPPG Paragraph 001 – What is the purpose of the assessment of land availability?

² NPPG Paragraph 006 – What geographical area should the assessment cover?

Rural sites	Desktop review
Redevelopment / redesign of established employment areas	Existing SHELAA sites
Sites in and adjoining settlements	Local Knowledge
Potential urban extensions	Local Plan evidence base

- 3.6 Landowners with sites previously contained in the SHELAA have been contacted to confirm if they would like their site to remain in the SHELAA.
- 3.7 Whilst there has been no formal ‘call for sites’ exercise, landowners and agents have been able to submit new sites ongoing throughout the Plan Review process. Sites in the planning process have also been identified.
- 3.8 Sites were identified for inclusion in the SHELAA in Summer 2020. It must be noted that the SHELAA does not align with the Five Year Housing Land Supply and should be viewed separately. The Five Year Land Supply can be viewed at: <https://www.newark-sherwooddc.gov.uk/monitoring/>

Stage 2: Sites / Broad Location Assessment

- 3.9 Stage 1 results in a list of identified sites for further assessment for housing and economic development. Stage 2 involves an assessment of the development potential of these sites, and whether they are considered deliverable or developable. The NPPF provides definitions of ‘deliverable’ and ‘developable’ as follows:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

- 3.10 The assessment is thus an assessment of potential capacity, availability, suitability and achievability.
- 3.11 The PPG advises that the site capacity should be derived from existing Local Plan policies on density. As a ‘rule of thumb’, the starting point (including where site capacity is not specified in site submissions) for determining site capacity is based on the following proportions may be applied to the gross site area to give an indication of net developable area for different sizes of sites. For larger sites, the reduction may reflect access roads, open space, sustainable drainage systems, etc.:

Housing		
Site Size	Net Developable Area	Density
Newark Urban Area		
Up to 2ha	100%	40dph
2ha to 4ha	80%	
4ha+	65%	
Elsewhere		
Up to 2ha	100%	30dph
2ha to 4ha	80%	
4ha+	65%	
Employment		
Type	Ratio	Comment
Serviced plot on industrial estate fronting road	100%	
Area of land that could easily subdivide into serviced plots with road frontage	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road
Major undeveloped part of industrial estate or extension to industrial estate	90%	Provision for roads and landscaping to one or more sides
Small local allocation, requiring infrastructure	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping
Site allocated for industrial estate where terracing or bunding is required	75%	Provision for spur road and landscaping
Land allocated for business park with high landscape quality.	75%	Provision for spur road, extensive landscaping, balancing ponds etc
Land allocated for employment use where a single end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion

3.12 However, whilst the table above is the starting point, the proportion of deliverable net developable area in respect of potential sites for economic development, is likely to greatly vary on a site by site basis, depending upon specific site characteristics. For example, depending on the size and setting of the site and its proposed use, it may or may not need landscaping, access roads and parking, a Sustainable Urban Drainage Scheme (SuDs) or ecological mitigation.

3.13 The gross site area to floorspace ratio, will also vary depending on both the use class and the site location; for example, a town centre office development would generate a large amount of floorspace compared to a distribution yard which may not include any floorspace.

3.14 For these reasons, and to cautiously take account of site specific constraints, when considering the housing or employment potential of sites (nos. dwellings / amount of floorspace), the Council will have regard to:

- The yield set out in any planning permission or Local Plan allocation;
- The yield indicated in 'Call for Sites' submissions;
- Site constraints, including parts of the site that may not be developable (e.g. due to flood risk or nature conservation value) or that are need for infrastructure / open space, etc.;
- Density assessments based on Local Plan policy, and on local circumstances.

Assessment of Suitability

3.15 The PPG requires an assessment of the suitability of the site for the intended use, or mix of uses. These may include, but are not limited to: market housing, affordable housing, self-build, housing for older people, and economic development sites. The assessment of the suitability of sites is guided by the Development Plan and national policy, and by market and industry requirements.

3.16 The Council will assess the suitability, availability and achievability of each potential site taking into consideration a number of factors (see Appendix 1: Assessment Criteria of Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008)).

3.17 By considering the 'performance'; of each site against the criteria, a judgement can be made as to the site's suitability for development. It may also be necessary to consider whether mitigation may allow for some constraints to be overcome.

Assessment of Achievability

3.18 A site is considered achievable where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.

3.19 As it is impractical to undertake a detailed viability assessment of each of the SHELAA sites, the Council has drawn from the following in order to make an assessment of achievability:

- Information taken from Call for Sites forms
- Informal discussions with landowners
- Existence of any interested parties

- Existing evidence base
- Build rates for similar / nearby sites
- Residential market strength in the area
- Identified constraints, e.g. ground conditions, abnormal costs

3.20 The SHELAA takes a ‘policy-off’ approach, for example, where a site lies within the Green Belt, national and local planning policy provide a presumption against development. However, where such a constraint applies, this will not mean that a site is removed from the assessment, rather, the constraints are recorded, and it be noted that existing policies would need to change through the plan-making process for such constraints to be overcome.

Assessment of Deliverability / Developability

3.21 The final element of Stage 2 draws together the information gathered in the assessment of a site’s availability, suitability and achievability to determine whether the site is deliverable or developable, as per the NPPF definitions.

3.22 Each site has been assigned a time period for expected delivery as follows:

- Within 5 years;
- Within 5-10 years;
- Within 10-15 years;
- No yield assumed owing to major policy or physical constraint identified in the suitability assessment.

Stage 3: Windfall Assessment

3.23 NPPF paragraph 70 states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

3.24 The SHELAA does not normally include sites that are less than 5 dwellings (net); such small sites are likely to make up a significant proportion of any windfall contribution. Therefore, whilst calculating the appropriateness and size of a windfall allowance in the housing trajectory is an important task, this is done as part of the Housing Monitoring Report and Five Year Housing Land Supply Statement, and not as part of this SHELAA study.

Stage 4: Assessment Review

- 3.25 Following completion, the Council will review the assessment. It is important to note that the outcome of the SHELAA will show the level of deliverable and developable land but that given the 'policy-off' approach of the assessment; this will not automatically suggest that any site will be allocated or receive planning permission.

Stage 5: Final Evidence Base

- 3.26 The final SHELAA comprises a list of all the sites identified and assessed, along with a judgment as to their availability, suitability and achievability. Each housing site identified is accompanied by a site plan, details on potential capacity, estimated timeframe for delivery, policy constraints / designations, and performance against sustainability criteria, for example proximity to services such as public transport. Employment sites are set out in a separate schedule.
- 3.27 As described above, the SHELAA forms an important part of the evidence base for emerging local plans, and for housing and employment land monitoring.

4.0 Sites Omitted or not Fully Assessed

- 4.1 There are a large number of small sites with planning permission within Newark & Sherwood District as can be seen in the Council's annual Housing Monitoring and 5 Year Land Supply Reports <http://www.newark-sherwooddc.gov.uk/monitoring/>. As outlined in Section 3, sites with less than five dwellings, or smaller than 0.25 hectares, have not been included within the SHELAA, as the Planning Practice Guidance deems sites of this nature too small for assessment. As a consequence of this, there are some gaps within the site numbering and some allocated sites do not appear within the report as they already have the benefit of planning permission and are currently under construction.
- 4.2 An updated desktop appraisal has been undertaken on all sites submitted to the Council through the Call for Sites in 2015 and new sites have also been subject to a desktop appraisal with the exception of those sites located within the Green Belt or sites which are designated as a Main Open Areas or Open Breaks. As these designations were fully assessed as part of the formulation of the Allocations & Development Management DPD, no further amendments are to be considered as part of the Review. Similarly, sites not located within main settlements have not been fully assessed as they are not considered appropriate locations for growth in line with the Amended Core Strategy's settlement hierarchy (SP1 Settlement Hierarchy).

5.0 Site Appraisals

- 5.1 This report presents an analysis of the potential capacity for residential and employment sites from both within and outside the planning process over a 0-5, 5-10 and 10-15 year time period. Sources of sites include:
- Sites submitted by landowners/agents (not currently in the planning system);
 - Unimplemented/outstanding planning permissions for housing (sites which are not started or where development has commenced but has now stalled);
 - Allocations from the Adopted Core Strategy and Allocations & Development Management DPD.
- 5.2 Some sites have come forward from more than one source. Where this is the case the most up to date position has been included. For example, where owners have submitted a site to the SHELAA where it is already allocated, the source is noted as allocated; similarly where an allocated site now has the benefit of planning permission, it is noted as either outline or full planning permission.
- 5.3 Sites submitted to the Council have been visited and site appraisals undertaken. Where sites are categorised as 'Suitable' or 'May be Suitable' subject to policy change/mitigation, this does not mean that planning permission would be granted or that it will be allocated for housing/employment within the Plan Review. There may be overriding factors which have not been identified. In the same vein, sites which have been assessed as being 'Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 5.4 The owners and developers of sites allocated within the Core Strategy and Allocations & Development Management Development Plan Documents have been contacted to ascertain if they wish their sites to continue to be allocated; whether any new information has come to light which could prevent/alter the ability of the site to accommodate development; and details of any plans for progressing towards development of the site. This information has been fed into the assessments.
- 5.5 In early 2019 all landowners/agents were contacted to confirm their ongoing interest in being part of this process. Sites where landowners/agents did not respond or where the response was negative have been removed.
- 5.6 The full Site Assessment Details form part of an appendix document and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.

6.0 Summary Results

6.1 The following tables show the summary results of all the site assessments including the potential housing, employment or retail land which may be available within the District and the possible delivery timescales.

Housing

	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	1,373	2,402	2,284	6,059
Total May be Suitable Dwellings	2	1,057 1,052	88	1,147 1,142
Grand Total	1,375	3,459 3,454	2,372	7,206 7,201

Employment

Employment Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Employment Land	25.93ha	58.64ha	12.5ha	97.07ha
Total May be Suitable Employment Land	0ha	35.66ha	0ha	35.66ha
Grand Total	25.93ha	94.30ha	12.5ha	132.73ha

Retail

Retail Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Retail Land	0ha	0.32ha	0ha	0.32ha
Total May be Suitable Retail Land	0ha	0ha	0ha	0ha
Grand Total	0ha	0.32ha	0ha	0.32ha

6.2 The following tables give the individual results of the site assessments organised by Parish within the Plan Areas. A summary Plan Areas results table is also included at the end of each section.

Newark Area

Newark Area - Newark and Rural South Sub Area (1) - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate (0-15Yrs)	Availability Timescale
16_0178	Averham	Land east and west of Staythorpe Road	Site Submission	Not Suitable	2.21	0	N/A
16_0179	Averham	Land west of the Close and Pinfold Cottage	Site Submission	Not Suitable	0.48	0	N/A
16_0180	Averham	Manor Farm off Staythorpe Road	SHLAA 2008	Not Suitable	0.73	0	N/A
16_0181	Averham	Land South of Church Lane	Site Submission	Not Suitable	0.77	0	N/A
16_0001	Balderton	Land at Denton Close	SHLAA 2008	Not Suitable	1.62	0	N/A
16_0069	Balderton	Land east of Bullpit Lane	Site Submission	Not Suitable	4.64	0	N/A
16_0118	Balderton	Flowserve, Hawton Lane	SHLAA 2008	Suitable	15.57	322	5-10
16_0131	Balderton	Land north of Lowfield Lane (NUA/Ho/10)	Allocation	Suitable	5.65	170	10-15
16_0199	Balderton	The Homestead, Barnby Road	SHLAA 2008	Not Suitable	0.45	0	N/A
16_0218	Coddington	Blacks Farm, 27 Newark Road	SHLAA 2008	Not Suitable	2.63	0	N/A
16_0182	Elston	Land at Pinfold Lane	Site Submission	Not Suitable	2.28	0	N/A
16_0237	Farndon	Land off School Lane	SHLAA 2008	Not Suitable	1.05	0	N/A
16_0121	Fernwood	Land around Fernwood (NAP2C)	Allocation	Suitable	325.83	1,320	0-15
16_0175	Kelham	Trentside Farm, off Blacksmith Lane	Site Submission	Not Suitable	1.63	0	N/A
16_0176	Kelham	Land at Corner Fm, off A617 and Broadgate Ln	Site Submission	Not Suitable	1.49	0	N/A
16_0177	Kelham	Land north east of Ollerton Road	Site Submission	Not Suitable	0.33	0	N/A
16_0002	Newark	Newark Bowbridge Lane (NAP2A)	Allocation	Suitable	281.52	1,185	0-15
16_0045	Newark	Tarmac Site, Hawton Lane	Site Submission	May be Suitable	8.59	270	10-15
16_0094	Newark	Howes Court/William Street	SHLAA 2008	May be Suitable	0.97	46	10-15
16_0099	Newark	Castlegate (The Gap Site)	Previous PP	Not Suitable	0.11	0	N/A

16_0120	Newark	Land East of Newark (NAP2B)	Allocation	Suitable	120.14	490	5-15
16_0122	Newark	Land at Alexander Ave (NUA/HO/1)	Allocation	Suitable	0.49	20	10-15
16_0123	Newark	Land south of Quibells Lane (NUA/Ho/2)	Allocation	Suitable	1.17	25	0-10
16_0124	Newark	Lincoln Road (NUA/Ho/3)	Allocation	Suitable	0.93	24	10-15
16_0125	Newark	Yorke Drive Policy Area (NUA/Ho/4)	Allocation	Suitable	17.03	190	5-10
16_0126	Newark	Land north of Beacon Hill, Newark	Allocation	Suitable	5.16	200	10-15
16_0127	Newark	Land between 55 & 65 Millgate (NUA/Ho/6)	Allocation	Suitable	0.33	10	5-10
16_0129	Newark	Land at Bowbridge Road (NUA/Ho/8)	Allocation	Suitable	2.49	86	10-15
16_0130	Newark	Land at Bowbridge Road (Newark Storage) (NUA/Ho/9)	Allocation	Suitable	4.25	150	10-15
16_0134	Newark	Land at NSK, Northern Road (NUA/MU/3)	Allocation	Suitable	10.11	150	10-15
16_0135	Newark	Land at Bowbridge Road (NUA/MU/4)	Allocation	Suitable	5.26	55	5-10
16_0239	Newark	Land north of Malt Kiln Lane	SHLAA 2008	Not Suitable	2.96	0	N/A
16_0240	Newark	Land north of Quibells Lane	SHLAA 2008	Not Suitable	1.92	0	N/A
16_0243	Newark	St Mary's Gardens	SHLAA 2008	Suitable	2.09	10	10-15
16_0244	Newark	Land between Greenway and Elizabeth Road	SHLAA 2008	Not Suitable	0.22	0	N/A
16_0264	Newark	Land north of Barnby Road	SHLAA 2008	Not Suitable	1.35	0	N/A
16_0119	North Muskham	South of Muskham School	Site Submission	Not Suitable	1.12	0	N/A
16_0230	North Muskham	Land at Trent Farm	SHLAA 2008	Not Suitable	3.17	0	N/A
16_0241	North Muskham	Land at Holly Grange	SHLAA 2008	Not Suitable	0.68	0	N/A

Housing - Newark Area - Newark and Rural South Sub Area (1)	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	840	1,572	1,995	4,407
Total May be Suitable Dwellings	0	0	316	316
Grand Total	840	1,572	2,311	4,723

Newark Area - Newark and Rural South Sub Area (1) - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate (ha)	Availability Timescale
16_0174	Coddington	Newlink Business Park	Site Submission	May be Suitable	47.54	35.66	5-10
16_0121	Fernwood	Land around Fernwood (NAP2C)	Allocation	Suitable	325.83	15	0-5
16_0002	Newark	Land South of Newark (NAP2A)	Allocation	Suitable	281.52	30	0-15
16_0132	Newark	North of the A17 (NUA/MU/1)	Allocation	Suitable	21.79	5.93	0-5
16_0137	Newark	West of the A1 Stephenson Way (NUA/E/2)	Allocation	Suitable	8.19	8.19	5-10
16_0138	Newark	Telford Drive (NUA/E/3)	Allocation	Suitable	0.99	0.99	5-10
16_0139	Newark	NUA/E/4 - Former County Highways Depot	Allocation	Suitable	2.07	2.07	5-10
16_0120	Newark	East of Newark (NAP2B)	Allocation	Suitable	120.14	NYN ³	5-15

Employment Land in Hectares - Newark Area - Newark and Rural South Sub Area (1)	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Employment Land	25.93	23.75	12.50	62.18
Total May be Suitable Employment Land	0	35.66	0	35.66
Grand Total	25.93	59.41	12.50	97.84

³ Not Yet Known

Newark Area - Collingham Sub Area (2) – Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0074	Collingham	Oaklands Close	SHLAA 2008	May be Suitable	2.16	25	5-10
16_0082	Collingham	Land West of High Street	SHLAA 2008	May be Suitable	1.76	37	5-10
16_0188	Collingham	Land at 124 High Street	SHLAA 2008	May be Suitable	0.58	2	0-5
16_0203	Collingham	Land off Station Close and Dykes End	Site Submission	May be Suitable	3.12	56	5-10
16_0208	Collingham	Land off High Street	SHLAA 2008	Not Suitable	0.56	0	N/A
16_0216	Collingham	The Mulberries, Potter Hill Road	SHLAA 2008	Not Suitable	1.04	0	N/A
16_0267	Collingham	Land off Cross Lane, Collingham	Site Submission	Not Suitable	17	0	N/A
20_0001	Collingham	Land North of Station Road	Site Submission	Not Suitable	7.78	0	N/A
16_0211	Harby	Land south of Wigsley Road	SHLAA 2008	Not Suitable	2.78	0	N/A
16_0189	South Scarle	Land north of Swinderby Road	SHLAA 2008	Not Suitable	1.92	0	N/A

Housing - Newark Area - Collingham Sub Area (2)	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	0	0	0	0
Total May be Suitable Dwellings	2	118	0	120
Grand Total	2	118	0	120

Newark Area - Collingham Sub Area (2) – Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
20_0001	Collingham	Land North of Station Road	Site Submission	Not Suitable	7.78	0	N/A

Newark Area - Rural North Sub Area (3) – Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0250	Carlton on Trent	Village Farm	Site Submission	Not Suitable	0.63	0	N/A
16_0251	Carlton on Trent	Holly Farm, Ferry Lane	Site Submission	Not Suitable	0.20	0	N/A
16_0252	Carlton on Trent	Land adjacent A1	Site Submission	Not Suitable	1.35	0	N/A
16_0253	Carlton on Trent	Land adjacent Old North Road	Site Submission	Not Suitable	0.59	0	N/A
16_0254	Carlton on Trent	Land opposite Gardeners Cottages	Site Submission	Not Suitable	0.65	0	N/A
16_0255	Carlton on Trent	Land rear of Holly Farm	Site Submission	Not Suitable	0.40	0	N/A
16_0256	Carlton on Trent	Land to rear of Houses, Old North Road	Site Submission	Not Suitable	0.45	0	N/A
16_0257	Carlton on Trent	The Old Stables, Carlton Hall	Site Submission	Not Suitable	0.03	0	N/A
16_0209	Cromwell	Land east of Great North Road	SHLAA 2008	Not Suitable	1.43	0	N/A
16_0210	Cromwell	Land west of Great North Road	SHLAA 2008	Not Suitable	0.93	0	N/A
16_0212	Norwell	Land northwest of Norwell Lane	Site Submission	Not Suitable	2.27	0	N/A
16_0213	Norwell	Land adjacent St Lawrence Church	SHLAA 2008	Not Suitable	3.45	0	N/A
16_0228	Norwell	Land at Primrose End, Woodhouse Road	SHLAA 2008	Not Suitable	1.56	0	N/A
16_0232	Norwell	Land east of Norwell Grange, Main Street	SHLAA 2008	Not Suitable	0.47	0	N/A
16_0234	Norwell	Glebe Cottage, Main Street	SHLAA 2008	Not Suitable	0.74	0	N/A
16_0235	Norwell	The Old Farmhouse, School Lane	SHLAA 2008	Not Suitable	0.44	0	N/A
16_0242	Norwell	Land at School Lane	SHLAA 2008	Not Suitable	1.41	0	N/A
16_0197	Sutton on Trent	Stables opposite 28 Old Great North Road	Site Submission	May be Suitable	0.34	5	5-10
16_0202	Sutton on Trent	Land behind Holme View, 2 Main Street	SHLAA 2008	Not Suitable	1.09	0	N/A
16_0238	Sutton on Trent	Land behind 24 Main Street	SHLAA 2008	May be Suitable	1.62	34	5-10
16_0043	Sutton on Trent	Lindens Farm	Site Submission	Not Suitable	2.1	0	N/A

Housing - Newark Area - Rural North Sub Area (3)	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	0	0	0	0
Total May be Suitable Dwellings	0	3934	0	3934
Grand Total	0	3934	0	3934

Southwell Area

Southwell Area - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0207	Bleasby	Land at Gypsy Lane	SHLAA 2008	Not Suitable	1.06	0	N/A
16_0044	Edingley	Elmtree Bungalow	Site Submission	Not Suitable	2.07	0	N/A
16_0072	Farnsfield	Old Manor Farm, Main Street	Site Submission	Part Suitable / Part May be Suitable	0.81	5	0-5
16_0236	Farnsfield	Land off Cockett Lane	SHLAA 2008	Not Suitable	2.98	0	N/A
16_0266	Farnsfield	Land off Mansfield Road	Site Submission	Not Suitable	60	0	N/A
16_0231	Fiskerton	Gravelly Lane, Fiskerton	SHLAA 2008	Not Suitable	2.55	0	N/A
16_0262	Halam	Land off St Michaels Close	SHLAA 2008	Not Suitable	3.15	0	N/A
16_0249	Normanton	Land at Pinfold Cottage, Corkhill Lane	SHLAA 2008	Not Suitable	0.43	0	N/A
16_0084	Rolleston	Land off Fiskerton Road	Prev Permission	Not Suitable	0.06	0	N/A
16_0143	Southwell	South of Halloughton Road (So/Ho/2)	Allocation	Suitable	1.66	38	0-5
16_0144	Southwell	Land East of Kirklington Road (So/Ho/4)	Allocation	Suitable	1.94	45	5-10
16_0145	Southwell	Land off Lower Kirklington Road (So/Ho/5)	Allocation	Suitable	3.25	60	5-10
16_0146	Southwell	Southwell Depot (So/Ho/7)	Allocation	Suitable	0.56	18	5-10
16_0200	Southwell	Brackenhurst Campus, Nottingham Road	SHLAA 2008	Not Suitable	43.73	0	N/A
16_0205	Southwell	Land west of Allenby Road	SHLAA 2008	May be Suitable	3.29	59	5-10
16_0217	Southwell	Land off Kirklington Road	SHLAA 2008	Not Suitable	0.70	0	N/A
16_0080	Thurgarton	The Red Lion	Site Submission	Not Suitable	0.38	0	N/A
16_0081	Thurgarton	Priory Farm	Site Submission	Not Suitable	0.39	0	N/A
16_0117	Upton	Main Road(Chapel Farm)	Prev permission	Not Suitable	0.31	0	N/A
20_0003	Upton	Windmill Cottage, Hockerton Road	Site Submission	Not Suitable	1.9	0	N/A

Housing - Southwell Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	43	123	0	166
Total May be Suitable Dwellings	0	59	0	59
Grand Total	43	182	0	225

Southwell Area - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0147	Southwell	Land to the East of Crew Lane (So/E/2)	Allocation	Suitable	2.25	2.25	5-10
16_0148	Southwell	Land south of Crew Lane (So/E/3)	Allocation	Suitable	3.47	3.47	5-10

Employment Land in Hectares - Southwell Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Employment Land	0	5.72ha	0	5.72ha
Total May be Suitable Employment Land	0	0	0	0.00
Grand Total	0	5.72ha	0	5.72ha

Southwell Area - Retail

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0025	Southwell	Land opposite Springfield Bungalow	Site Submission	Not Suitable	0.66	0	N/A

Nottingham Fringe Area

Nottingham Fringe - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0007	Lowdham	Land south west of Epperstone Bypass	Site Submission	Not Suitable	6.27	0	N/A
16_0149	Lowdham	Land at Epperstone Road (Lo/Ho/1)	Allocation	Suitable	0.25	1 4	0-5 5-10
16_0201	Lowdham	Land at Lowdham House, Epperstone Road	SHLAA 2008	Not Suitable	4.6	0	N/A
16_0204	Lowdham	Land at Old Epperstone Road	SHLAA 2008	Not Suitable	3.04	0	N/A
16_0245	Lowdham	Lowdham Grange Road	SHLAA 2008	Not Suitable	1.40	0	N/A
16_0259	Lowdham	Land off Southwell Road	SHLAA 2008	Not Suitable	9.65	0	N/A
16_0183	Oxton	Land at Forest Road	Site Submission	Not Suitable	0.15	0	N/A
16_0184	Oxton	The Forge, Forest Road	Site Submission	Not Suitable	0.29	0	N/A
16_0270	Oxton	Land south of Elmcroft	SHLAA 2008	Not Suitable	1.35	0	N/A
16_0196	Bulcote	Land south of Old Main Road	Site Submission	Not Suitable	1.37	0	N/A

Housing - Nottingham Fringe Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	1	4	0	5
Total May be Suitable Dwellings	0	0	0	0
Grand Total	1	4	0	5

Sherwood Area

Sherwood Area - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0050	Bilsthorpe	The Moor / Noble Foods (Bi/Ho/2)	Allocation	Suitable	1.86	136	5-10
16_0048	Bilsthorpe	North of Kirklington Road (Bi/Ho/1)	Allocation	Suitable	0.95	20	10-15
16_0162	Bilsthorpe	Land East of Eakring Road (Bi/MU/1)	Allocation	Suitable	3.95	103	0-5
16_0206	Bilsthorpe	Land east of Archers Drive	SHLAA 2008	May be Suitable	3.38	61	5-10
16_0261	Bilsthorpe	Land South of Rose Cottage, Farnsfield Road	SHLAA 2008	May be Suitable	0.37	88	10-15
16_0265	Bilsthorpe	Land off Inkersall Lane	Site Submission	Not Suitable	60	0	N/A
16_0059	Edwinstowe	Former Thoresby Colliery	Allocation	Suitable	197.65	429	0-15
16_0065	Edwinstowe	Land north of Ollerton Road	SHLAA 2008	Suitable	1.43	28	0-5
16_0160	Edwinstowe	Land north of Mansfield Road (Ed/Ho/2)	Allocation	Suitable	1.71	50	5-10
16_0219	Edwinstowe	Land north of Lansbury Road	SHLAA 2008	Not Suitable	8.32	0	N/A
16_0220	Edwinstowe	Land west of Mill Lane	SHLAA 2008	Not Suitable	3.22	0	N/A
16_0221	Edwinstowe	Land between Railway and Mill Lane (West)	SHLAA 2008	Not Suitable	4.38	0	N/A
16_0222	Edwinstowe	Land south of Station Street	SHLAA 2008	May be Suitable	27.71	499	5-10
16_0223	Edwinstowe	Land south of Sandy Lane	SHLAA 2008	May be Suitable	2.31	42	5-10
16_0224	Edwinstowe	Land adjoining Maythorne Gardens	SHLAA 2008	Not Suitable	1.48	0	N/A
16_0225	Edwinstowe	Allotments off Ollerton Road	SHLAA 2008	Not Suitable	1.99	0	N/A
16_0226	Edwinstowe	Land south of Boy Lane	SHLAA 2008	Not Suitable	1.44	0	N/A
16_0227	Edwinstowe	Land north of Boy Lane	SHLAA 2008	May be Suitable	1.62	34	5-10
16_0195	Egmanton	Land south of Weston Road	Site Submission	Not Suitable	8.95	0	N/A
16_0042	Ollerton & Boughton	Land east of Harrow Lane Boughton	Site Submission	May be Suitable	14.79	150	5-10
16_0064	Ollerton & Boughton	Cinder Lane	SHLAA 2008	Not Suitable	3.43	0	N/A

16_0111	Ollerton & Boughton	Garage Court at Maid Marion Way	NSDC	May be Suitable	0.28	6	5-10
16_0154	Ollerton & Boughton	Land Between Kirk drive, Stepnall Heights and Hallam Road (OB/MU/2)	Allocation	Suitable	12.96	120	10-15
16_0198	Ollerton & Boughton	The Haven, Wellow Green Cottages, Newark Road	Site Submission	Not Suitable	0.37	0	N/A
16_0263	Ollerton & Boughton	Land at Shannon Caravan Park, Wellow Road	SHLAA 2008	Not Suitable	4.28	0	N/A
16_0190	Walesby	Oakham Poultry Farm	Site Submission	Not Suitable	13.03	0	N/A
16_0191	Walesby	Land west of Retford Rd and north of Forest Lne	Site Submission	Not Suitable	5.06	0	N/A
16_0192	Walesby	Land west of Retford Road and south of Forest Lane	Site Submission	Not Suitable	5.41	0	N/A
16_0193	Walesby	Land east of Retford Road	Site Submission	Not Suitable	1.93	0	N/A
16_0194	Walesby	Land west of Retford Road	Site Submission	Not Suitable	13.6	0	N/A
16_0214	Walesby	Land west of Green Lane	SHLAA 2008	Not Suitable	2.22	0	N/A
16_0215	Walesby	Land East of Green Lane	SHLAA 2008	Not Suitable	1.22	0	N/A
16_0229	Walesby	Land East of Retford Road and South of Walesby	SHLAA 2008	Not Suitable	3.82	0	N/A
16_0246	Walesby	Land north of Tuxford Road	SHLAA 2008	Not Suitable	0.95	0	N/A
16_0247	Walesby	Land East of Retford Road (opposite Forest Lane)	SHLAA 2008	Not Suitable	20.43	0	N/A
16_0248	Walesby	Land off Bogg Lane	SHLAA 2008	Not Suitable	2.13	0	N/A
16_0271	Walesby	Land East of Byefields, Green Lane	Site Submission	Not Suitable	0.75	0	N/A

Housing - Sherwood Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	274	329	283	886
Total May be Suitable Dwellings	0	792	88	880
Grand Total	274	1,121	371	1,766

Sherwood Area - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0059	Edwinstowe	Thoresby Colliery	Site Submission	Suitable	197.65	3.23ha	5-10
16_0163	Bilsthorpe	Land South of Brailwood Road	Allocation	Suitable	2.69	2.39ha	5-10
16_0190	Walesby	Land off Forest Lane	Site Submission	Not Suitable	13.04	0	N/A

Employment Land in Hectares - Sherwood Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Employment Land	0	5.62ha	0ha	5.62ha
Total May be Suitable Employment Land	0	0	0	0
Grand Total	0	5.62ha	0	5.62ha

Sherwood Area – Retail

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0158	Ollerton & Boughton	OB/Re/1- Rufford Avenue	Allocated	Suitable	0.32	0.32	5-10

Mansfield Fringe Area

Mansfield Fringe - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0020	Blidworth	Land East of Cottage Farm, between Cross Lane and Blidworth Lane	Site Submission	Not Suitable	34.41	0	N/A
16_0021	Blidworth	Cottage Farm, Cross Lane	Site Submission	Not Suitable	2.32	0	N/A
16_0083	Blidworth	Land south of Dale Lane (east)	Site Submission	Not Suitable	2.16	0	N/A
16_0169	Blidworth	Land South of Dale Lane (West) (BI/HO/1)	Allocation	Suitable	2.08	55	5-10
16_0171	Blidworth	Land South of New Lane (BI/HO/3)	Allocation	Suitable	3.12	81	0-5
16_0260	Blidworth	Land adjacent Haywood Oaks Lane	SHLAA 2008	Not Suitable	7.42	0	N/A
16_0268	Blidworth	Land at Dale Lane	Site Submission	Not Suitable	2.02	0	N/A
16_0016	Clipstone	Land west of Waterfield Way	Planning Permission	Suitable	5.41	84	0-5
16_0168	Clipstone	Former Clipstone Colliery (CL/MU/1)	Allocation	Suitable	27.64	120	5-10
16_0233	Clipstone	Land off Baulker Lane	SHLAA 2008	Not Suitable	10.43	0	N/A
16_0258	Clipstone	Land north of Woodland Close	Site Submission	May be Suitable	2.73	49	5-10
16_0269	Clipstone	Land at Cavendish Park	SHLAA 2008	Not Suitable	31.51	0	N/A
16_0017	Rainworth	Land to the West of Joseph Whittaker School, Blidworth Lane/Warsop Lane	Site Submission	Not Suitable	9.68	0	N/A
16_0018	Rainworth	Land East of New Farm between Blidworth Land and Warsop Lane	Site Submission	Not Suitable	6.59	0	N/A
16_0019	Rainworth	Land southeast of New Farm between Blidworth Land and Warsop Lane	Site Submission	Not Suitable	5.32	0	N/A
16_0023	Rainworth	Land off Warsop Lane	Site Submission	Not Suitable	7.38	0	N/A
16_0036	Rainworth	Mansfield Road opposite Lurcher PH	SHLAA 2008	Not Suitable	5.54	0	N/A
16_0159	Rainworth	Land east of East of Warsop Lane (RA/HO/2) Residual	Allocation	Suitable	5.04	100	5-10
16_0165	Rainworth	Land north of Top Street (RA/HO/1)	Allocation	Suitable	1.93	50	0-5

16_0166	Rainworth	Land at Kirklington Road (RA/MU/1)	Allocation	Suitable	0.62	6	10-15
16_0167	Rainworth	Land west of Rufford Colliery Lane	Allocation	Suitable	5.5	99	5-10

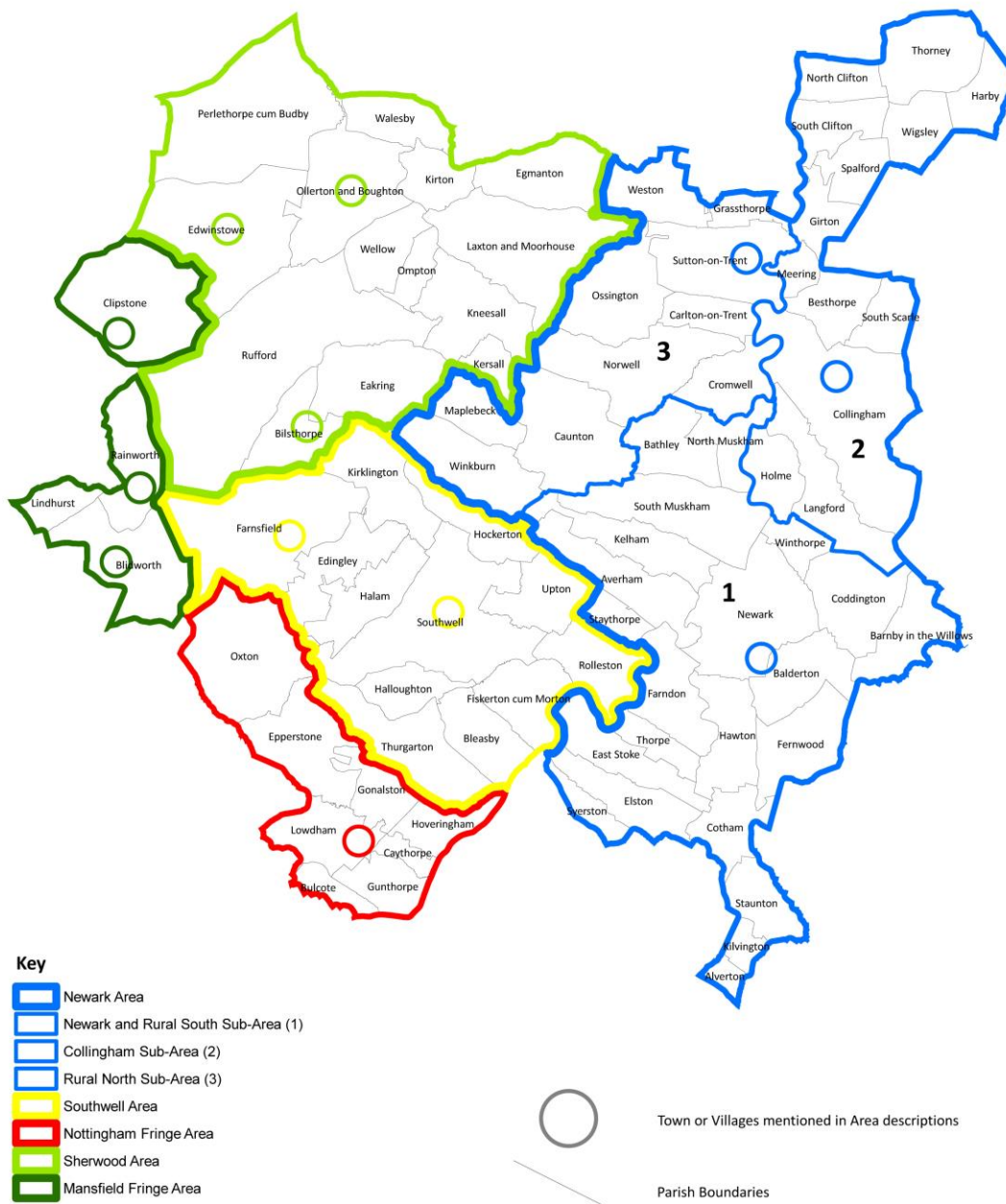
Housing - Mansfield Fringe Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	215	374	6	595
Total May be Suitable Dwellings	0	49	0	49
Grand Total	215	423	6	644

Mansfield Fringe - Employment

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0172	Blidworth	Land at Gilbert Way (BI/E/1)	Allocation	Suitable	0.33	0.33	5-10
16_0168	Clipstone	CI/MU/1 - Former Clipstone Colliery	Allocated	Suitable	27.64	12.00	5-10
16_0167	Rainworth	Land west of Rufford Colliery Lane (Ra/E/1)	Allocation	Suitable	5.50	5.50	5-10

Employment Land in Hectares - Mansfield Fringe Area	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Employment Land	0	17.83	0	17.83
Total May be Suitable Employment Land	0	0	0	0.00
Grand Total	0	17.83	0.00	17.83

Figure 1 - Areas of Newark & Sherwood



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**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**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

Within 800m or 10mins walking		Within 30mins travel by public transport	
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

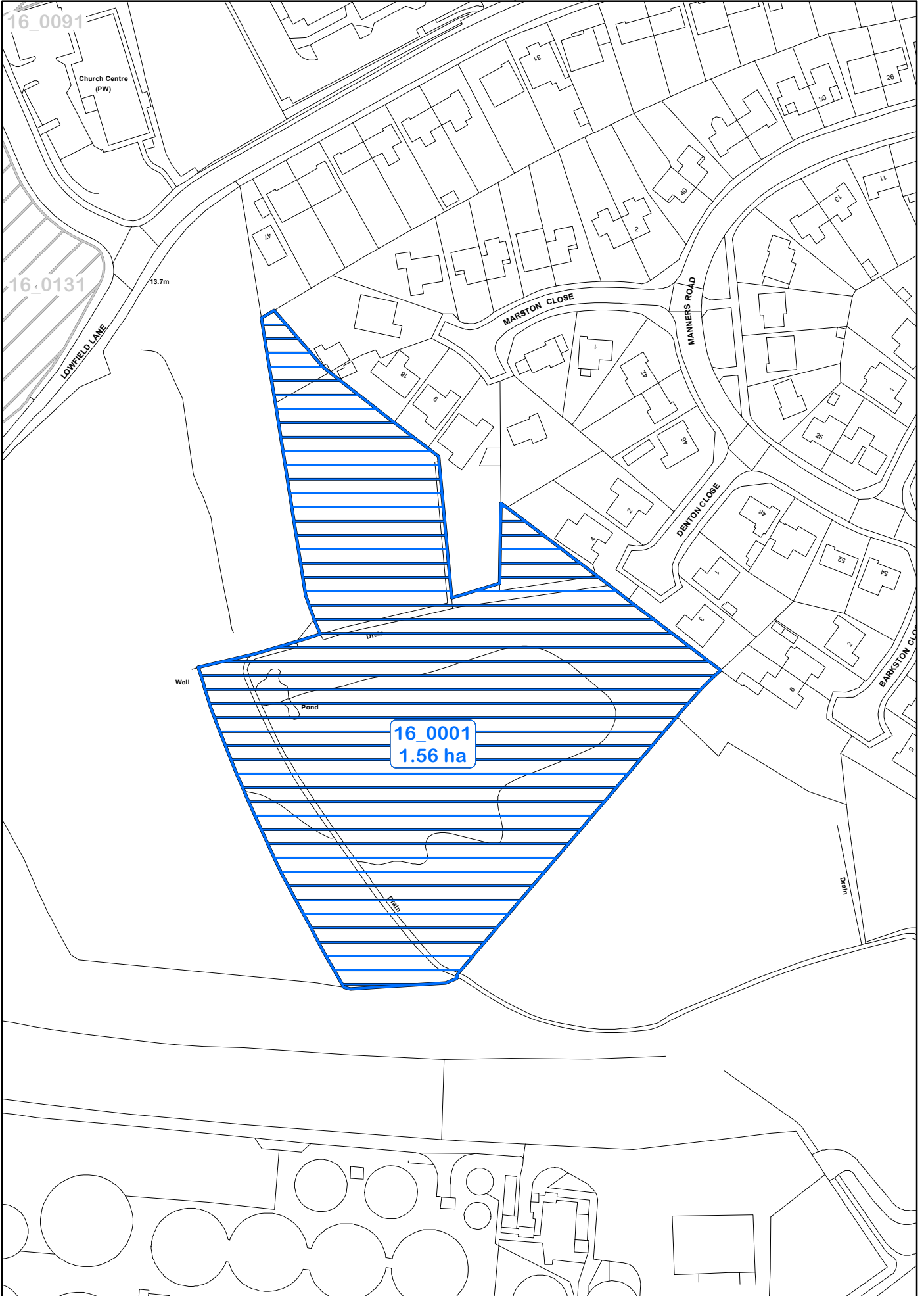
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0102

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

SHELAA 2016 Sites (Portrait)



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

~~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~~

~~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: 5k from 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 public
 transport node (c.3km)~~
~~Green Space Strategy Comments: 205m~~

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:

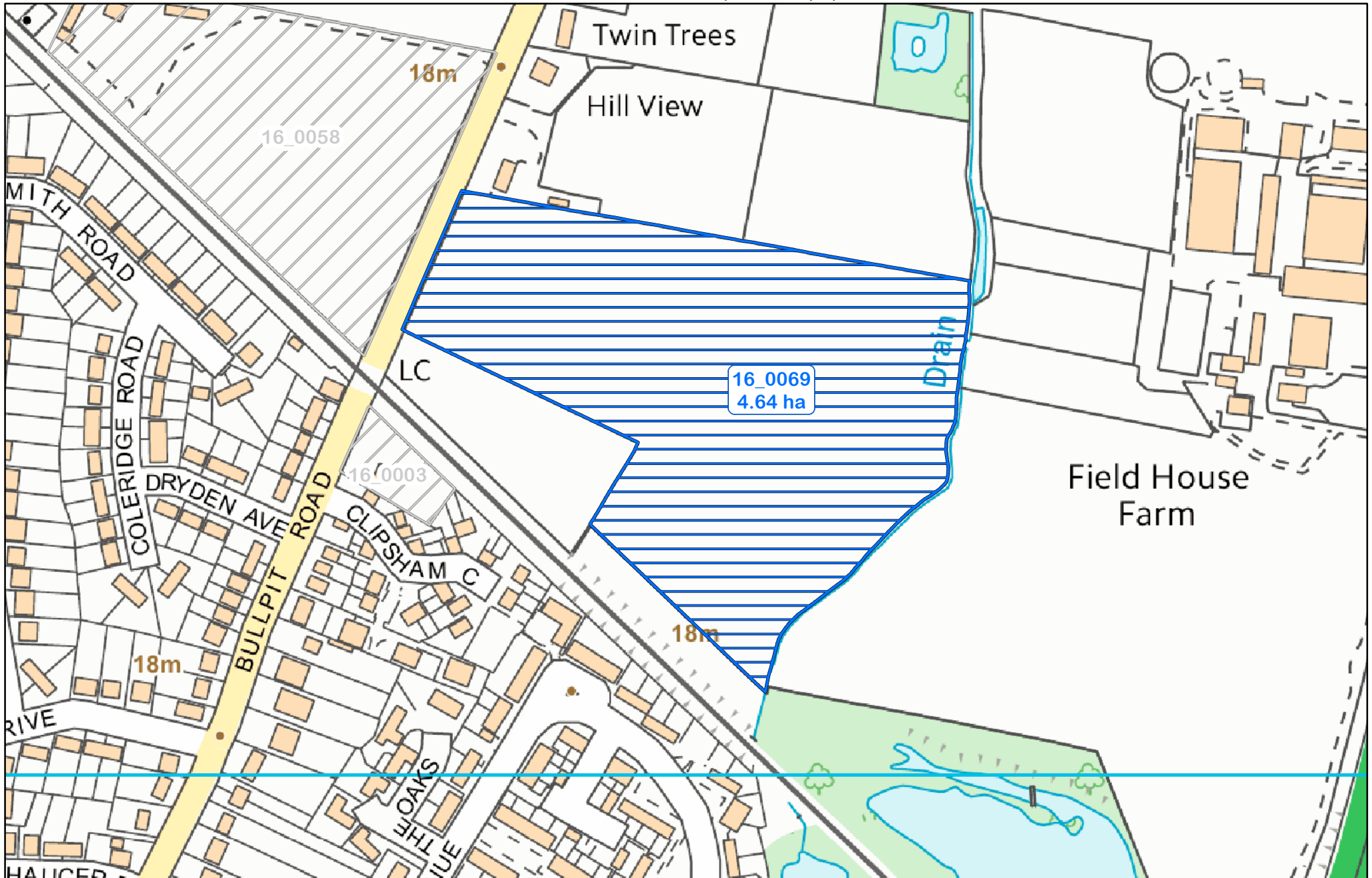
Availability Conclusion: Available

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

Within 800m or 10mins walking		Within 30mins travel by public transport	
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

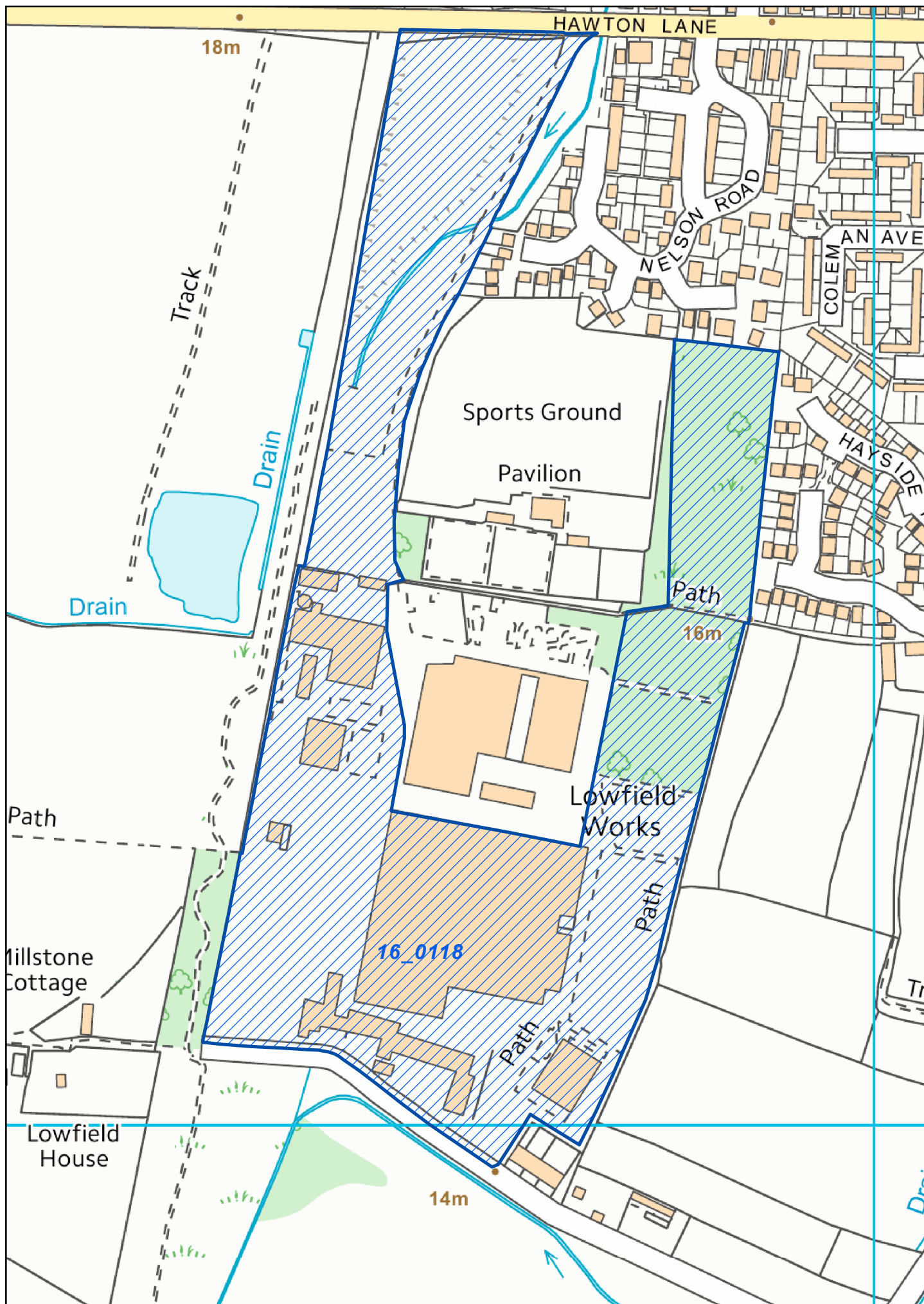
Site was part of 08_0434

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		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
(950m)			
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 from town centre (c.4km)		Proximity to Transport Node: Over 1km from major public transport node (c.4km)	
Green Space Standards: Over 400m from a publicly accessible green space.		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

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

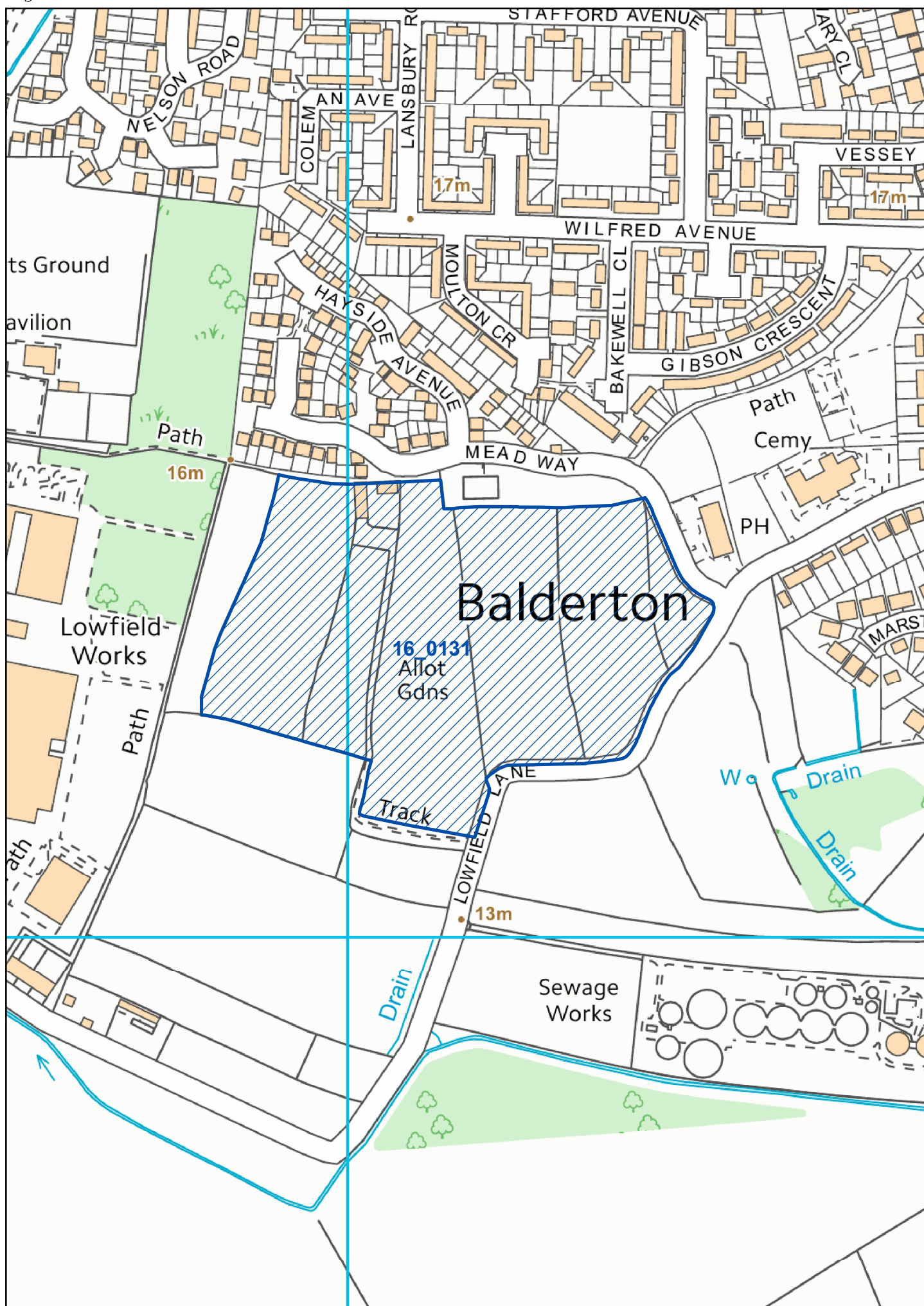
Additional Comments

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

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

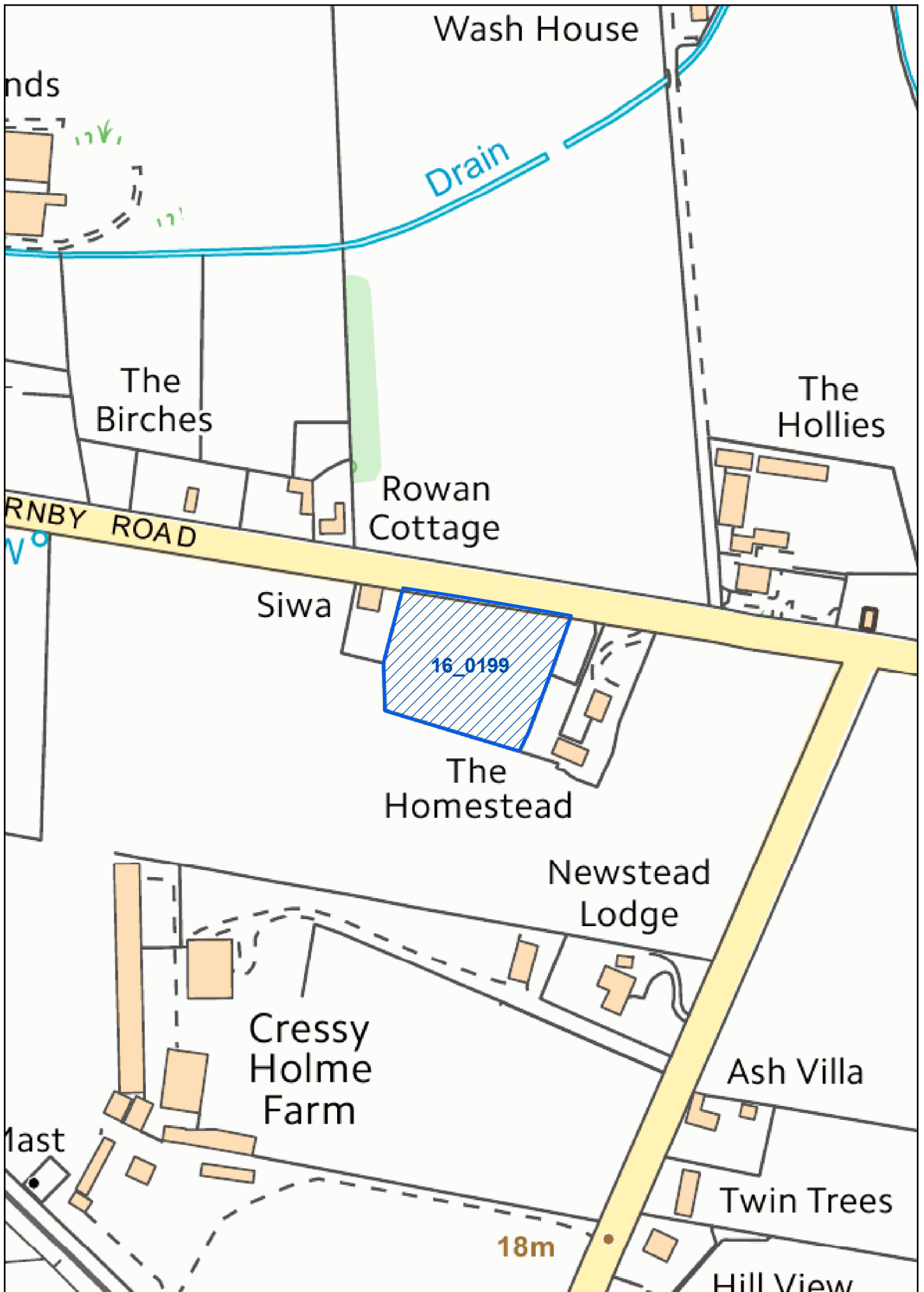
Additional Comments

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**

**RAINWORTH PARISH – SITE
ASSESSMENTS**

2021

Rainworth Parish

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

Site area reduced to 9.69ha at request of landowner

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

Site Reference Number: 16_0017 Site Address Land west of Joseph Whittaker School, Blidworth Lane/Warsop Lane

Housing/Employment/Both: Housing

Area (Ha): 11.01 9.69ha

Parish: Rainworth

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.

SUITABILITY

Character Land Use Location:

Location: Separate from Urban Boundary

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield

Area Character: Residential / Agriculture / Countryside

Setting : Green Belt

Current Use: Agriculture

Policy:

Current Policy Status: Green Belt

Other Policy Constraints:

Conflicting Issues: Green Belt

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 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:

Further Education: Yes

Hospital: No

Supermarket:

Employment: Yes

Proximity to Transport Node: Over 1km to a major public transport node

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

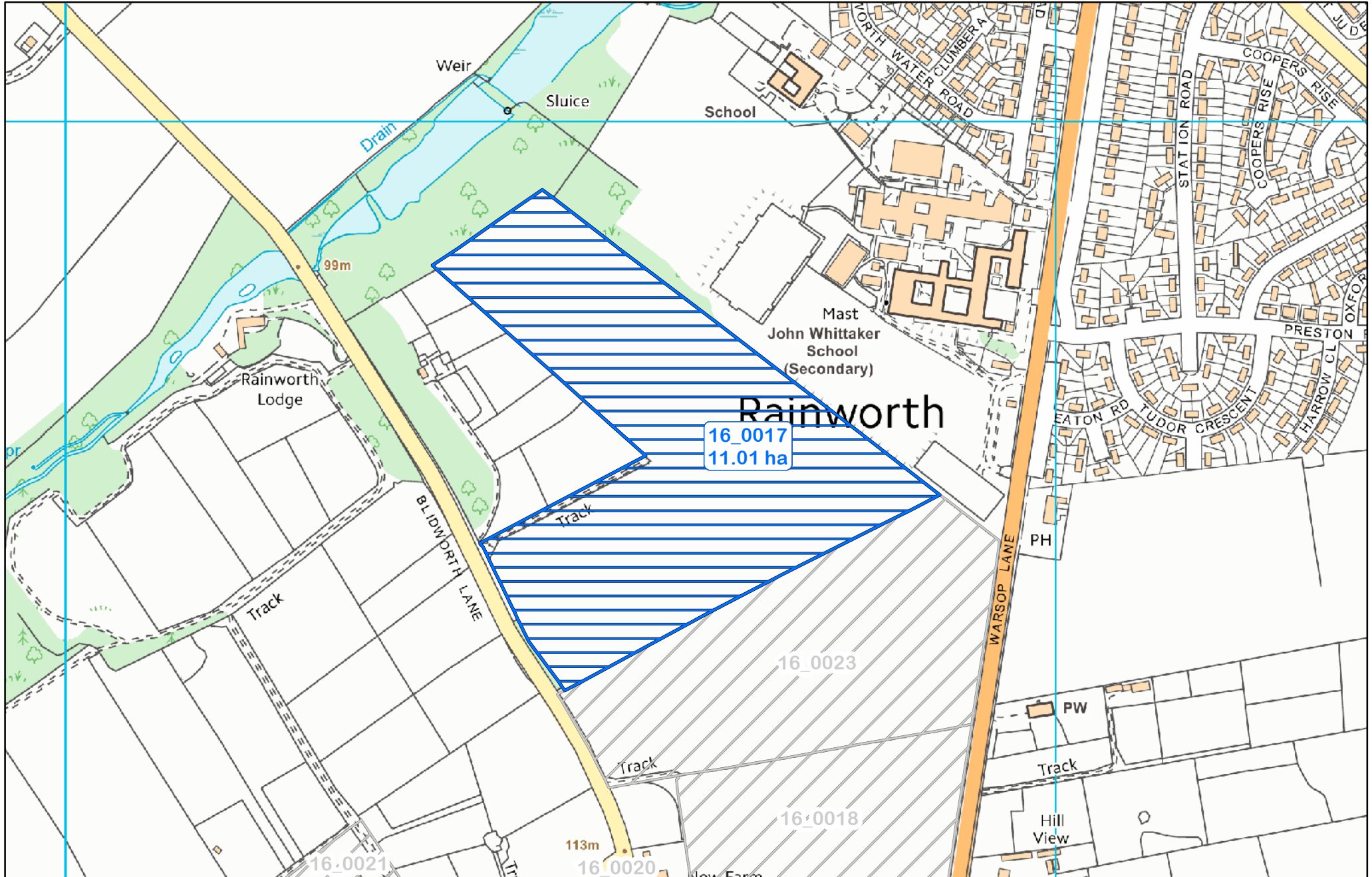
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield: 198

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0018 Site Address Land east of New Farm between Blidworth Lane and Warsop Lane	
Housing/Employment/Both: Housing	Area (Ha): 6.59
Parish: Rainworth	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.	

SUITABILITY

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

Access to Services :	
Within 800m or 10mins walking	Within 30mins travel by public transport
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

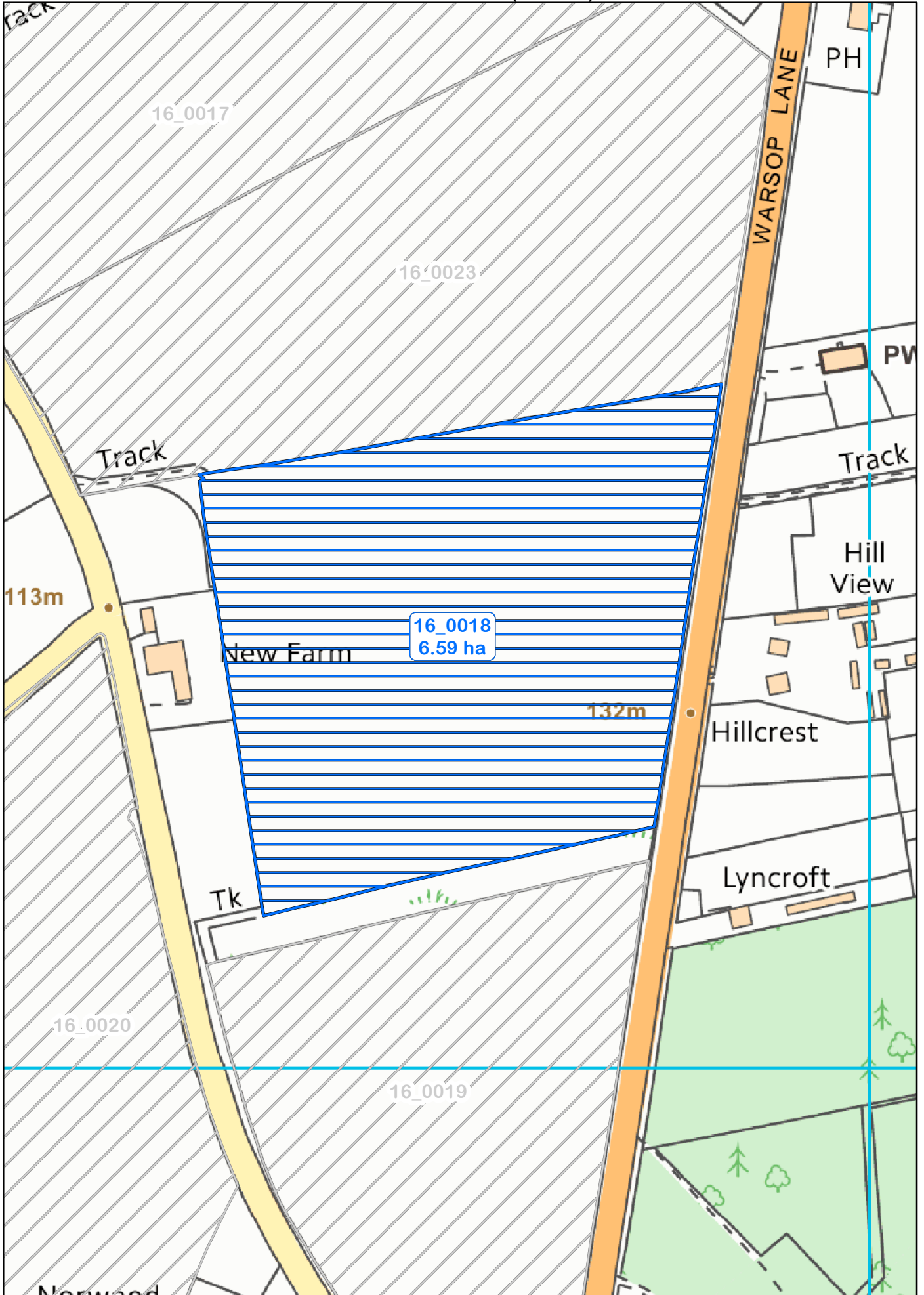
Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Yield: 119

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0019 Site Address Land south east of New Farm between Blidworth Lane and Warsop Lane
Housing/Employment/Both: Housing **Area (Ha): 5.32**
Parish: Rainworth **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.

SUITABILITY

Character Land Use Location:

Location: Separate from Urban Boundary PDL/Greenfield: Greenfield
 Area Character: Agriculture / Woodland Area: PDL Area: Greenfield 5.32ha
 Setting: Countryside
 Current Use: Agriculture

Policy:

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

Access to Services :

Within 800m or 10mins walking	Within 30mins travel by public transport
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

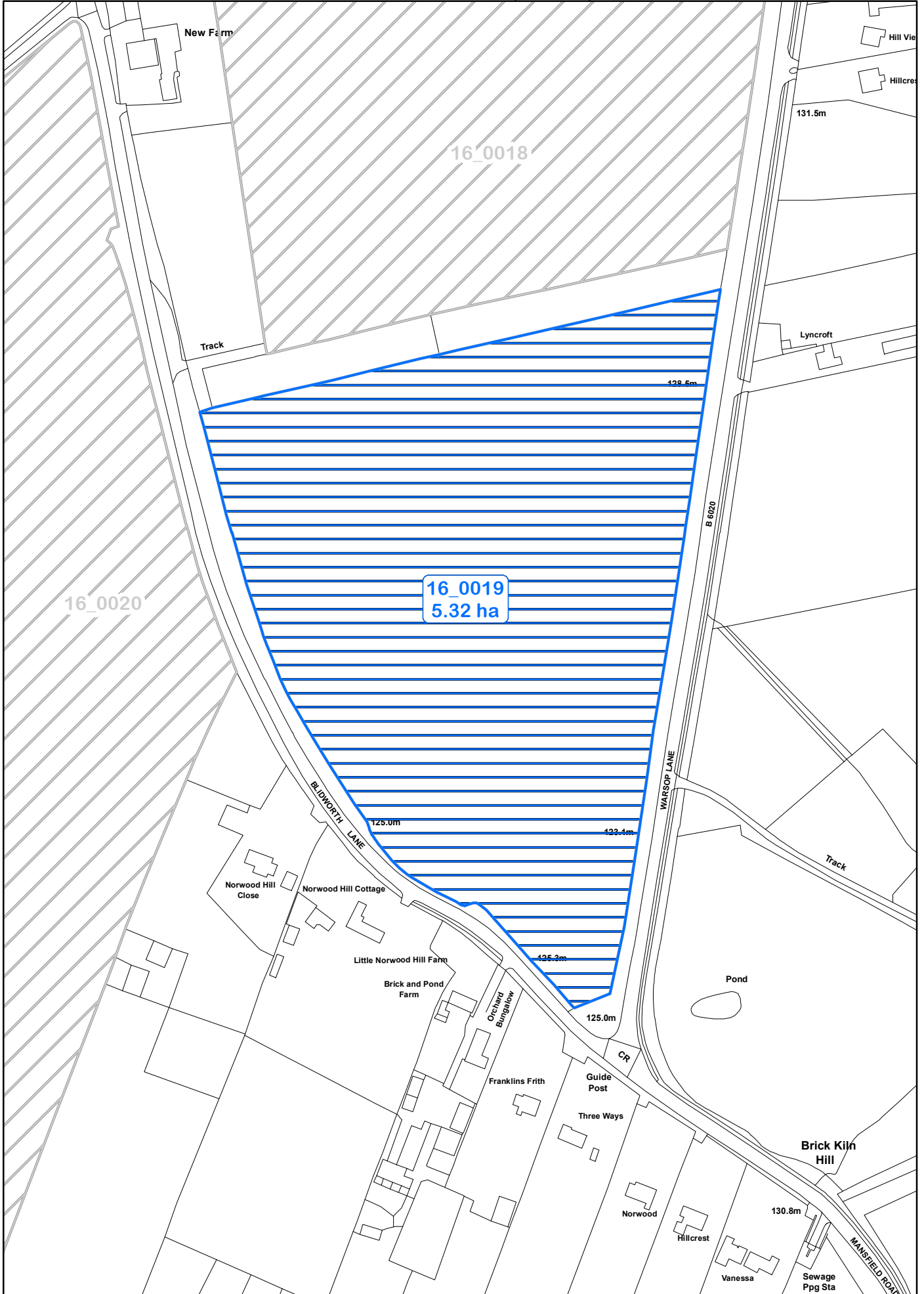
Availability Conclusion: Available

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

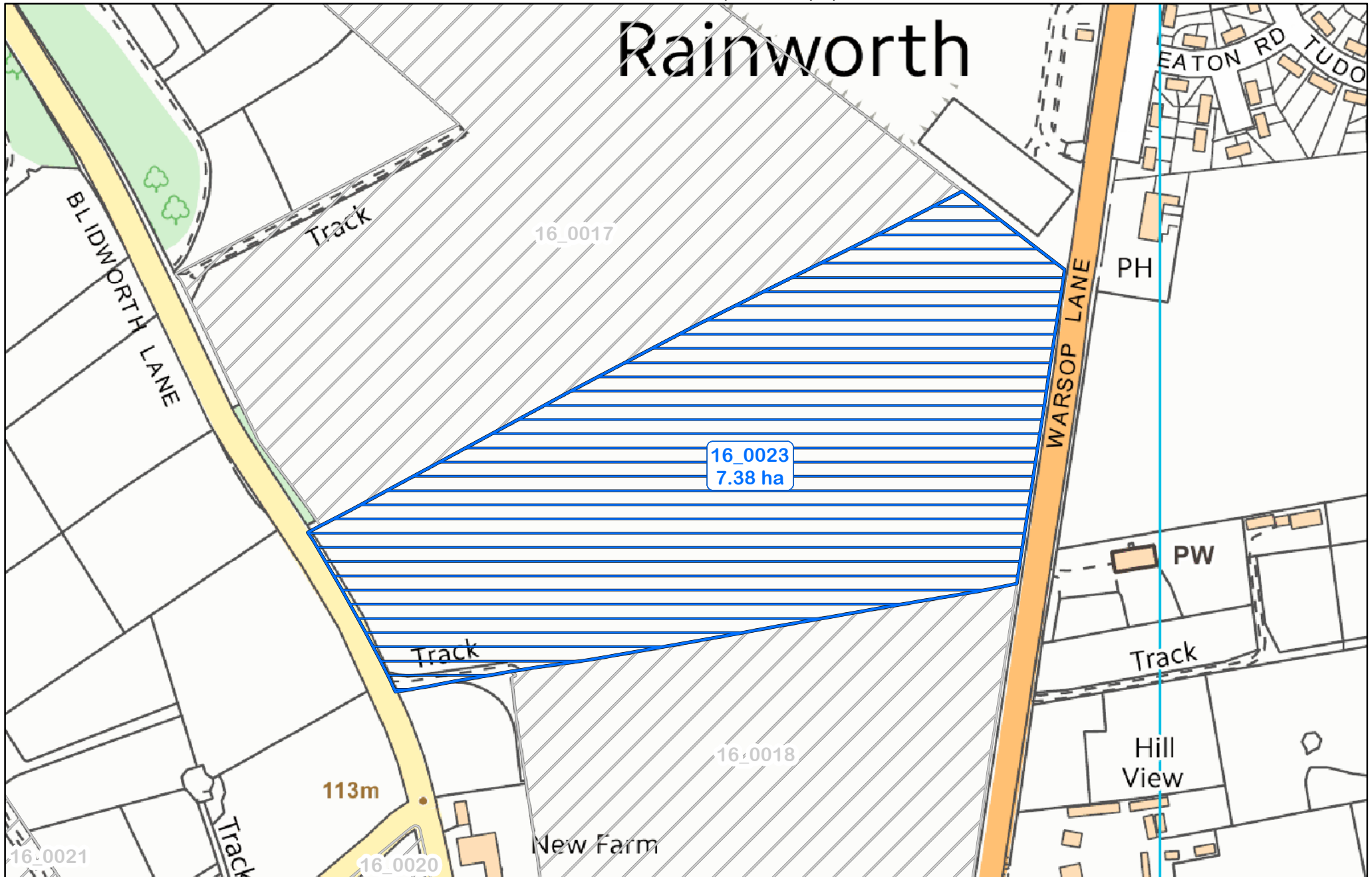
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

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 :

Within 800m or 10mins walking	Within 30mins travel by public transport
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:

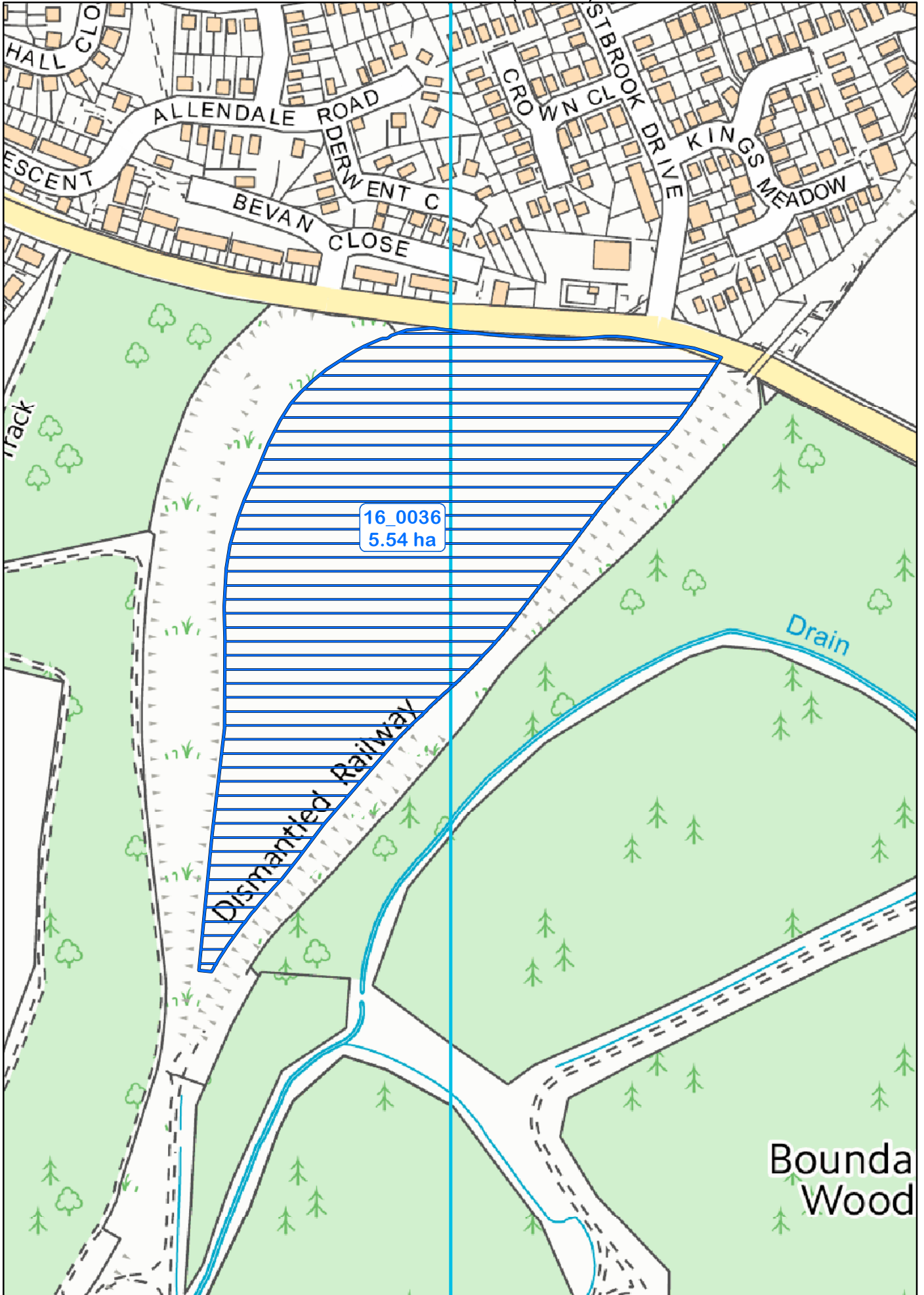
Achievability Conclusion:

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

Within 800m or 10mins walking	Within 30mins travel by public transport
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

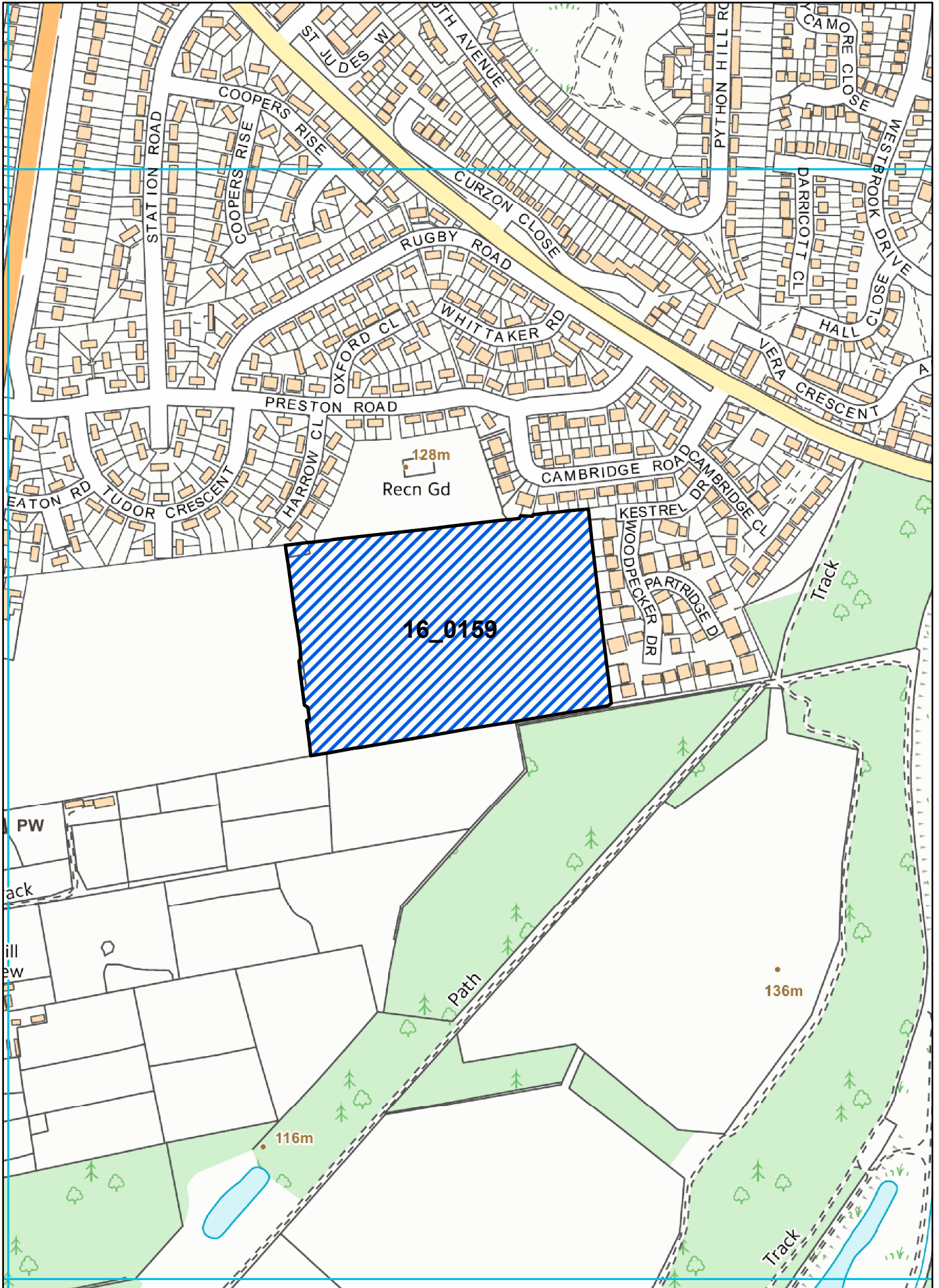
Additional Comments

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)



Site Reference Number: 16_0165 Site Address Land north of Top Street, Rainworth (Ra/Ho/1)	
Housing/Employment/Both: Housing	Area (Ha): 1.93
Parish: Rainworth	Ward: Rainworth North & Rufford
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Site has full planning permission
OVERALL CONCLUSION:	
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.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 1.93ha
Area Character: Countryside / Residential	
Setting : Edge-of-Settlement	
Current Use: Vacant	
Policy: Suitable	
Current Policy Status: Allocated Ra/Ho/1	Other Policy Constraints:
Conflicting Issues:	

Access to Services : Suitable	
Within 800m or 10mins walking	Within 30mins travel by public transport
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

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

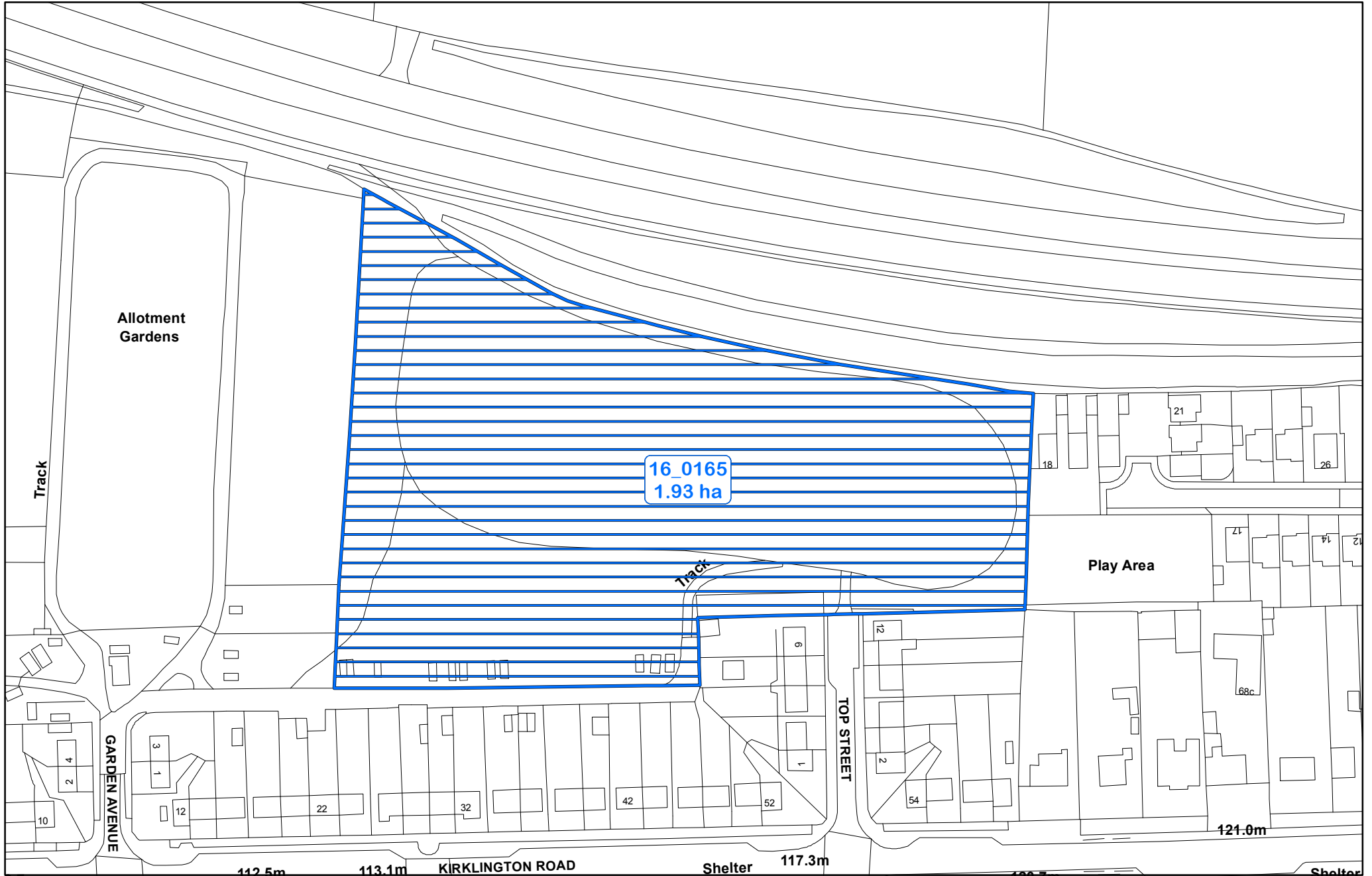
Additional Comments

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

Within 800m or 10mins walking		Within 30 mins travel by public transport	
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:

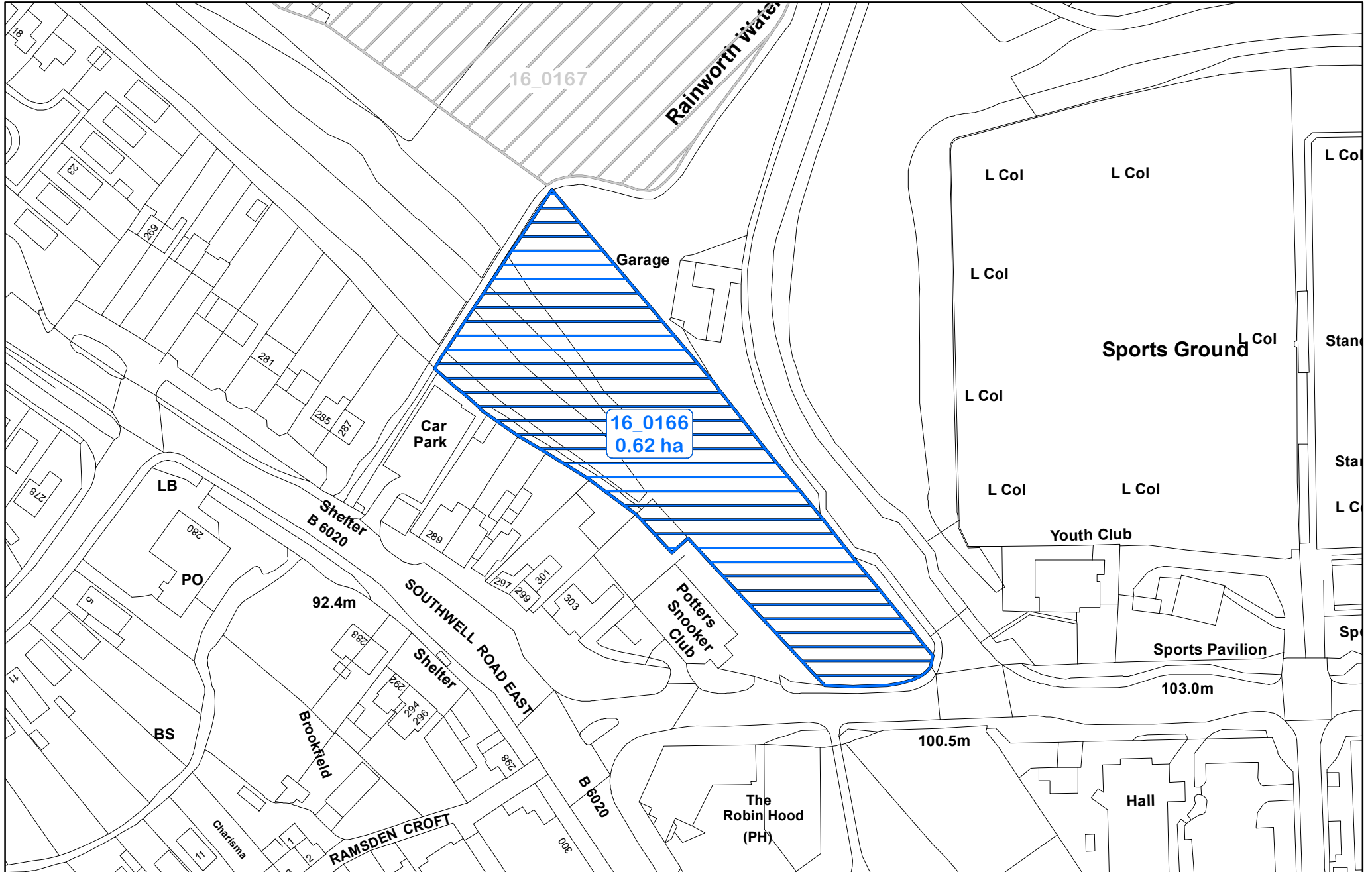
Availability Conclusion: Available within 10-15 Years

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

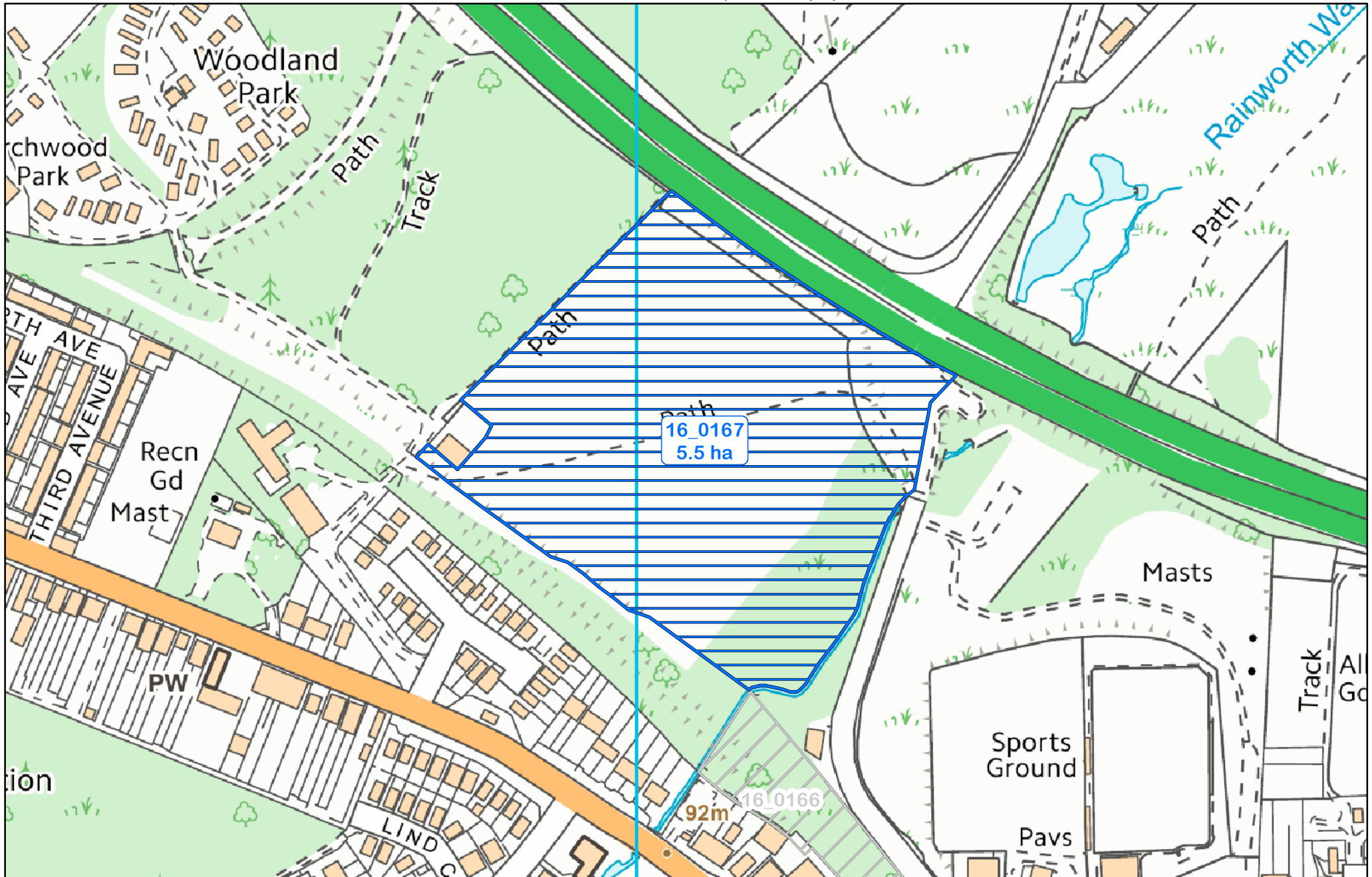
Achievability Conclusion: Achievable

Additional Comments

Site was previously 08_0675

Yield: 99

SHELAA 2016 Sites (Landscape)





**NEWARK &
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

Within 800m or 10mins walking	Within 30mins travel by public transport
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

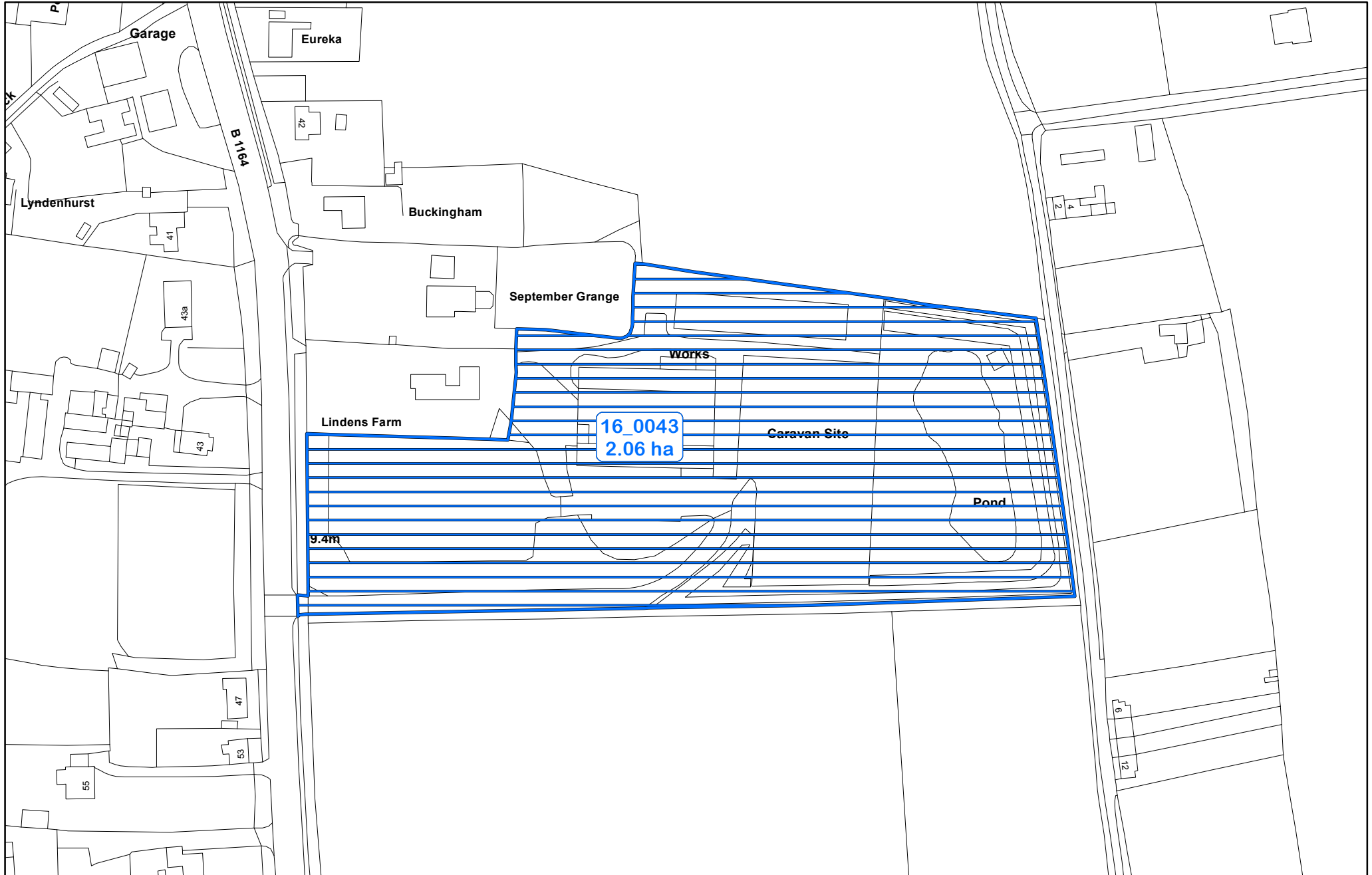
Additional Comments

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)



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

~~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~~

Within 800m or 10mins walking		Within 30mins travel by public transport	
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		

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:

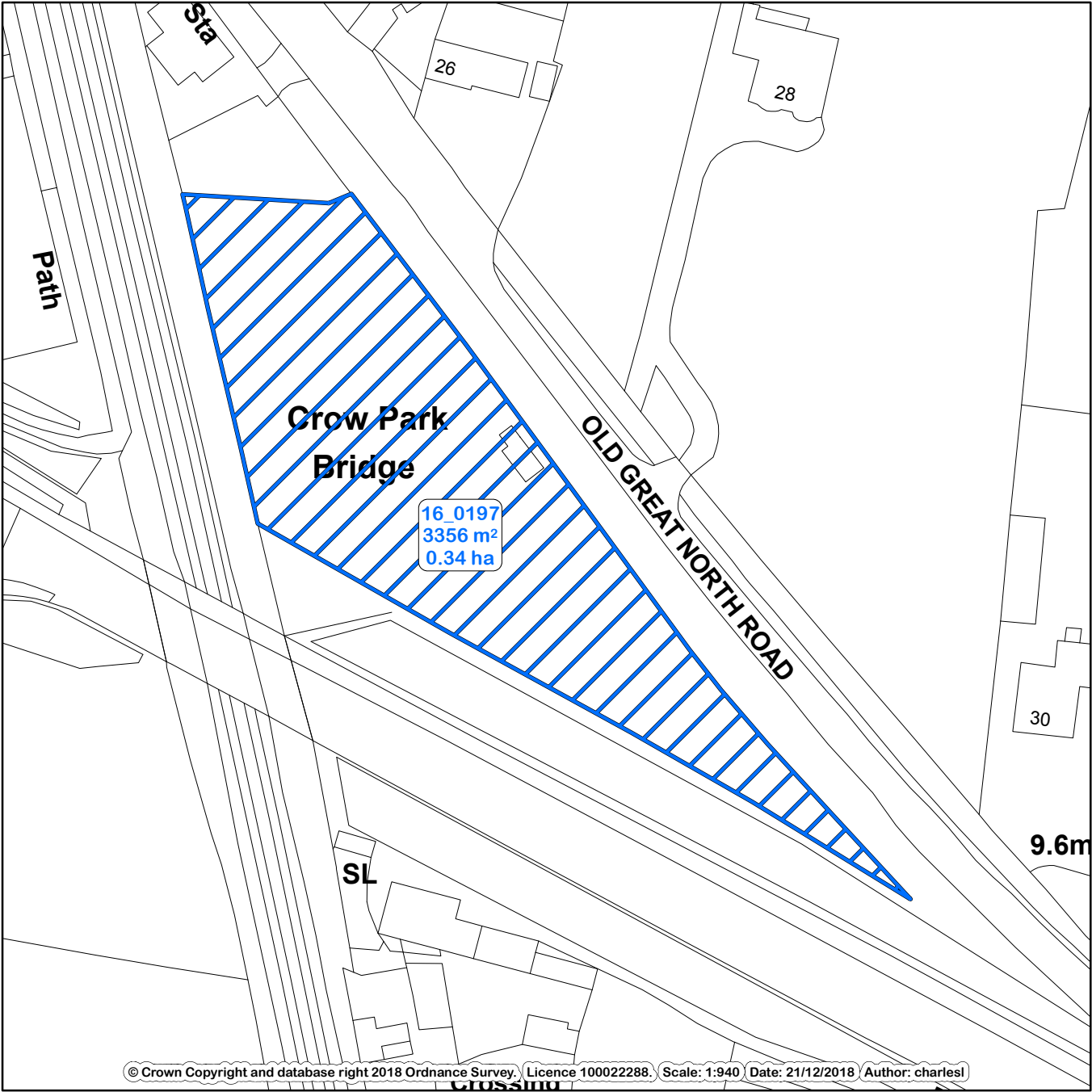
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: May be Achievable

Additional Comments

Yield: 5 (due to shape and topography constraints)



Site Reference Number: 16_0202 Site Address Land behind Holme View, 2 Main Street, Sutton-on-Trent	
Housing/Employment/Both: Housing	Area (Ha): 1.09
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:	Not Achievable
Achievability Comments:	The site is not achievable as site is not connected to highway
OVERALL CONCLUSION:	
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

Character Land Use Location: Suitable	
Location: Within Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 1.09
Area Character: Residential	
Setting : Urban / Open Space	
Current Use: Open Space	
Policy: Not Suitable	
Current Policy Status: Main Open Area	Other Policy Constraints:
Conflicting Issues: Main Open Area	

Access to Services : May be Suitable	
Within 800m or 10mins walking	Within 30mins travel by public transport
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

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

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

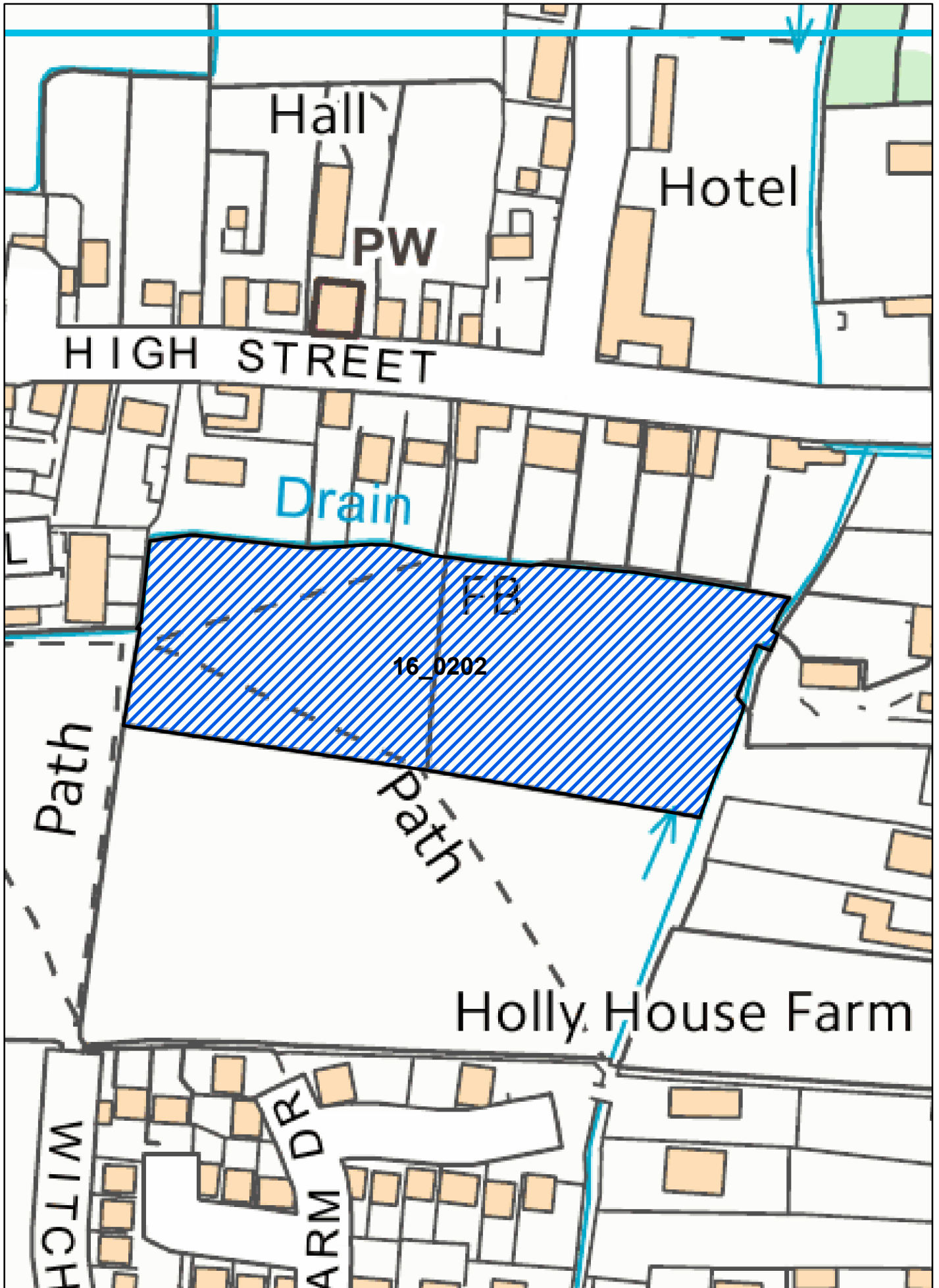
Site was formerly 08_0021

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

Within 800m or 10mins walking		Within 30mins travel by public transport	
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

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)

