

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

Site Reference	BUL0196
Site Address	Old Main Road (Land south of)
Parish	Bulcote
Ward	Lowdham
Area (ha)	1.37ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated within the Green belt and is therefore not suitable for development. The Green Belt boundary is not being amended as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to settlement
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.37ha (Greenfield)
Area Character:	Rural / residential
Setting:	Rural / residential
Current Use:	Agriculture
Policy	
Current Policy Status:	SP4a/b - Green Belt
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Over 800m	Employment	Yes
Open Space Strategy Comments	1.2km	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	It would appear that suitable access could be achieved, and it would be expected that associated and proportionate improvements to the local footway and lighting would be made.
Topography Constraints:	No
Contaminated Land:	Maybe

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Contamination Category:	B – Potentially contaminative usage has been identified within close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	Adjacent to railway line
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and trees
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Nearby to various listed buildings

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

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

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023

