

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

Site Reference	LOW0201
Site Address	Epperstone Road (Land at Lowdham House)
Parish	Lowdham
Ward	Lowdham
Area (ha)	4.62ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	There is nothing to suggest the site is not available.
Achievability Conclusions:	Achievable
Achievability Comments:	There is 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. Even if the settlement boundary were to be reviewed in the future, the site is separated from the settlement and would not be suitable for development. The site has no connection to the highway and there are heritage considerations.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	Unknown
Area Character:	Countryside
Setting:	Green Belt
Current Use:	Countryside
Policy	
Current Policy Status:	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	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Within 2km

Physical Constraints:	
Highway Engineers Comments:	Site has no connection to the public highway and is therefore unsatisfactory.
Topography Constraints:	Yes, slopes to the south
Contaminated Land:	No

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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
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Setting of Conservation Area
Heritage Assets (Designated & Non-Designated)	No designated assets on the site but is in the setting of St Mary. Lowdham House may be a non-designated asset.

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Owner confirmed availability in June 2023
Achievability Comment:	There is nothing to suggest the site is not achievable.
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None Known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

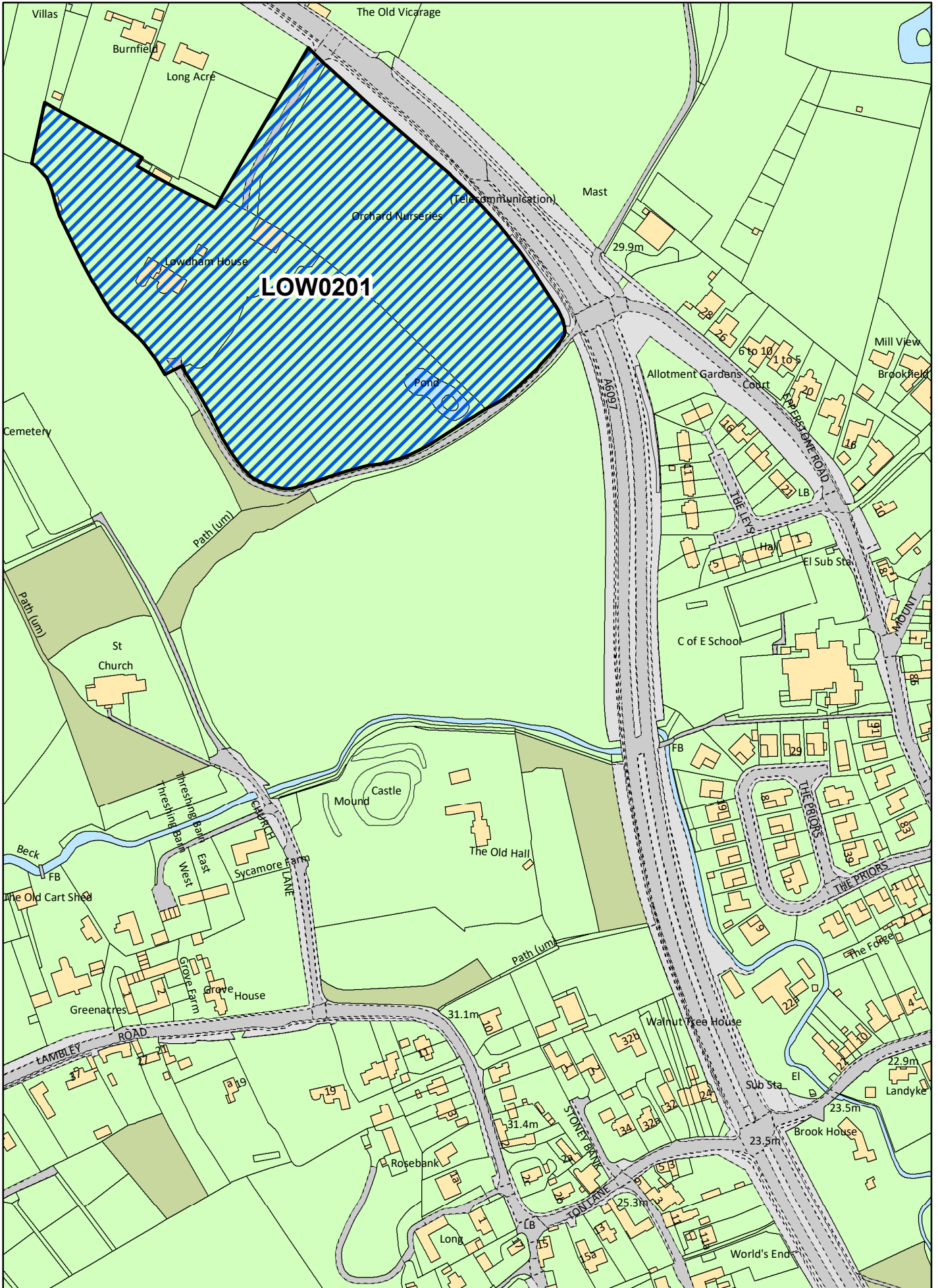
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site includes the former reference 08/0376 but has been expanded at the landowners request.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	LOW0259
Site Address	Southwell Road (Land off)
Parish	Lowdham
Ward	Lowdham
Area (ha)	9.66ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located in the Green Belt and is therefore not suitable for development. The Green Belt boundary is not being amended as part of the Plan Review. There are potential contamination issues on the site.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjoining)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	9.66ha (Greenfield)
Area Character:	Village / countryside / motor garage (dealership)
Setting:	Green Belt
Current Use:	Agriculture
Policy	
Current Policy Status:	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	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	311m	Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout to be provided to standard. Offsite highway works required. Traffic assessment required. Large site with long frontage to Southwell Rd where an adequate access may be achievable. It is likely that offsite highway works would be required to improve pedestrian links to Lowdham.
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:	Unknown
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 2 & 3
Surface Water Flooding:	Unknown
Identified within the SFRA?	Unknown
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes
Impact on Existing Recreational Use:	Yes, Lowdham BW6
Protected Species/Habitats:	Unknown
Tree Preservation Order:	Yes
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site 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:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Formerly two parcels 08_0214 and 08_0693

Yield: 173



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