

## Document Passport

**Title:** Newark and Sherwood Strategic Housing Land Availability Assessment

**Status:** Final Document

**Summary:** This technical study looks at the suitability, availability and achievability of potential sites for housing.

**Date of Completion:** 31 March 2010

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### Consultation Summary:

The District Council undertook public consultation on the Draft Strategic Housing Land Availability Assessment from 1 May 2009 until 29 May 2009 to ensure that the information contained within the draft report was correct. Full copies of the assessment (including information on every site) were deposited at Kelham Hall (open between 8:30am and 5:15pm Monday to Thursday and 8:30am to 4:45pm on Friday), Newark Library and on the Council's website: [www.newark-sherwooddc.gov.uk/planningpolicy](http://www.newark-sherwooddc.gov.uk/planningpolicy). In the other libraries in the District, the report only contained information relevant to area of the District which the library served. The Council received 514 comments from 193 organisations and individuals and these have been taken into account in the finalisation of this Assessment.

**Please Note:** Given the size of the document it is not possible to provide individuals with a full copy of the report.

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### Review of the Assessment:

The Strategic Housing Land Availability Assessment will be kept under review to ensure that the information contained within it is up to date.

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### Contact information:

If you have any questions please contact Planning Policy on 01636 655852, 01636 655850 or 01636 655805 or via [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info)

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# 1 Executive Summary

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is required by Government planning policy guidance to be undertaken by Local Planning Authorities to provide evidence for Local Development Frameworks (LDFs) and to demonstrate a five, ten and fifteen year housing land supply. The SHLAA identifies and assesses potential sites for new housing development and feeds in to the LDF process at Core Strategy and at more detailed plan-making stages.
- 1.2 This Report sets out the details of how the SHLAA was undertaken, the consultations that have taken place and the findings of the Assessment for Newark & Sherwood District. The SHLAA and this Report identify potential housing land supply but do not decide policy on which sites should or should not be developed. LDFs will consider the policy considerations. The SHLAA provides a list of potential housing sites which are then able to be assessed against a variety of criteria and policy considerations.
- 1.3 The site Assessments were undertaken using limited information which was mainly from desktop sources. No detailed site investigations have been undertaken. The Assessment conclusions are based on the information available to us at this point in time. If a site has been categorised as Suitable or May be Suitable, this does not mean that planning permission would automatically be granted as there may be overriding factors which further examination or consultation, bring to light. Equally, a site which has been categorised as unsuitable, may be granted permission if sufficient information is provided to show that any barriers to development can be acceptably overcome. The information provided in this document is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council [read more in Section 2].
- 1.4 Initially the study had 707 sites to consider, made up of sites which were put forward by landowners or their representatives and a range of sites identified by District Council Officers as part of a desktop study. At this stage more detailed analysis was undertaken only for the 451 sites of over 0.25 hectares which lay in or adjacent to the main settlements set out in Appendix 3. This did not mean that the other sites were discarded from the SHLAA exercise but that more detailed work was concentrated on the initial sites and locations for assessments [read more in Section 3 and 4].
- 1.5 The assessment considered the following aspects:
  - **Character/Land Use/Location** - this covered the general environment of the area in which the site was located, whether the site was brownfield or greenfield or mixed, development control history, whether the site was being proposed for other land uses and the potential dwelling potential on the site;
  - **Policy Considerations** – relevant policies in an adopted Local Plan and any conflicts that may exist in policy terms;
  - **Access to Services** – distances to a number of key services and facilities and to open space;

- **Physical Constraints** – covering highway access, topography, contamination, flood risk, access to utilities, agricultural land quality, neighbour issues, site apparatus and boundary treatment;
- **Impact on Landscape and Biodiversity** – this section covers possible impacts upon listed buildings, conservation areas, Tree Preservation Orders, protected habitats, views, natural features and existing recreational use;
- **Suitability** – this section assesses the findings from the first five sections listed above;
- **Availability and Achievability** - this section deals with ownership issues, legal issues and other issues that may affect the availability of sites, and with achievability within certain time periods e.g. up to five years, 5-10 years etc.;
- **Conclusions** – on availability and achievability and in general; and
- **Additional Comments** - this covers the relationship of individual SHLAA sites to other sites in the vicinity, and to comments received from Parish/Town Councils and District Councillors on the SHLAA submissions.

- 1.6 As part of the exercise Parish Councils and District Councillors, Nottinghamshire County Council, Government Agencies and the utilities sector were contacted requesting information. The requests were for accessibility and highway information, information with regard to minerals and waste planning matters, water supply, drainage and flood risk, utilities, nature conservation and rail issues.
- 1.7 The Draft SHLAA document was subject to 28 days public consultation in May 2009. The object of this consultation was to ensure that both the public and those who submitted sites had an opportunity to review the assessments and provide any additional information which they believed would have an impact on the conclusions.
- 1.8 A number of representations were received in response to the consultation and this has resulted in a number of changes to the detail, site areas and indeed the conclusions of some of the site Assessments. A Schedule of Material Changes is available at Appendix 7. Many other changes, more minor in nature, have also been incorporated. Full details of the representations made and the District Council's responses can be found in the Strategic Housing Land Availability Assessment Consultation and Responses Document.
- 1.9 Using the information contained within the Final Assessments a Housing Trajectory setting out the potential housing delivery (taking into account possible change of planning policy) has been drawn up covering the period 2009/10 to 2025/26 on a Parish basis. It is important to note that the figures in the individual Site Assessments will add up to more than the figures shown in the housing trajectory. This is due to the fact that a number of the sites included within the SHLAA already have the benefit of planning permission for housing. These figures are known as housing 'commitments'. In order to prevent any double counting, sites which have planning permission are not included within either the housing trajectory or the results tables which follow.

	Number of Sites	Potential Numbers of Dwellings
Not Fully Assessed	270	-
Not Suitable	232	-
May Be Suitable	138	18781
Suitable	65	3953
<b>Totals</b>	<b>705</b>	<b>22734</b>

1.10 The sites included within the SHLAA will be monitored on an annual basis through the Annual Monitoring Report (AMR) which is published at the end of December each year. The AMR monitors progress on the previous financial year. The first monitoring report that will cover the SHLAA will therefore be for the financial year 2010/11 which will be published in December 2011.