

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

<b>Site Reference</b>	<b>UPT003</b>
<b>Site Address</b>	<b>Hockerton Road (Windmill Cottage)</b>
<b>Parish</b>	<b>Upton</b>
<b>Ward</b>	<b>Southwell East</b>
<b>Area (ha)</b>	<b>1.93ha</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>
Availability Comments:	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
Achievability Comments:	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is separate from the village of Upton, in the open countryside, and is therefore not suitable for development under SP3 / DM8. The highways issues are insurmountable.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Separate from village
PDL/Greenfield:	Both
Area of PDL / Greenfield:	Unknown
Area Character:	Rural / agricultural
Setting:	Rural / agricultural
Current Use:	Paddock
<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	Over 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	An unsustainable site with no footways linking to the village and Hockerton Lane is a single-track lane, unsuitable for increased residential use. It is also subject to the national speed limit which is incongruous with residential development, especially with no footways.
Topography Constraints:	No
Contaminated Land:	No

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Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding area
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Poultry farm opposite the site
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 and trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

**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**

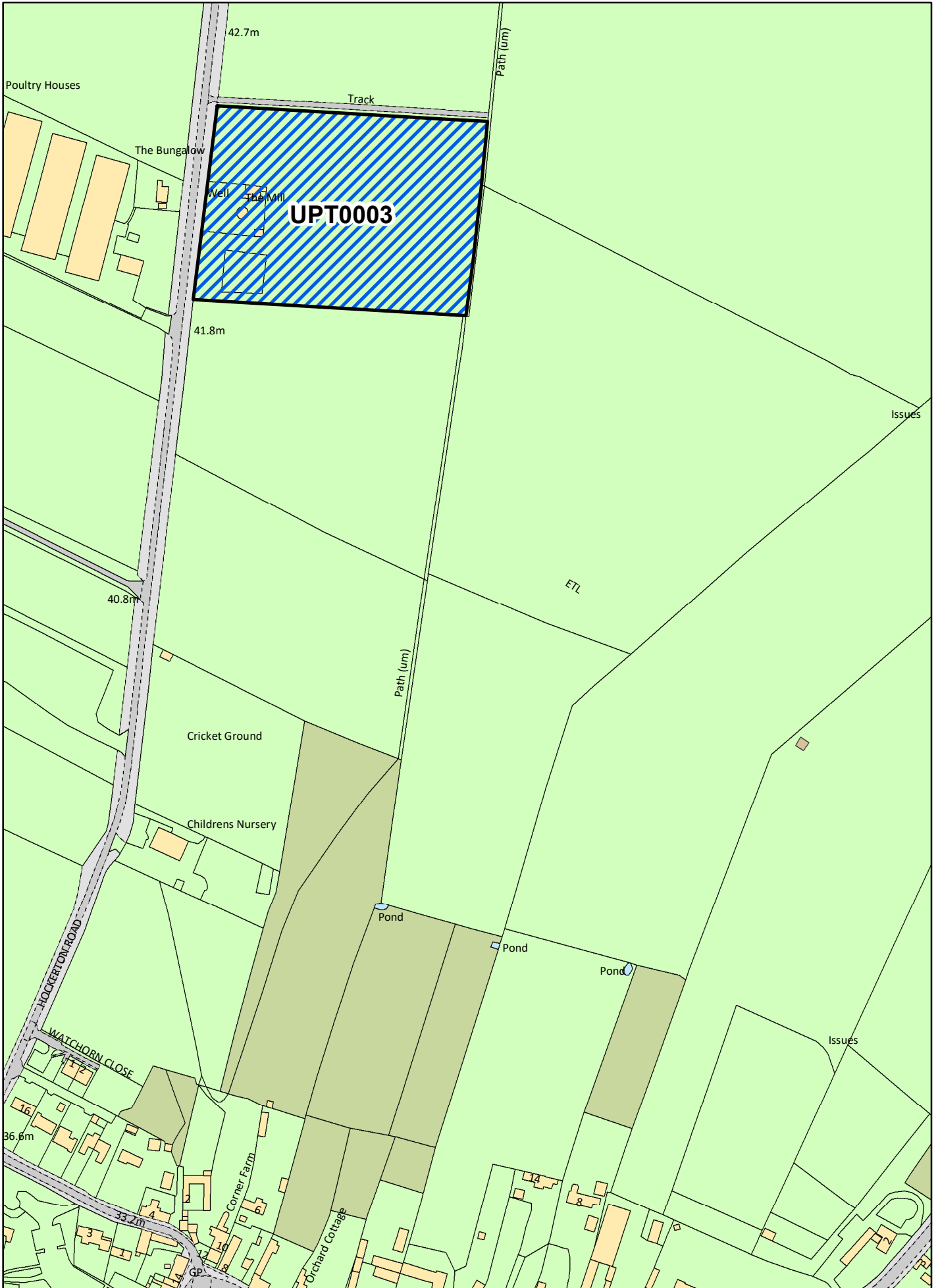
**ACHIEVABILITY CONCLUSION: Achievable**

### ADDITIONAL COMMENTS

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# Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability  
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<b>Site Reference</b>	<b>UPT0117</b>
<b>Site Address</b>	<b>Main Road (Chapel Farm)</b>
<b>Parish</b>	<b>Upton</b>
<b>Ward</b>	<b>Trent</b>
<b>Area (ha)</b>	<b>0.49ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>May be 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>	
Part of the site has an extant planning permission for residential development from 1981 that NSDC have confirmed in writing that they consider they permission to have commenced. Therefore, the site may be suitable, available and achievable.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Outside (but adjacent to) village
<b>PDL/Greenfield:</b>	Both
<b>Area of PDL / Greenfield:</b>	
<b>Area Character:</b>	Residential
<b>Setting:</b>	Village
<b>Current Use:</b>	Agricultural / Farm
<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	Within 400m	Employment	No
Open Space Strategy Comments	289m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	Access previously agreed as part of now lapsed planning permission
<b>Topography Constraints:</b>	None
<b>Contaminated Land:</b>	No
<b>Contamination Category:</b>	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

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Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Existing buildings on site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	None
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	Unknown
Natural Features on Site:	Unknown
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Yes, Grade II Listed Threshing Barn within and adjacent to site.

**SUITABILITY CONCLUSION: May be Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Owner confirmed availability
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

Extant permission on part of site under reference 5981282. NSDC confirmed in writing to landowner that they consider permission to have been commenced. Application is for conversion of existing Chapel Farmhouse and Barn to housing and 9 new dwellings. Landowner has requested an amendment to site boundary – pending receipt of this.



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