

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

Site Reference	COD0004
Site Address	A17 (Land adjacent to Overfield Park)
Parish	Coddington
Ward	Winthorpe
Area (ha)	60.02ha
Housing/Employment/Both:	Employment
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 separate from the urban boundary and therefore not suitable for development in employment terms. The northern half of the site lies within the Newark Showground Policy Area where new development will be supported which supports and compliments the East Midlands Events Centre and other leisure uses on the site will be supported provided it meets the wider requirements of the Amended Core Strategy and Development Management Policies.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	60.02ha (Greenfield)
Area Character:	Agricultural / industrial / commercial
Setting:	Edge of Settlement
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8 & NUA/SPA/1
Other Policy Constraints:	Site abuts Coddington Main Open Area
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	Comprehensive Transport Assessment required for entire area. Junctions should be limited due to nature and classification of road – roundabout currently being tech approved for approved development on south side
Topography Constraints:	No

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Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Various footpaths run through the site
Protected Species/Habitats:	Unknown
Tree Preservation Order:	Yes (adjacent to G1, G3 & T1)
Natural Features on Site:	Various trees and hedgerows
Conservation Area:	Part of the site lies within CA, Remainder doesn't
Heritage Assets (Designated & Non-Designated)	No
Conservation Area:	The land parcels on the southern side of the A17 partially fall within Coddington Conservation Area. Development has the potential to disrupt the openness of the CA at this point which reflects the historic parkland setting of the former Coddington Hall. Given the magnitude of the land holding, it is difficult to judge whether there is scope in any of the smaller parcels to the west as a continuation of modern development- further work might be needed to expand our advice. Archaeology, biodiversity and trees are likely to be a consideration.

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

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

AVAILABILITY CONCLUSION: Available

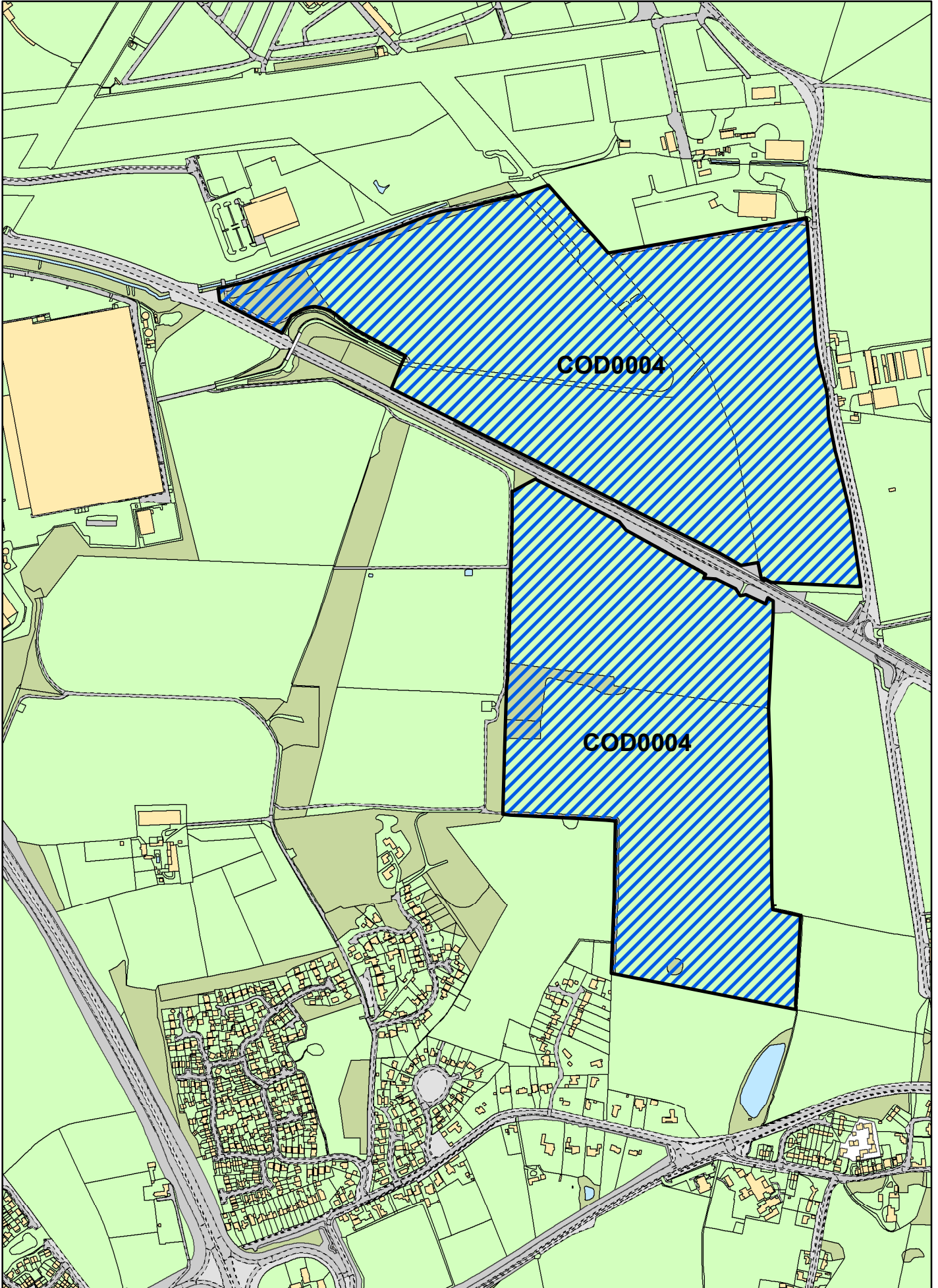
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site adjacent has planning permission for employment uses.



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Site Reference	COD_0007
Site Address	Old Hall Gardens (land off)
Parish	Coddington
Ward	Balderton North & Coddington
Area (ha)	2.50ha
Housing/Employment/Both:	Housing
Last Updated	November 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. Therefore, the site is not suitable for development under Policy SP3. The site also has significant highways constraints. The site is also located within Coddington Conservation Area.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.50ha Greenfield
Area Character:	Residential / countryside
Setting:	Countryside / edge-of-settlement
Current Use:	Equestrian / horse paddocks
Policy	
Current Policy Status:	DM8 / SP3
Other Policy Constraints:	Within Coddington Conservation Area
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	Only one available connection to adopted highway off Old Hall Drive. The proposed access incorporates part of the land belonging to 16 Old Hall Drive and at the interface with existing highway measures approximately 10 metres. However, it appears that this may not allow sufficient residual access width/grounds for parking for number 16 to the front. This could be overcome with accommodation works off the new access, but at the other end, the area within the red line is only

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	around 8 metres in width, which is insufficient for the geometries of adoptable highway. Should the above width issues be addressed, this will only still allow the bare minimum carriageway width to access the site. Whilst the development quantum is not known, such geometry will not support significant dwelling numbers. A Public Right of Way runs across the site. Such unadopted highway as this should be kept as green walkways rather than being consumed into the development footways, as the latter is detriment to enjoyment of the existing facility.
Topography Constraints:	No
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None known
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	n/a
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	Possibly
Impact on Existing Recreational Use:	Footpath runs through the site
Protected Species/Habitats:	Unknown
Tree Preservation Order:	Yes, on western perimeter
Natural Features on Site:	Some trees and hedgerows
Conservation Area:	Yes – Coddington Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available within 5-10 years
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

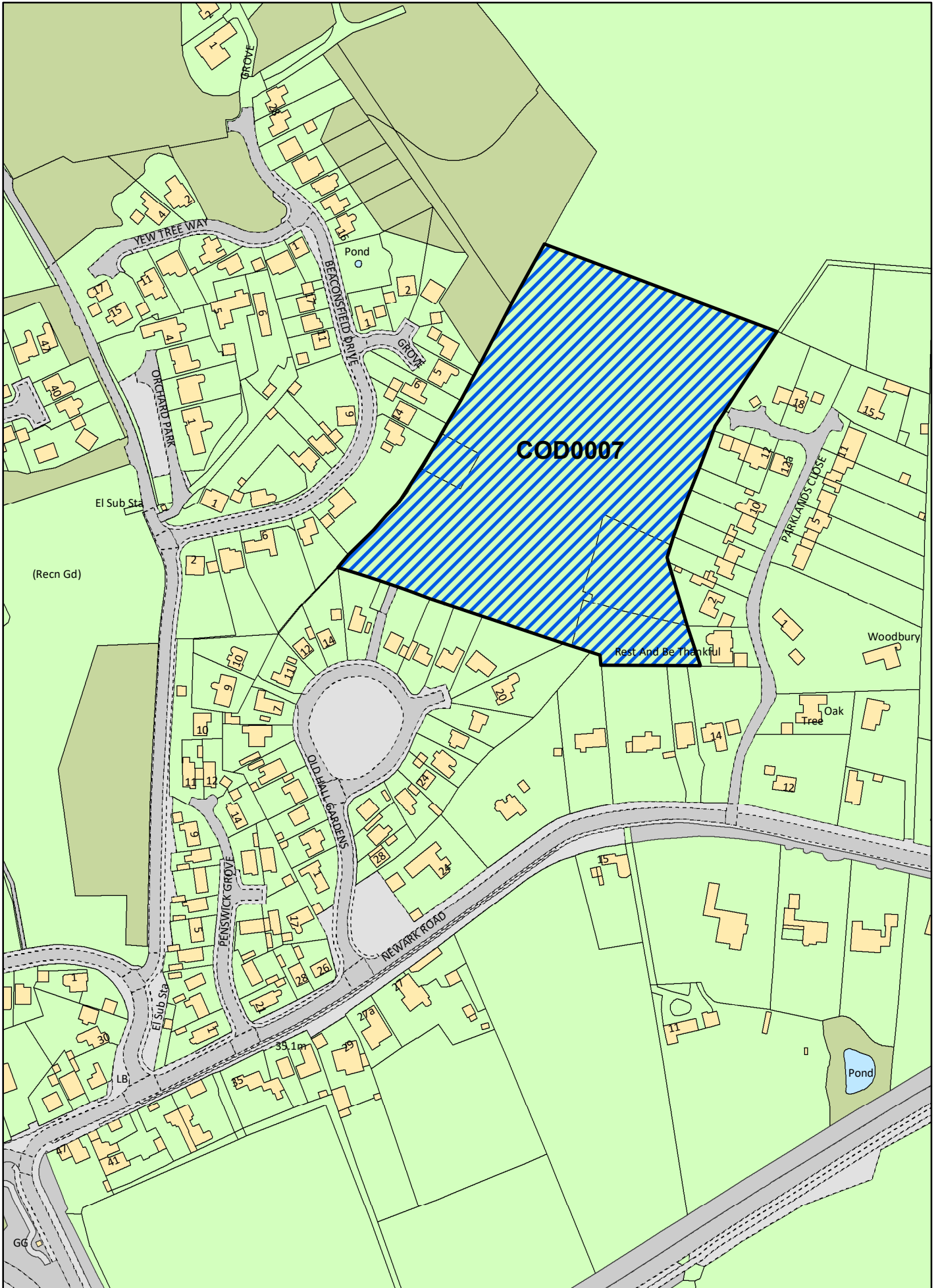
AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS



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Site Reference	COD0174
Site Address	Newlink Business Park
Parish	Coddington
Ward	Balderton North & Coddington
Area (ha)	47.50ha
Housing/Employment/Both:	Employment
Last Updated	August 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is adjacent the urban boundary of Newark and may be considered suitable for development. Any development should be subject to improvements at the A1/A46/A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is also subject to varied levels of risk of surface water flooding which any proposals would need to satisfactorily address and provide suitable mitigation if necessary. Consideration must be given to the presence of Public Rights of Way through the site and a TPO within the site. Part of site (16.60ha) has planning permission for distribution uses, including ancillary offices and associated works (20/01452/OUTM).

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjoining) settlement boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	47.50ha (Greenfield)
Area Character:	Agricultural / industrial / commercial
Setting:	Edge-of-settlement
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	Abuts Coddington Main Open Area
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	Any development should be subject to improvements at the A1/A46/A17 junction. Highway design should comply with the Highway

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	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. Sustainable transport links will be required.
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 to Moderate)
Site Apparatus:	
Access to Utilities:	
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	4% at high risk, 6% at medium risk, 16% at low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Two footpaths in/adjacent to site (Coddington FP4a and Coddington FP5)
Protected Species/Habitats:	No
Tree Preservation Order:	Yes, TPO N174 on southern boundary of the site
Natural Features on Site:	Hedges / Embankment
Conservation Area:	Adjacent to Coddington Conservation Area
Heritage Assets (Designated & Non-Designated)	Potential for archaeological interest, Coddington Hall's unregistered park and garden

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

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

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Part of site (16.60ha) has planning permission for distribution uses, including ancillary offices and associated works (20/01452/OUTM)

Yield: 35.66 (75% developable area)



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