

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

<b>Site Reference</b>	<b>CRO0016</b>
<b>Site Address</b>	<b>Great North Road (Tarmac Cromwell Quarry)</b>
<b>Parish</b>	<b>Cromwell</b>
<b>Ward</b>	<b>Muskham</b>
<b>Area (ha)</b>	<b>22.31ha</b>
<b>Housing/Employment/Both:</b>	<b>Employment</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	Nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is separated from the village by the A1 and lies in open countryside, therefore is not considered suitable for development. Site is also in Flood Zone 3, an area at highest risk of flooding.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Separated from village
PDL/Greenfield:	Brownfield
Area of PDL / Greenfield:	Unknown
Area Character:	Former industrial / rural
Setting:	Former industrial / rural
Current Use:	Cromwell River Wharf, restored vacant land, vegetation
<b>Policy</b>	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
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		Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	Both commercial or residential would have connectivity/sustainability issues, and whilst an access is existing, it is a crossroad layout which may create issues in terms of safety if traffic (therefore conflict) is increased. The assessment of this would depend on numbers, both existing and proposed, in all directions. Whilst there is significant amounts of adopted highway (and development land) which in theory would allow improvements, the topography would make this very costly to achieve in practice.

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

Topography Constraints:	No
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:	Exact nature unknown
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 3
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

<b>Landscape, Biodiversity and Built Heritage Constraints:</b>	
Impact on Views:	Possible
Impact on Existing Recreational Use:	Public bridleway runs along eastern boundary of the site along the River Trent
Protected Species/Habitats:	Majority of site is LWS
Tree Preservation Order:	No
Natural Features on Site:	Various trees and vegetation
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Adjacent to Ancient Scheduled Monument

**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**

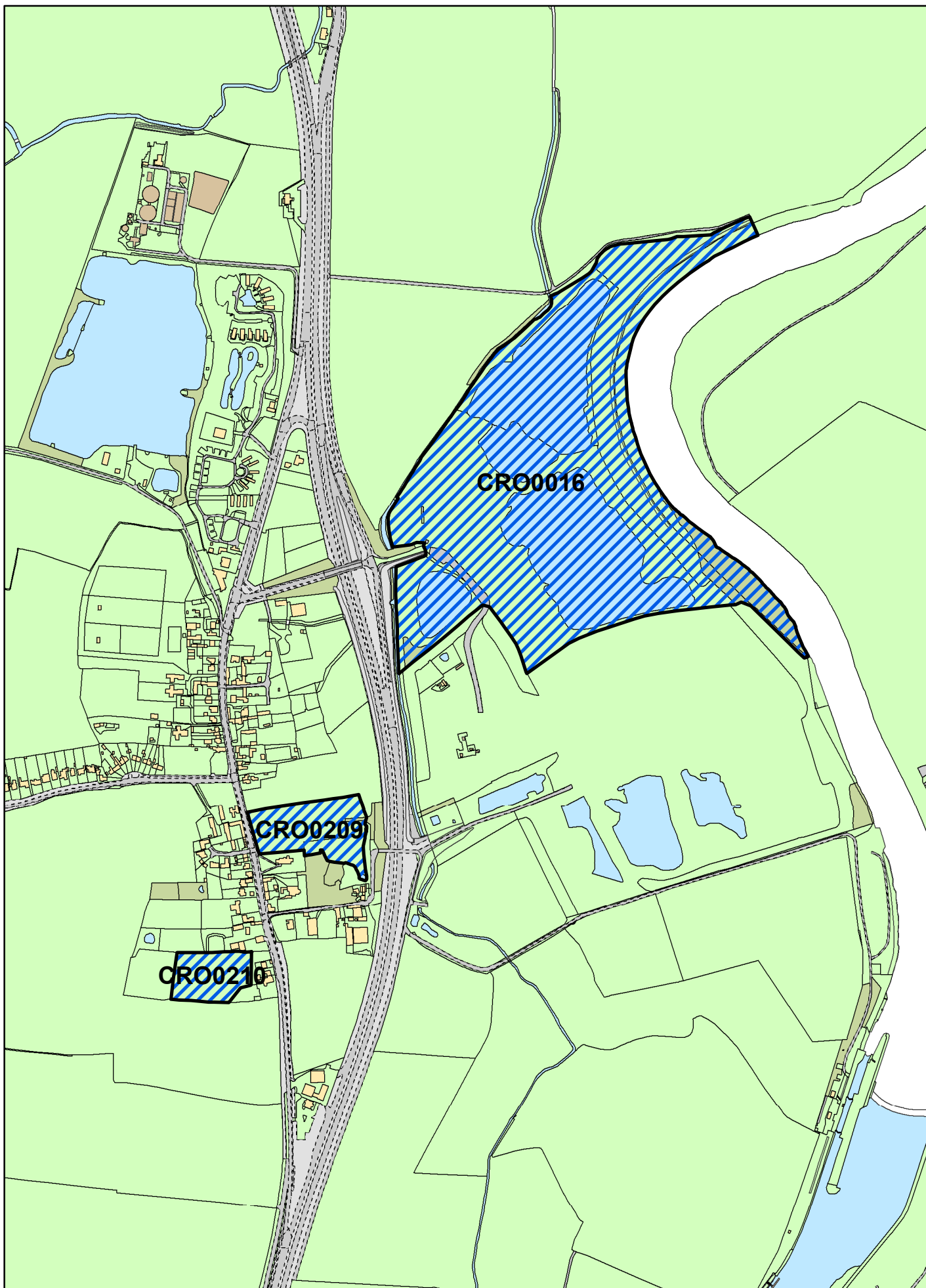
**ACHIEVABILITY CONCLUSION: Achievable**

**ADDITIONAL COMMENTS**

Landowner seeking employment uses with complimentary leisure uses



# Strategic Housing and Employment Land Availability Assessment 2023



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

<b>Site Reference</b>	<b>CRO0209</b>
<b>Site Address</b>	<b>Great North Road (Land east of)</b>
<b>Parish</b>	<b>Cromwell</b>
<b>Ward</b>	<b>Muskham</b>
<b>Area (ha)</b>	<b>1.59ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	Nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable for development under SP3. Site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Adjacent to Village
<b>PDL/Greenfield:</b>	Greenfield
<b>Area of PDL / Greenfield:</b>	1.59ha (Greenfield)
<b>Area Character:</b>	Countryside / Residential
<b>Setting:</b>	Countryside / Residential
<b>Current Use:</b>	Agriculture
<b>Policy</b>	
<b>Current Policy Status:</b>	SP3 / DM8
<b>Other Policy Constraints:</b>	
<b>Conflicting Issues:</b>	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
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 1km	Employment	No
Open Space Strategy Comments	82m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	Unknown
<b>Topography Constraints:</b>	None
<b>Contaminated Land:</b>	Maybe
<b>Contamination Category:</b>	B – Potentially contaminative usage has been identified in close proximity to the site
<b>Agricultural Land Quality:</b>	Grade 2 (Very Good)

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

Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1 and 2
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:	Adjacent to a LWS
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Adjacent to Grade I Listed Church and Grade II Listed Rectory

**SUITABILITY CONCLUSION: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Availability confirmed 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**

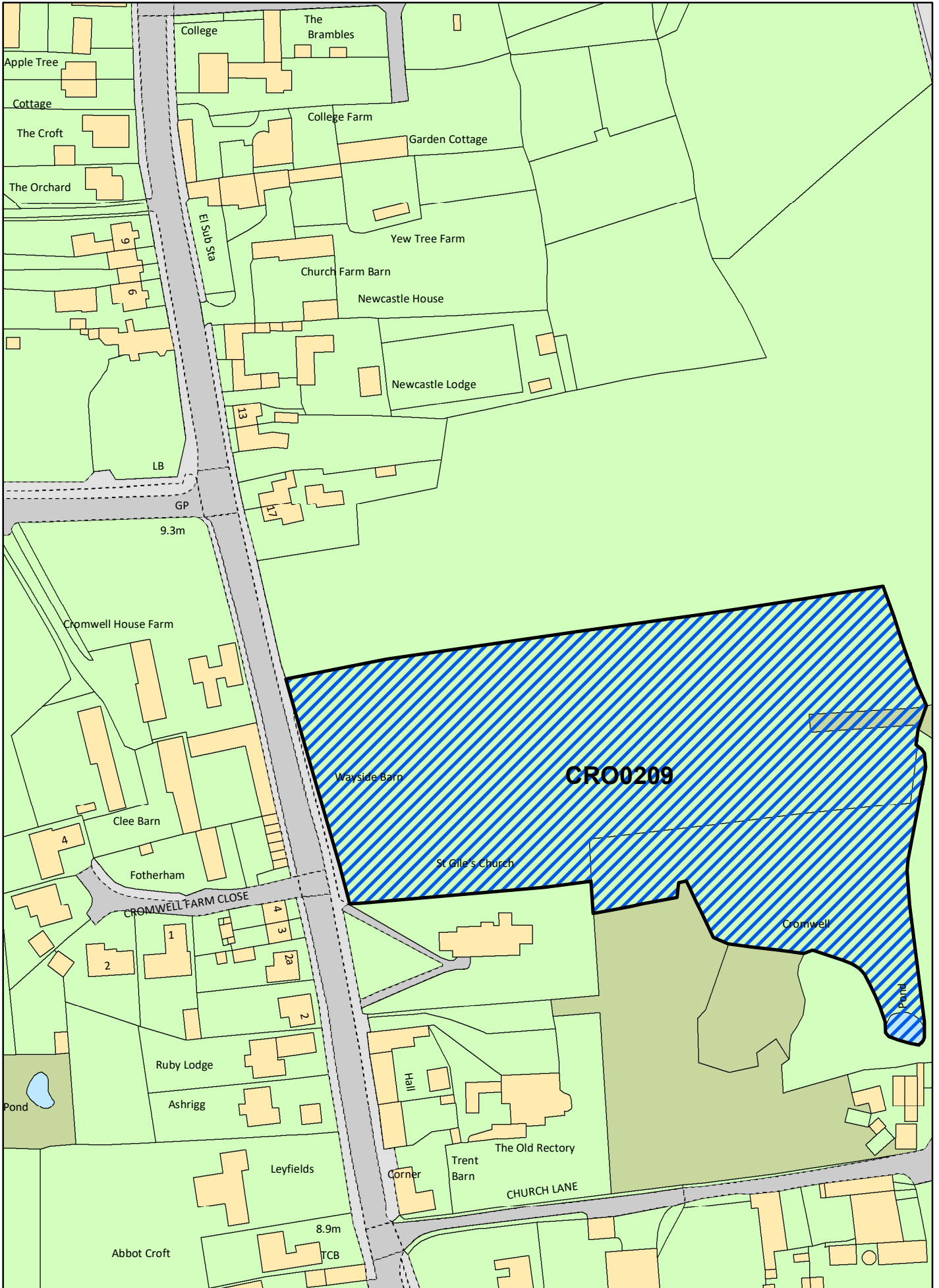
**ACHIEVABILITY CONCLUSION: Achievable**

### ADDITIONAL COMMENTS

Formerly known as 08_0168
---------------------------



# Strategic Housing and Employment Land Availability Assessment 2023



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

<b>Site Reference</b>	<b>CRO0210</b>
<b>Site Address</b>	<b>Great North Road (Land west of)</b>
<b>Parish</b>	<b>Cromwell</b>
<b>Ward</b>	<b>Muskham</b>
<b>Area (ha)</b>	<b>0.93ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	Nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable for development under SP3. Site may be suitable to come forward as an Exceptions Site subject to meeting the policy requirements in full.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Adjacent to village
<b>PDL/Greenfield:</b>	Greenfield
<b>Area of PDL / Greenfield:</b>	0.93ha (Greenfield)
<b>Area Character:</b>	Countryside / residential
<b>Setting:</b>	Countryside / residential
<b>Current Use:</b>	Agriculture
<b>Policy</b>	
<b>Current Policy Status:</b>	SP3 / DM8
<b>Other Policy Constraints:</b>	
<b>Conflicting Issues:</b>	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
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	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	260m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	None provided
<b>Topography Constraints:</b>	None
<b>Contaminated Land:</b>	Maybe
<b>Contamination Category:</b>	B – Potentially contaminative usage has been identified in close proximity to the site
<b>Agricultural Land Quality:</b>	Grade 2 (Very Good)

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

Site Apparatus:	None
Access to Utilities:	Unknown
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:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows round the perimeter
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Nearby

**SUITABILITY CONCLUSION: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land availability confirmed in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	Land held under agricultural tenancy
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

Formerly 08\_0175





# Strategic Housing and Employment Land Availability Assessment 2023

