

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

Site Reference	SOU0012
Site Address	Crew Lane (North and South of)
Parish	Southwell
Ward	Southwell
Area (ha)	4.75ha
Housing/Employment/Both:	Both
Last Updated	June 2023
Suitability Conclusion:	May be 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:
 May be suitable for development if settlement boundary changes are considered as part of future Development Plan proposals. Access to the site is constrained with poor connectivity and visibility. Any development would need to satisfactorily demonstrate that these issues can be overcome. Potential contamination issues at the site would need to be investigated and mitigated as necessary. Part of the site lies within Flood Zone 2 and proposals would need to satisfactorily address this and provide suitable mitigation as necessary. Any development of the site would need to take account of PROWs within the site. Potential heritage impacts need to be explored and addressed if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.75ha (Greenfield)
Area Character:	Countryside
Setting:	Countryside
Current Use:	Agricultural
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	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office		Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	559m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Any development here would significantly increase traffic along Crew Lane Close to the west. The Highway Authority is already in receipt of

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	<p>significant numbers of complaints along this length of highway, related to volume (due to its unsuitability to serve anything beyond the houses fronting it) and speed of vehicles using it as a cut through. Crew Lane Close has no footway, and any development should be required to address this, potentially closing Crew Lane Close and providing a turning head. Without this, it is unlikely that the development can be suitably mitigated, and it is therefore recommended that this provision is demonstrated as possible prior to allocation.</p> <p>Crew Lane itself is narrow and is unlikely to be able to support additional traffic in its current form; a narrow country lane with no footways linking the development to local facilities or to the bridleway to the west. There are potential visibility constraints from the southernmost parcel, due to the bend. A change in priority could be considered suitable here as an option to overcome this. Any change in priorities would need to meet the geometric parameters within the Nottinghamshire Highway Design Guide.</p>
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:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	5% in Flood Zone 2
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Possible
Impact on Existing Recreational Use:	FP2 / BW5 / FP6
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Trees/hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Partially within Shrunken Medieval Village

Conservation Comments

As per the advice previously given, it is likely that the archaeology will not have such an arbitrary edge and there may well be archaeological significance within the southern part of the allocation area too. As per previous advice, we should defer to our archaeological colleague at LCC - Matt Adams - to establish the likely archaeological significance of this area and whether archaeological evaluation is actually required. At the very least I would anticipate a WSI to be agreed as part of any planning approval. Depending on scale development in this identified site could affect the setting of the CA, but if retained at the existing height of development on Crew Lane is unlikely to impact setting. The Workhouse is a landmark structure in wider landscape views, and the importance of this is specifically included in our Southwell Landscape Study and in our Local Plan Policy SoWH. Views

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out from the Workhouse itself will also need to be considered, which may extend some distance, and the National Trust will be best to advise here. The key mitigation here I expect would be height and intervening landscaping. The setting of the heritage assets here must be given careful consideration in the planning process. Southwell has a specific ‘view cone’ policy on its other landmark structures, being the Minster, Archbishop’s Palace and Holy Trinity church. Again, height would be the key factor to avoid having any impact on the setting of these heritage assets.

SUITABILITY CONCLUSION: May be 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

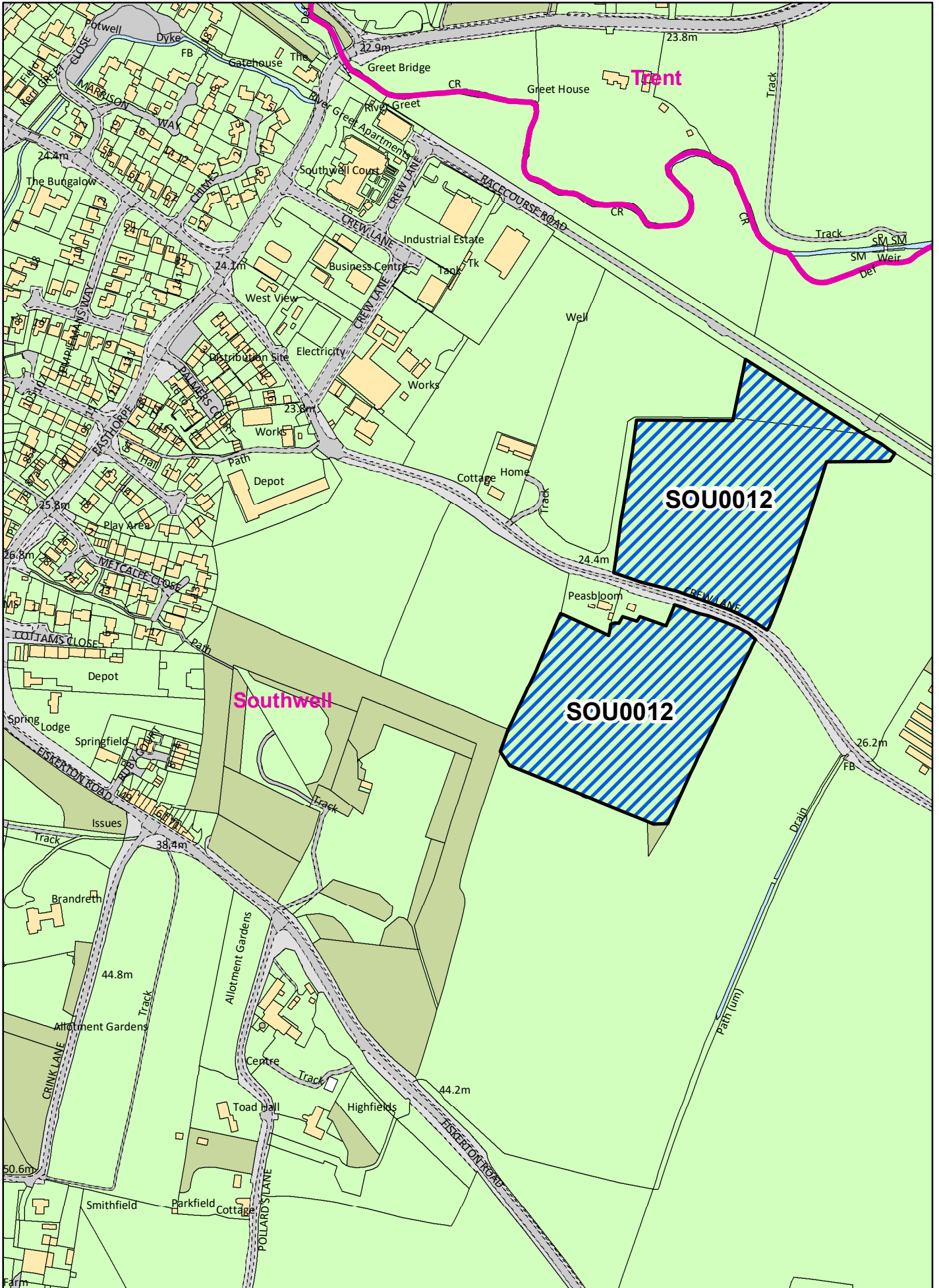
ADDITIONAL COMMENTS

Part of 16_0173.

Yield: Site submission states up to 74 dwellings plus a c1, 000sqm animal veterinary hospital.



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Assessment (SHELAA) – Site Assessment Form**

Site Reference	SOU0144
Site Address	Kirklington Road (Land east of) (So/Ho/4)
Parish	Southwell
Ward	Southwell
Area (ha)	2.07ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	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 allocated for residential development and is suitable subject to appropriate mitigation measure as necessary. Planning permission was approved in June 2021 (20/01190/OUTM) for 45 dwellings. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitat.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Residential / open space
Setting:	Countryside / residential
Current Use:	Residential / former allotments / open space
Policy	
Current Policy Status:	Allocated (So/Ho/4)
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	No
Distance from Public Open Space	Over 400m	Employment	Yes
Open Space Strategy Comments	514m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development

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	proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).
Topography Constraints:	No
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding area
Agricultural Land Quality:	40.69% Grade 2 (Very good), 59.31% Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 2% Medium Risk, 6% Low Risk
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:	Potential species habitat
Tree Preservation Order:	No
Natural Features on Site:	Unknown
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Outline permission granted
Achievability Comment:	No evidence 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

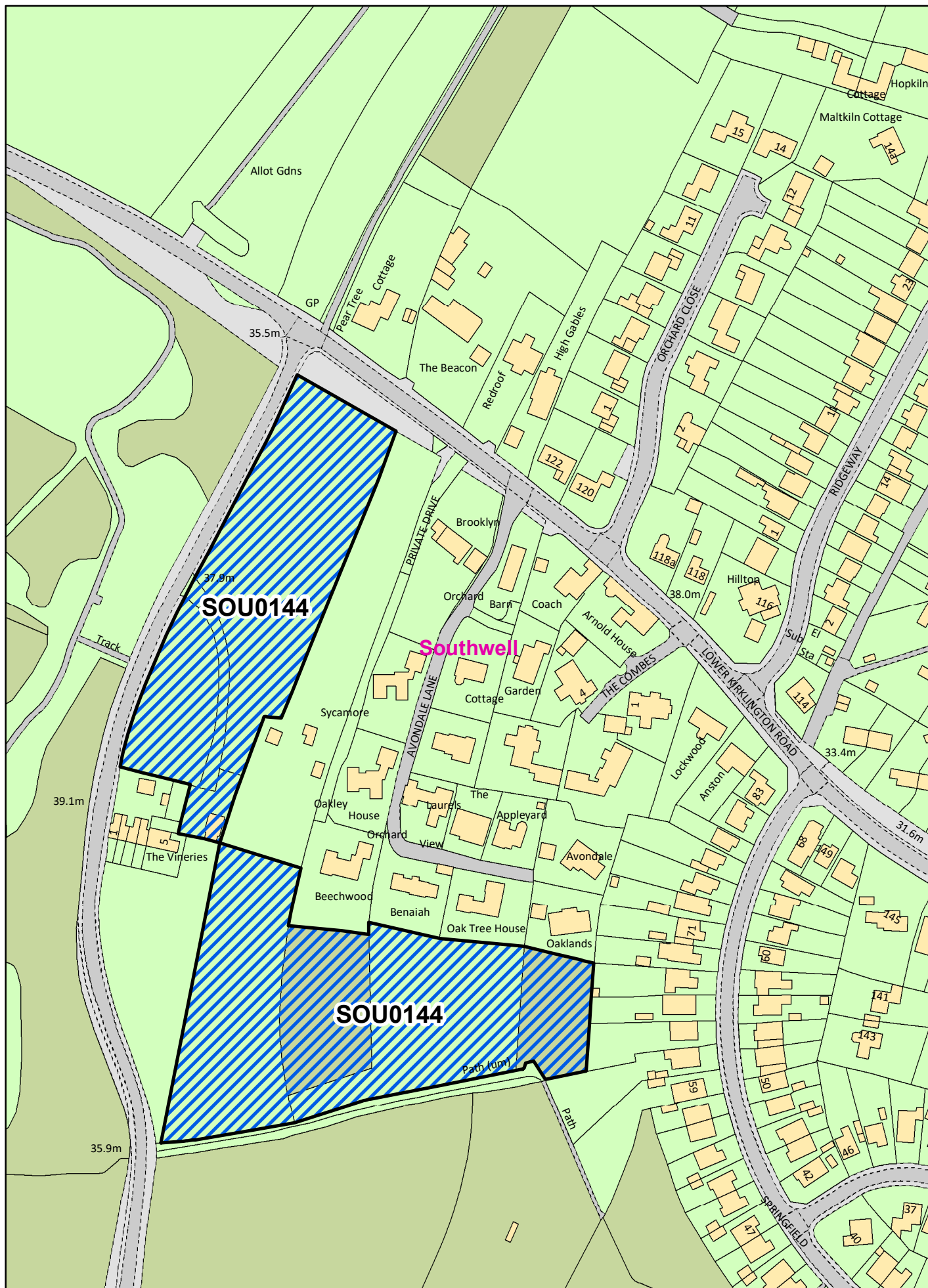
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Planning permission granted under reference 20/01190/OUTM for 45 dwellings but is not under construction.



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Assessment (SHELAA) – Site Assessment Form**

Site Reference	SOU0145
Site Address	Lower Kirklington Road (Land off) (So/Ho/5)
Parish	Southwell
Ward	Southwell
Area (ha)	3.71ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for residential development and is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Planning permission was refused in 2023 for 56 dwellings and the application was submitted by Redrow Homes.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.71ha (Greenfield)
Area Character:	Countryside / Residential
Setting:	Countryside / Residential
Current Use:	Undeveloped land
Policy	
Current Policy Status:	Allocated (So/Ho/5)
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	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	616m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of

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	submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).
Topography Constraints:	No
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	91.70% Grade 2 (Very Good), 8.30% Grade 3 (Good to Moderate)
Site Apparatus:	Unknown
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 3% Medium Risk, 19% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	FP57 / FP58
Protected Species/Habitats:	Potential species habitat
Tree Preservation Order:	No
Natural Features on Site:	Various
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Pear Tree Cottage is a NDHA

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Application brought forward in 2032 by Redrow Homes
Achievability Comment:	No evidence 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

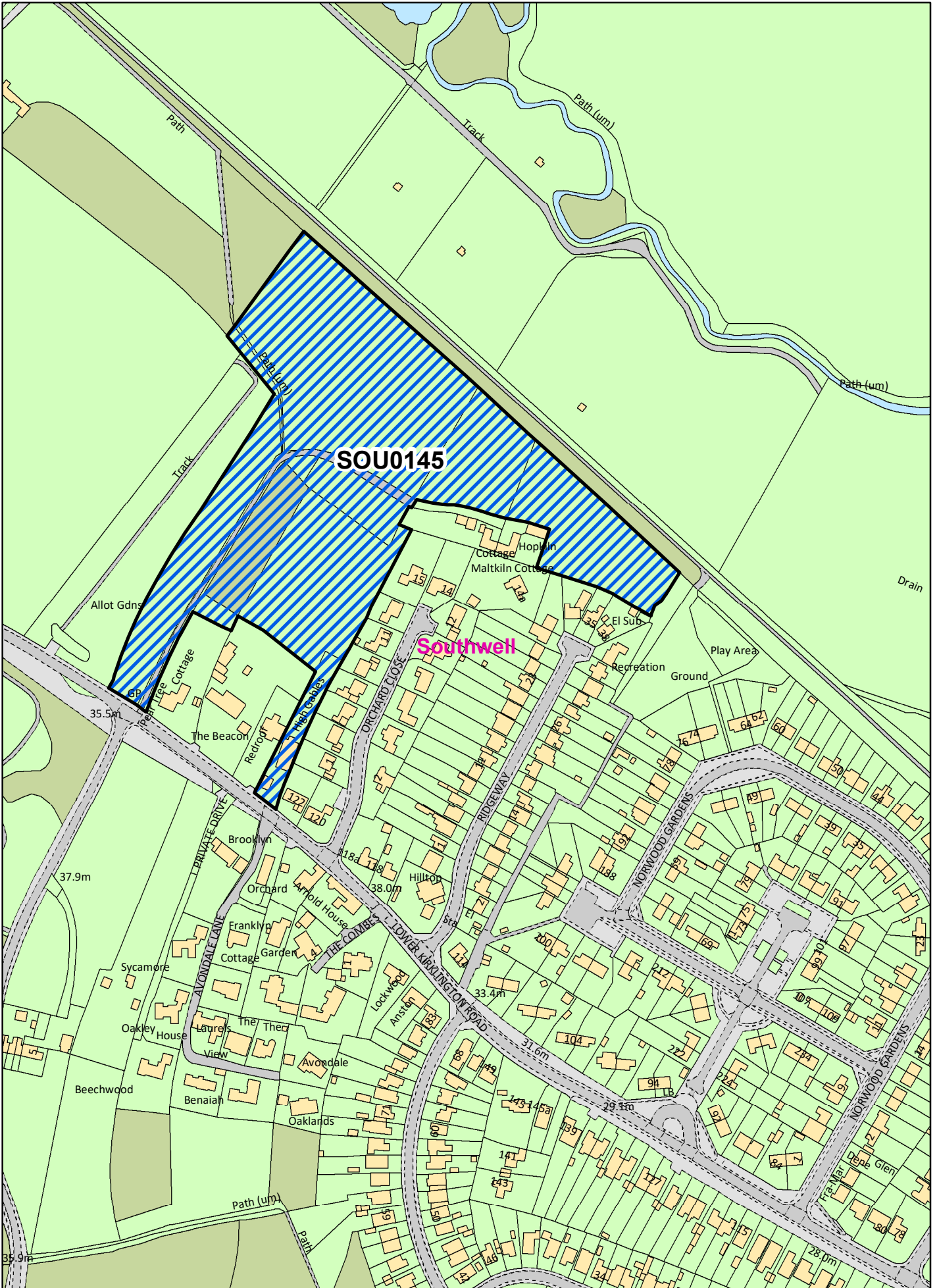
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

23/00312/FULM – Application refused for 56 dwellings in May 2023.



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**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	SOU0146
Site Address	Southwell Depot – So/Ho/7
Parish	Southwell
Ward	Southwell
Area (ha)	0.57ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	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 allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.57ha (PDL)
Area Character:	Countryside / residential
Setting:	Edge of settlement
Current Use:	Vacant former depot
Policy	
Current Policy Status:	Allocated So/Ho/7
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	Within 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:

Highway Engineers Comments:	Access for upto 15 dwellings could be taken direct from Fiskerton Road. For development above that level, ideally the access from Fiskerton Road into the application site should be closed off and reinstated as verge, and access into the site taken from Cottams Close. However, it is understood that the verge on the south side of Cottams Close is not
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	part of the adopted public highway, and this would need to be crossed to gain access to the application site. It is understood that this verge is unregistered land. A legal process could be commenced to seek the adoption of this verge as public highway under Section 228 of the Highways Act 1980. This process involves the displaying of public notices and invites any objections. So the outcome is not guaranteed and the process could only reasonably be started if the developer considered it as a positive approach to gaining access.
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative has been identified at the site
Agricultural Land Quality:	100% Grade 3 (Good – Moderate)
Site Apparatus:	Previously developed site
Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	6% low risk
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:	No
Conservation Area:	Adjacent to
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms site remains available
Achievability Comment:	No evidence suggests 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

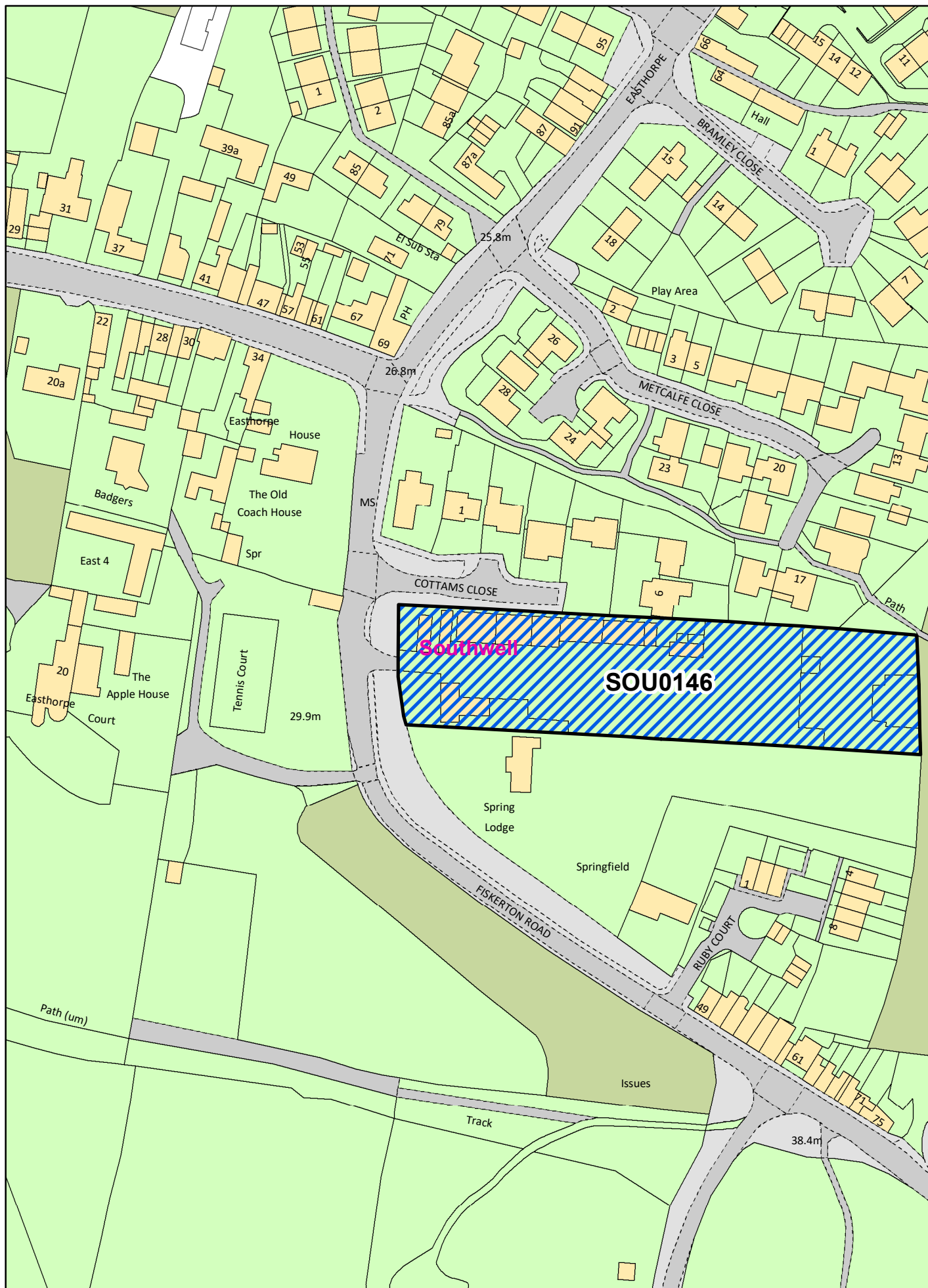
ADDITIONAL COMMENTS

Site is allocated for 15 dwellings. The Plan Review proposes to increase the number to 18 to acknowledge that land is no longer reserved for the Southwell Bypass. The urban boundary will be amended to enable this extension. 16/01304/FUL for 9 dwellings was dismissed at appeal.

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

Site Reference	SOU0147
Site Address	Crew Lane (Land east of) (So/E/2)
Parish	Southwell
Ward	Southwell
Area (ha)	2.34ha
Housing/Employment/Both:	Employment
Last Updated	June 2023
Suitability Conclusion:	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 allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Southwell Bypass proposals are no longer included within the County's Transport Plan and as the line will no longer require protection, the boundaries of this site are proposed to be amended to better reflect the natural features on the ground. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies within an area now at risk of flooding and therefore the allocation is proposed to be reduced to reflect this. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location

Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.34ha (Greenfield)
Area Character:	Employment / countryside
Setting:	Edge of settlement
Current Use:	Agriculture

Policy

Current Policy Status:	Allocated (So/E/2)
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	Within 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	82m	Proximity to Transport Node	Over 1km

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Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide 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.
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:	Trees
Access to Utilities:	Unknown
Neighbour Issues:	None
Flood Zone:	Flood Zone 1 and 2
Surface Water Flooding:	33% High Risk, 50% Medium Risk, 17% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath runs through the site
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Opposite Southwell Workhouse

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Owner confirms land is available in June 2023
Achievability Comment:	Nothing suggests development 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

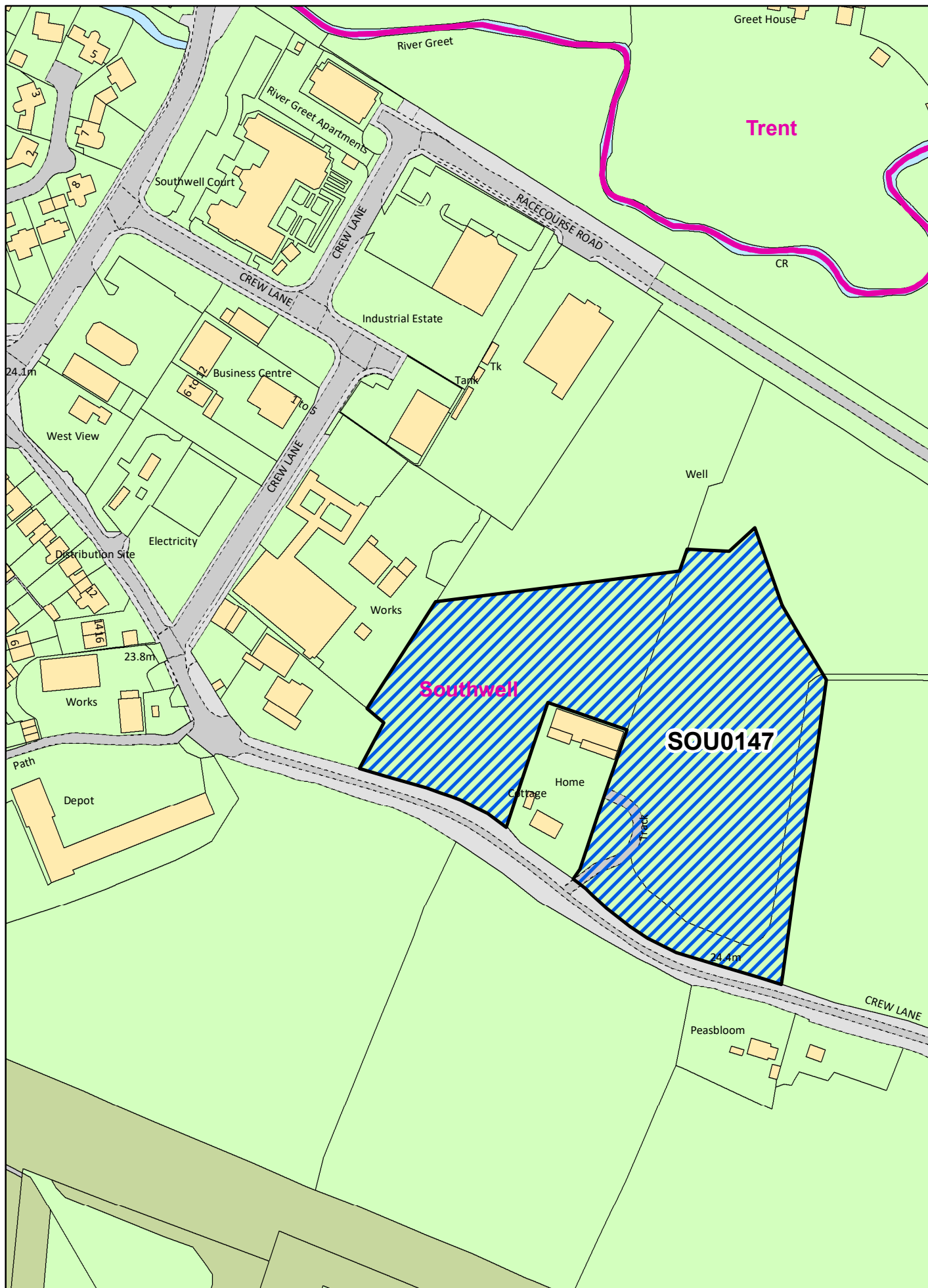
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was formerly known as 08_0115. Due to changed flood risk in the north of the site and in view of the abandoned plan for a Southwell Bypass, the allocated area will be reduced.



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Assessment (SHELAA) – Site Assessment Form**

Site Reference	SOU0148
Site Address	Crew Lane (Land south of)
Parish	Southwell
Ward	Southwell
Area (ha)	3.48ha
Housing/Employment/Both:	Employment
Last Updated	August 2023
Suitability Conclusion:	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 allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for Southwell Bypass are no longer included within the County’s Transport Plan and the Bypass will no longer require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.48ha (Greenfield)
Area Character:	Countryside
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated So/E/3
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	Within 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	218m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority’s relevant design guide at the time of submission. Where appropriate,

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	development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	None
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.4% high risk, 0.5% medium risk, 3.1% low risk
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:	Trees, hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land controlled by the Council, remains available
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
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

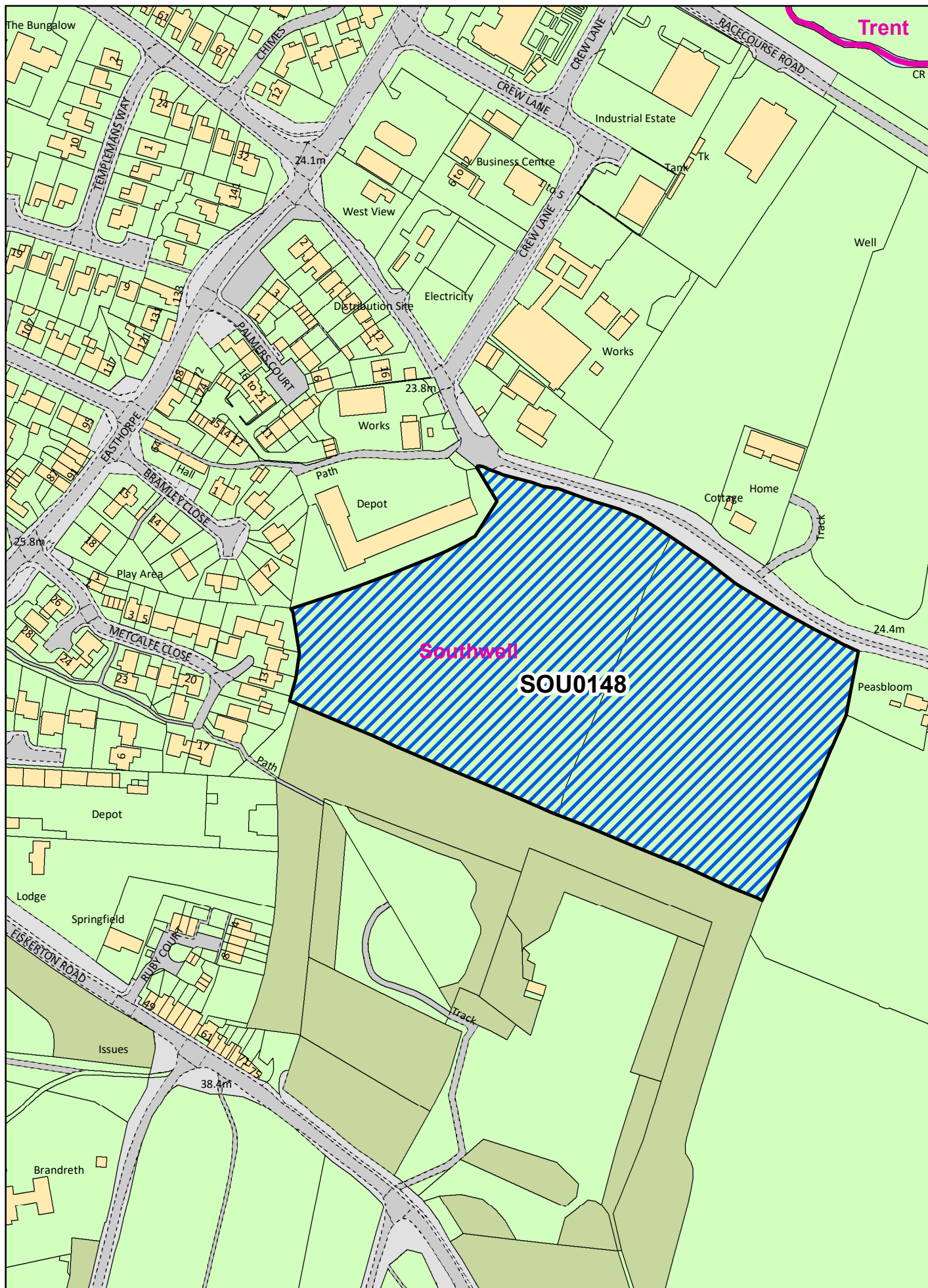
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Any review of the allocation should take into account the risk of sterilising land for future development and access concerns.



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

Site Reference	SOU0205
Site Address	Allenby Road (Land west of)
Parish	Southwell
Ward	Southwell
Area (ha)	3.29ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	May be 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 adjacent the urban boundary and may be considered suitable for development if the settlement boundaries were to be revised in the future. Site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent) settlement boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.29ha (Greenfield)
Area Character:	Countryside / Residential
Setting:	Countryside
Current Use:	Agricultural
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	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	Less than 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on site highway layout to be provided to standard. Off-site highway works required. Traffic Assessment required. Reasonably straight forward site subject to access and layout to appropriate standard. TA required.
Topography Constraints:	None
Contaminated Land:	No

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Contamination Category:	C- Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 2 (Very Good)
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:	None
Impact on Existing Recreational Use:	Public footpath through around perimeter of site
Protected Species/Habitats:	None
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Adjacent to
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms site remains available in June 2023
Achievability Comment:	Information suggests site is 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

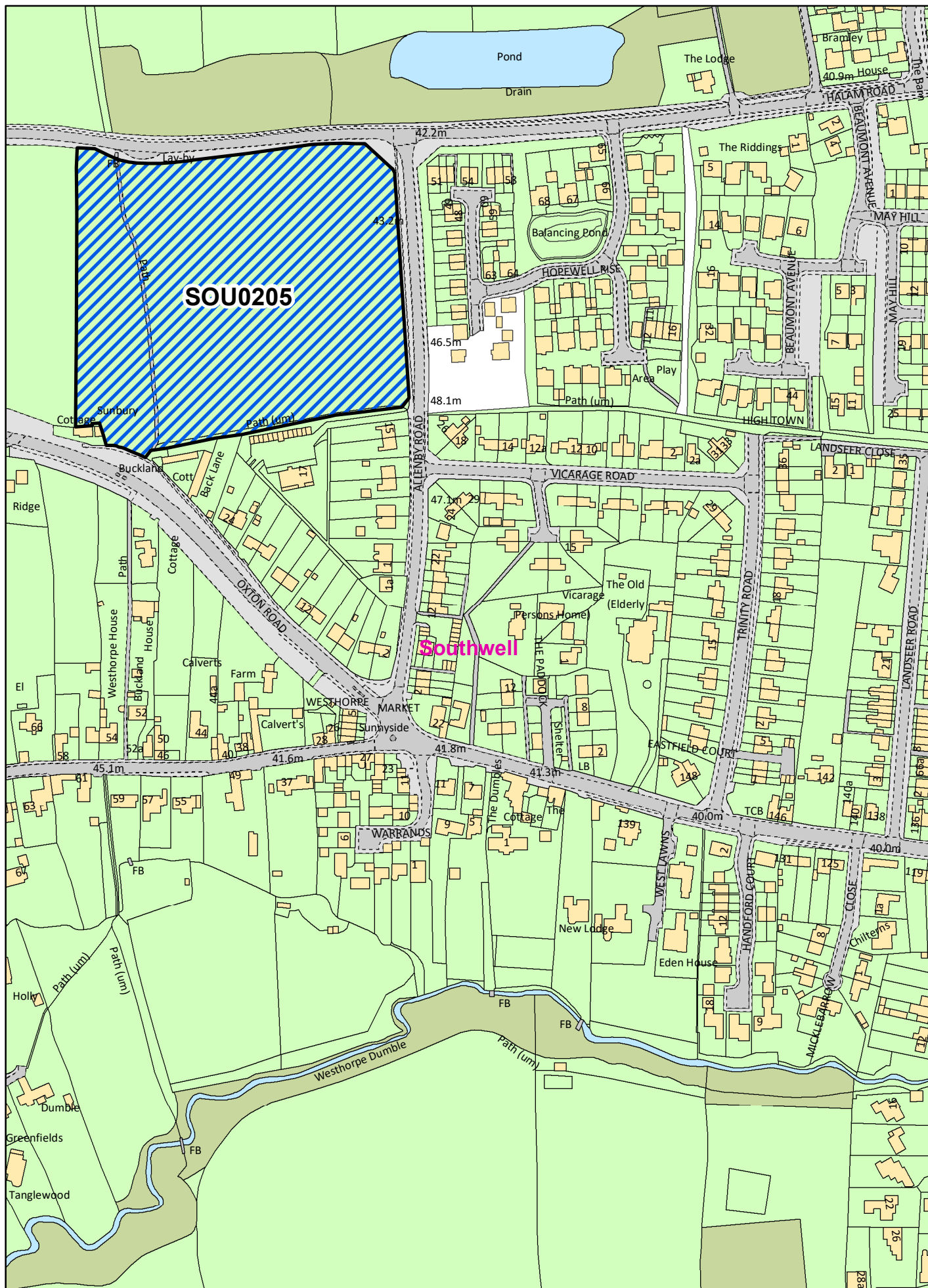
ADDITIONAL COMMENTS

Site was formerly 08_0387

Yield: 59



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	SOU0217
Site Address	Kirklington Road (Land off)
Parish	Southwell
Ward	Southwell
Area (ha)	0.70ha
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 not suitable for development due to highways constraints unless third party land could be included to address the concerns identified. There are also possible contamination issues which would need to be investigated and addressed is appropriate.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.70ha (Greenfield)
Area Character:	Woodland / residential
Setting:	Edge of settlement
Current Use:	Woodland
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	No	Secondary School	No
GP/Health Centre	Yes	Further Education	No
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office		Supermarket	
Proximity to Town Centre		Hospital	No
Distance from Public Open Space		Employment	
Open Space Strategy Comments		Proximity to Transport Node	

Physical Constraints:	
Highway Engineers Comments:	The access width is restricted to 4.3m and the junction visibility splay to the north-west is poor. Consequently, this land is not acceptable for development in highway terms unless third party land could be included to overcome these issues.
Topography Constraints:	No
Contaminated Land:	Yes

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

Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Electricity sub-station to south of site
Access to Utilities:	Yes
Neighbour Issues:	None
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:	Footpath on site
Protected Species/Habitats:	Potentially
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	May impact listed buildings and unregistered parks and gardens in the vicinity

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed available in June 2023
Achievability Comment:	Nothing to suggest 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 was known as 08_0117



Strategic Housing and Employment Land Availability Assessment 2023

