

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

Site Reference	NORW0212
Site Address	Norwell Lane (Land northwest of)
Parish	Norwell
Ward	Muskham
Area (ha)	2.33ha
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 separated from the settlement, in the open countryside and is covered by SP3 / DM8. The site is therefore not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.33ha (Greenfield)
Area Character:	Rural / agricultural
Setting:	Rural / agricultural
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

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

Physical Constraints:	
Highway Engineers Comments:	Unknown
Topography Constraints:	No
Contaminated Land:	Unknown
Contamination Category:	Unknown
Agricultural Land Quality:	Grade 3 (Good – Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown

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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
Conservation Area:	Adjacent to
Heritage Assets (Designated & Non-Designated)	Nearby

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

Site Reference	NORW0213
Site Address	Norwell Lane (Land adjacent St Lawrence Church)
Parish	Norwell
Ward	Muskham
Area (ha)	3.45ha
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:	May be Achievable
Achievability Comments:	Highways issues may determine if the site is achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable for development. There are also significant highways issues.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.45ha (Greenfield)
Area Character:	Village / countryside
Setting:	Village / countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments	253m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout required to standard. Offsite highway works and a Traffic Assessment required. Large site that could generate a considerable number of traffic movements onto what is essentially a country lane with no pedestrian facility. Development on this site would likely cause highway safety issues without extensive off site highway works to provide at minimum a pedestrian route to link with the existing in Norwell.
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:	No
Access to Utilities:	Yes
Neighbour Issues:	Ancient Monument partially within a small portion of the site
Flood Zone:	Flood Zone 2 and 3
Surface Water Flooding:	
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:	Adjacent to LWS
Tree Preservation Order:	No
Natural Features on Site:	Trees on site, watercourse on south eastern boundary
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Yes (small part of site covered by ancient monument)

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

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

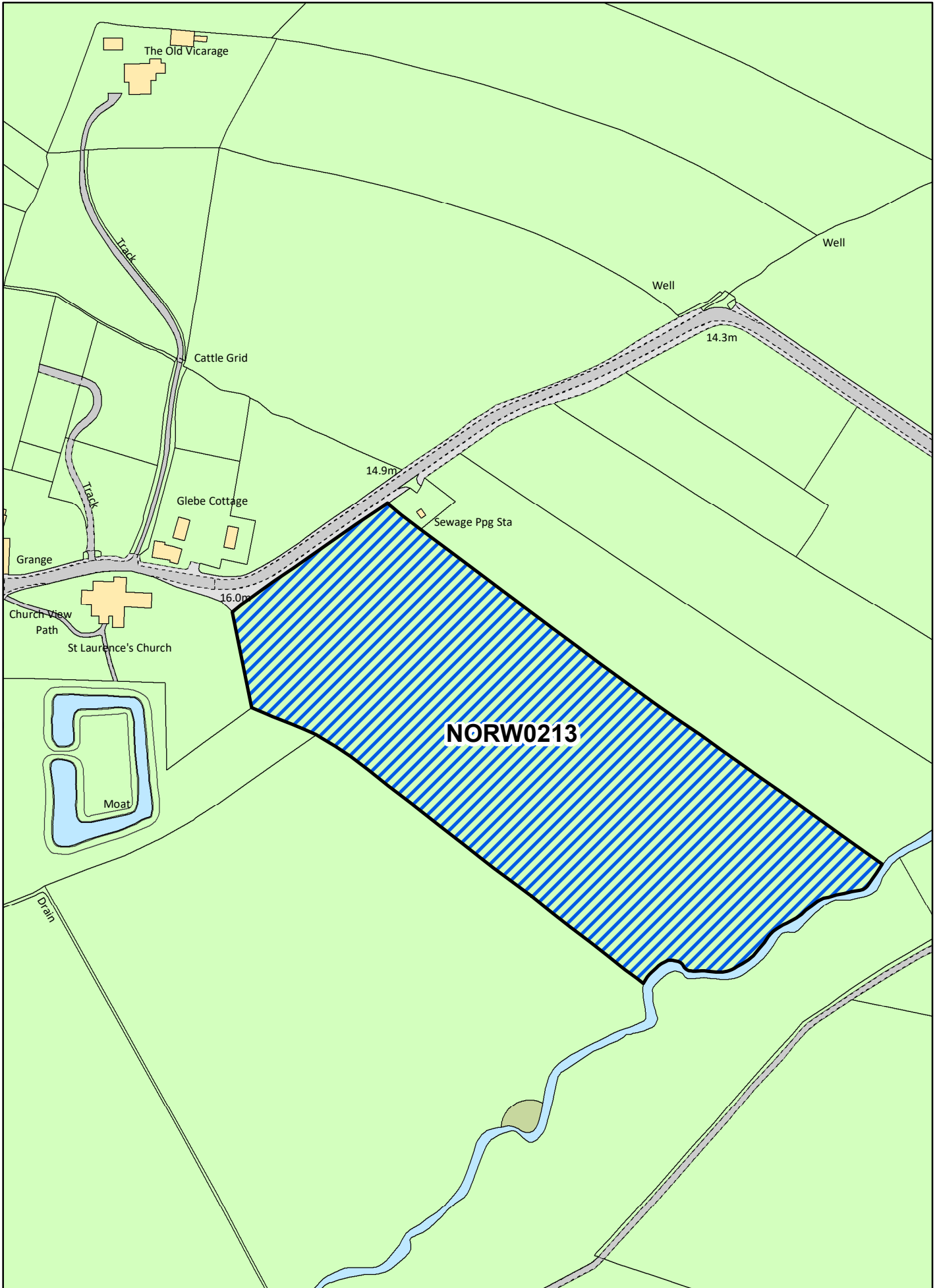
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Formerly 08_0169



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	NORW0235
Site Address	School Lane (The Old Farmhouse)
Parish	Norwell
Ward	Muskham
Area (ha)	0.22ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site lies within the village of Norwell and any development would be considered in accordance with SP3. Any contamination issues would need to be mitigated. Site is in conservation area. The site therefore may be suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Within village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.22ha Greenfield
Area Character:	Residential
Setting:	Village
Current Use:	Grassland / residential
Policy	
Current Policy Status:	SP3
Other Policy Constraints:	Conservation Area
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	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	Within 400m	Employment	No
Open Space Strategy Comments	137m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout to be standard. Likely to be acceptable to Highway Authority.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site

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Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	House on site. Telephone wires from road to house
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:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Hedge through site from east to west
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land is 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 08_0187
Yield: approximately 7 dwellings

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

Site Reference	NORW0242
Site Address	School Lane (Land at)
Parish	Norwell
Ward	Muskham
Area (ha)	1.40ha
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:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside, adjoining the village and is covered by SP3 / DM8. Therefore, the site is not suitable for development under SP3. The site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full. There are also potential contamination issues which would need to be investigated and mitigated where necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.40ha (Greenfield)
Area Character:	Countryside / village
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments	100m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	On-site highway layout required to standard. Offsite highway works and a Traffic Statement required. Access to this site is over an existing adopted highway, Fair Vale, which has a restricted width. This in turn would restrict the number of properties that could be safely served unless third party land is sought. Other factors restricting development would be that School Lane/Fair Vale has only one point of access onto

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	the distributor road and further development may result in an over long cul-de-sac also there is primary school on the approach road to the site.
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:	Transmission poles and lines across the site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1 and 2
Surface Water Flooding:	No
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:	Trees on boundaries
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:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Formerly known as 08_0287



Strategic Housing and Employment Land Availability Assessment 2023

