

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

Site Reference	WAL0214
Site Address	Green Lane (Land west of)
Parish	Walesby
Ward	Boughton
Area (ha)	2.22ha
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 adjacent to a settlement, in open countryside and is covered by SP3/DM8. Possible highways constraints in this location. Site is both available and achievable, however site is not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.22ha (Greenfield)
Area Character:	Countryside / village
Setting:	Countryside / village
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	Yes
GP/Health Centre	No	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	217m	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. The section of Green Lane upon which this site fronts is an adopted highway. However, this highway is not of a standard that could support intensive development of a site of this size without extensive improvements to Green Lane.
Topography Constraints:	Site slopes down to north

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Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good-Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Close to HV overhead power line
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	No
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 on edge of field
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site confirmed available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Possibly held under an agricultural tenancy agreement
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	No

AVAILABILITY CONCLUSION: Available

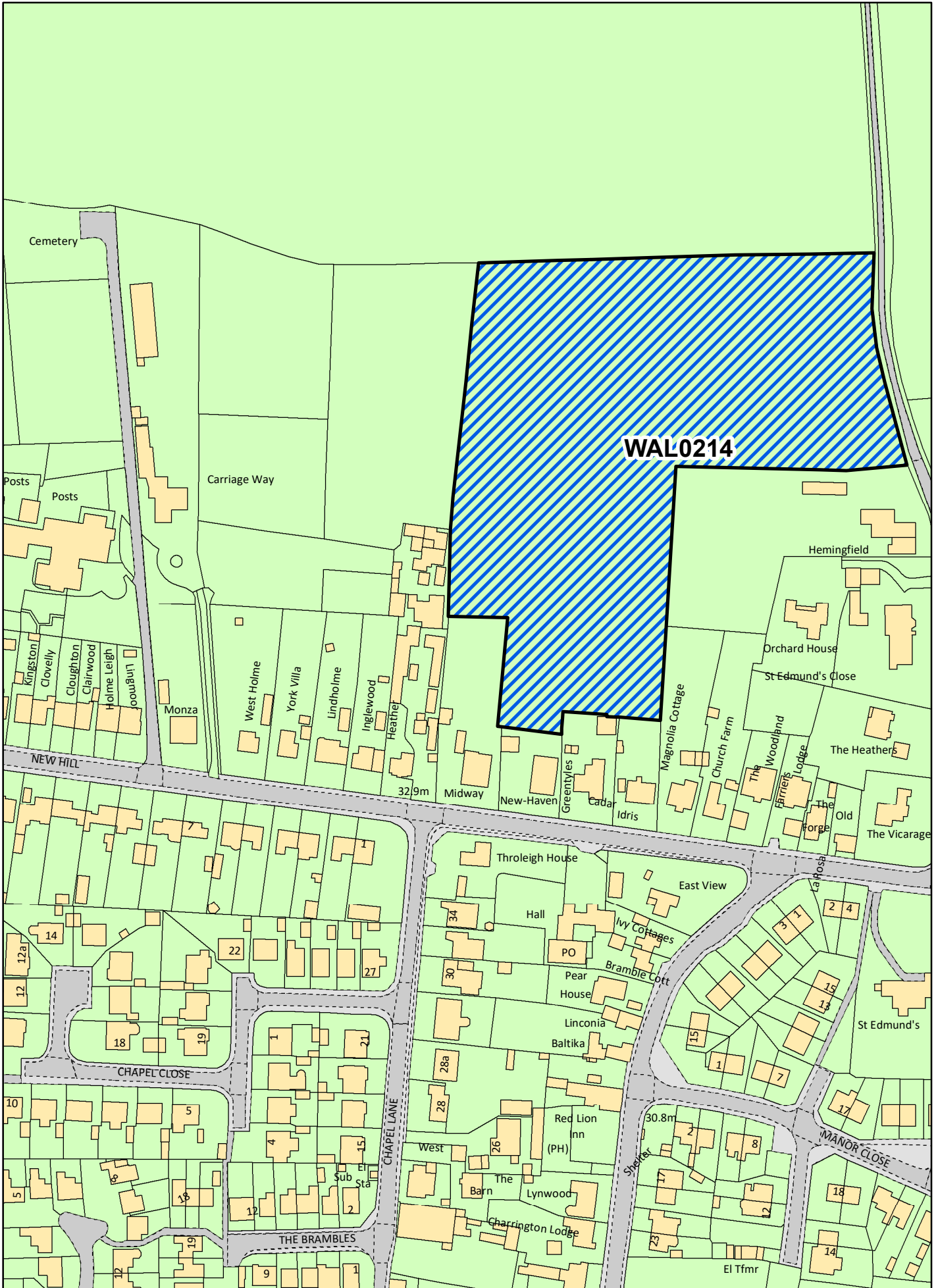
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Previously 08_0166a



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	WAL0215
Site Address	Green Lane (Land east of)
Parish	Walesby
Ward	Boughton
Area (ha)	1.34ha
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, adjacent to a settlement covered by SP3 / DM8. Part of the site also lies within Flood Zone 2 and 3. Therefore the site is not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.34ha (Greenfield)
Area Character:	Countryside / village
Setting:	Countryside / village
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	Yes
GP/Health Centre	No	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	217m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on site highway layout required to standard. Off site highway works and a Traffic Assessment required. The section of Green Lane upon which this site fronts is an adopted highway. However, this highway is not of a standard that could support intensive development of a site of this size without extensive improvements to Green Lane.
Topography Constraints:	Slight rise to the centre of the site
Contaminated Land:	No

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

Contamination Category:	C- Potentially contaminative usage is yet to be identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Close to HV overhead power line
Flood Zone:	Flood Zone 1, 2 and 3
Surface Water Flooding:	
Identified within the SFRA?	No
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:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	The site is available within 5-10 years
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

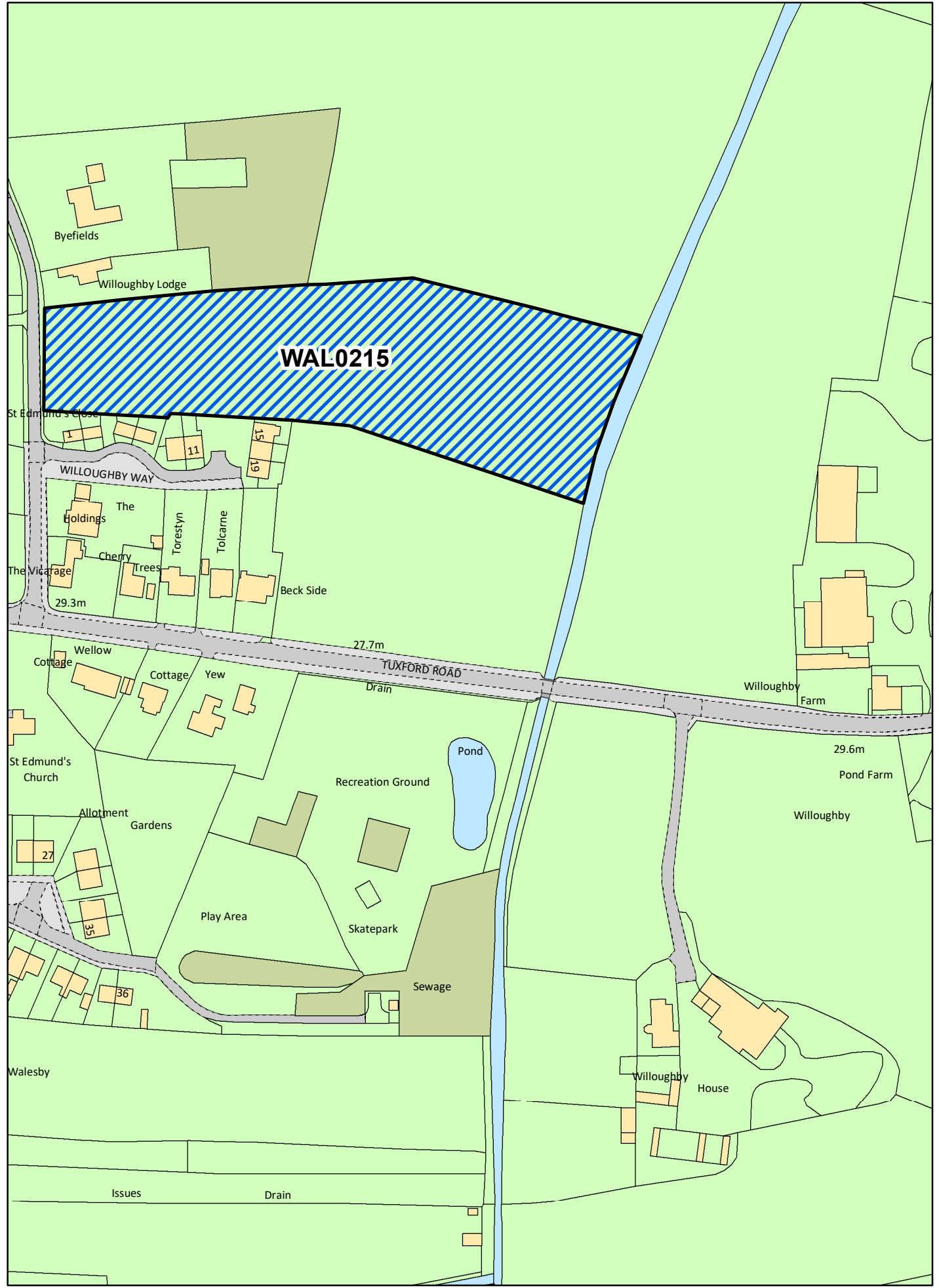
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Previous 08_0166b



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	WAL0229
Site Address	Retford Road (Land east of)
Parish	Walesby
Ward	Boughton
Area (ha)	3.79ha
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 adjacent to a settlement, in the open countryside and is therefore covered by SP3/DM8. The site is therefore not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjoining village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.79ha (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	Yes
GP/Health Centre	No	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 800m	Employment	Yes
Open Space Strategy Comments	677m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility to be provided to standard. Offsite highway work required. Traffic Assessment required. Site to the south of main settlement with access only available onto Retford Road. Retford Rd at this point is on a gradient and is derestricted. A safe access to serve a large development may not be possible. TA required.
Topography Constraints:	Site slopes down to the south
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:	Pylons bisect the site from north to south
Access to Utilities:	Yes
Neighbour Issues:	Poultry use to the south
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	No
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
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed to be available 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

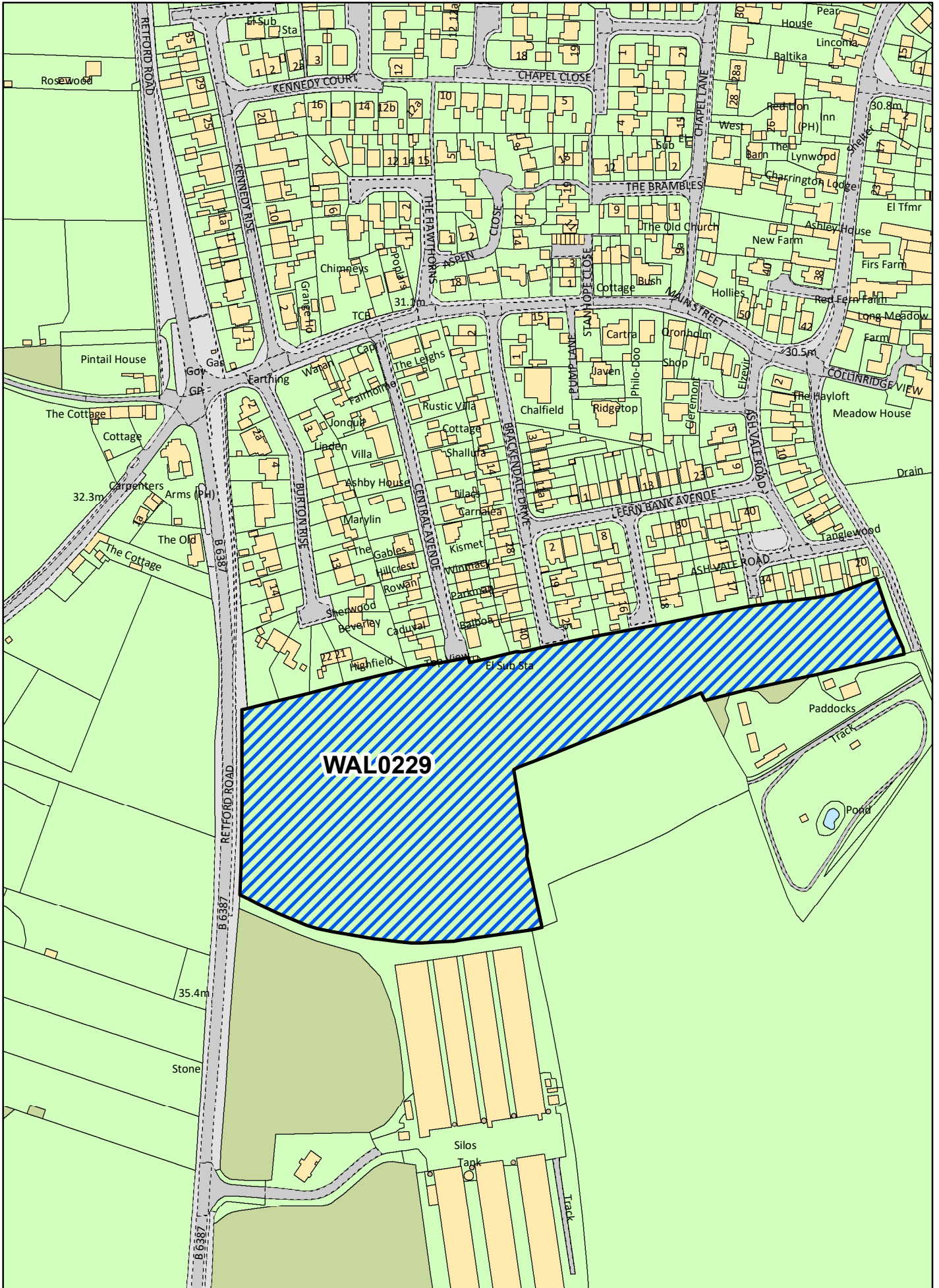
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site formerly called 08_0106



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	WAL0248
Site Address	Bogg Lane (Land off)
Parish	Walesby
Ward	Boughton
Area (ha)	3.83ha
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 separated from the village, in open countryside and therefore not suitable for development. Possible highways constraints in this location.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.83ha (Greenfield)
Area Character:	Countryside / village
Setting:	Countryside / village
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	Yes
GP/Health Centre	No	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	354m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	The site has no connection to the public highway and is therefore unsatisfactory
Topography Constraints:	Slopes down to the southeast
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)

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

Site Apparatus:	Pylons through and adjacent to site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	FP7
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed available 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

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Strategic Housing and Employment Land Availability Assessment 2023

