



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

# **GYPSY & TRAVELLER LAND AVAILABILITY ASSESSMENT (GTLAA)**

## **MAIN REPORT 2022**

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## 1.0 Introduction

1.1 The Gypsy and Traveller Land Availability Assessment ('GTLAA') concerns Gypsy and Traveller pitches only and sets out an assessment of the suitability, availability and achievability of sites to address Gypsy and Traveller accommodation needs in Newark & Sherwood District. This assessment forms a key component of the evidence base to underpin the policies in the Development Plan for Gypsies and Travellers, including supporting the delivery of land to meet identified need for this use.

1.2 Gypsies and Travellers are defined in the 'Planning Policy for Traveller Sites' (2015) as:

*'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'*

1.3 For the purposes of the GTLAA, 'travellers' means 'gypsies and travellers' and 'travelling showpeople' as defined in the 'Planning Policy for Traveller Sites' (2015).

1.4 The National Planning Policy Framework ('NPPF') provides Councils with a statutory requirement to produce a Strategic Housing Land Availability Assessment ('SHLAA'), as set out in paragraph 67: *"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...planning policies should identify a sufficient supply and mix of sites"*

1.5 An assessment should:

- identify specific, deliverable sites (for years one to five of the plan period) and specific, developable sites or broad locations with potential for development for years 6-10 and, where possible, for years 11-15 of the Plan;
- assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.6 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The GTLAA simply determines which**

**sites may be suitable, available and achievable for Gypsy and Traveller accommodation development.**

- 1.7 Please refer to the separate Strategic Housing and Employment Land Availability Assessment ('SHELAA') for housing and employment sites.

## **2.0 Planning Policy for Traveller Sites (PPTS, 2015)**

- 2.1 'Planning Policy for Travellers' was updated in August 2015 and sets out the Government's overarching aims in respect of Gypsy and Travellers.
- 2.2 The PPTS states that Local Planning Authorities should, in producing their Local Plan:
- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
  - Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- 2.3 Policy C states that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.
- 2.4 Policy D states that if there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable traveller sites.

### **3.0 Gypsy and Traveller Accommodation Assessment (GTAA) (2020)**

- 3.1 The primary objective of the Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Newark & Sherwood District Council (the Council).
- 3.2 As well as updating previous GTAAs, another reason for completing the study was the publication of a revised version of Planning Policy for Traveller Sites (PPTS) in August 2015. This included a change to the definition of Travellers for planning purposes. The key change that was made was the removal of the term “*persons...who have ceased to travel permanently*”, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA (see Paragraph 2.7 of the GTAA for the full definition).

#### ***Key Findings – Gypsies and Travellers***

- 3.3 In summary there is a need for:
- 118 pitches in Newark & Sherwood over the GTAA period to 2034 for Gypsy and Traveller households that met the planning definition;
  - 21 pitches for undetermined Gypsy and Traveller households that may meet the planning definition; and
  - 30 pitches for Gypsy and Traveller households who did not meet the planning definition.

#### ***Key Findings – Travelling Showpeople***

- 3.4 As no Travelling Showpeople were identified in Newark & Sherwood, the assessment has identified a need for plots for households that met the planning definition, nor undetermined households that did not meet the planning definition.

#### ***Key Findings – Transit Provision***

- 3.5 Due to low historic low numbers of unauthorised encampments, and the existence of private transit pitches, it is not recommended that there is a need for a formal public transit site in Newark & Sherwood at this time. However, there is a need for a more strategic approach to transit provision across Nottinghamshire. In addition, the Council should consider the establishment of a network of emergency stopping places to enable the Police to use their powers to move households on.

## 4.0 Methodology

- 4.1 The District Council's standard methodology for assessing housing and economic land availability is as set out in the PPG with regard to the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report.
- 4.2 This Assessment adopts broadly the same process as that used for the Strategic Housing and Economic Land Availability Assessment (SHELAA) produced by the Council for 'bricks-and-mortar' housing, albeit with amendments to provide a suitable approach for assessing Traveller sites. The Assessment follows relevant Guidance as set out in the National Planning Practice Guidance (PPG) and takes account of the requirements of the National Planning Policy Framework (2021) and Planning Policy for Traveller Sites (2015).
- 4.3 There are a number of stages to the methodology<sup>1</sup>, these are as follows:
1. Identification of sites and broad locations;
  2. Sites / broad location assessment
  3. Windfall assessment;
  4. Assessment review;
  5. Final Evidence base.

### **Stage 1: Identification of Sites and Broad Locations**

- 4.4 In accordance with the PPG, the area for assessment comprises<sup>2</sup> the district of Newark and Sherwood. The PPG requires plan-makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.
- 4.5 DCLG's '*Designing Gypsy and Traveller Sites Good Practice Guidance*' (2008) states that an average family pitch must be capable of accommodating a lockable shed, drying space/small garden area, a large trailer, a touring caravan and an amenity building, together with space for two vehicles parking.
- 4.6 As such, a minimum pitch size of 550sqm has been determined in line with Core Policy 5 of the Amended Core Strategy.
- 4.7 The PPG outlines potential sources that may be used to collate the GTLAA sites as part of a 'desktop review'; these are listed in the table below and have been amended accordingly. The second column sets out the data sources typically used for such categories of sites in Newark & Sherwood:

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<sup>1</sup> NPPG Paragraph 001 – What is the purpose of the assessment of land availability?

<sup>2</sup> NPPG Paragraph 006 – What geographical area should the assessment cover?

**Table 1 : Sources of Traveller Sites**

| Type of Site   | Potential Data Source(s)  |
|--|---|
| Existing authorised Traveller sites  | Gypsy & Traveller Accommodation Assessment                            |
| Land with an extant planning permission for Traveller accommodation which is yet to be implemented or where planning permission has expired. | Planning Application Database   |
| Planning applications that have been refused (including those subject to appeal) or withdrawn.   | Planning Application Database   |
| Undetermined planning applications, including those subject to pending legal (Section 106) agreements.                                       | Planning Application Database   |
| Land in local authority ownership  | Engagement within NSDC and general day-to-day liaison.                |
| Surplus public land / land likely to become surplus  | Engagement with public bodies via informal 'call for sites' exercise. |
| Rural sites  | Desktop review  |
| Sites in and adjoining settlements   | Existing SHELAA sites<br>Local Knowledge<br>Local Plan evidence base  |

4.8 Landowners with sites previously submitted as Traveller sites have been contacted to confirm if they would like their site to remain as such.

4.9 Formal 'Call for Sites' exercises have been undertaken in July 2019 (through the Issues Paper consultation) and July 2021 (as part of the Options Report consultation), which followed earlier similar exercises. Landowners and agents have also been able to submit new sites on an ongoing basis throughout the Plan Review. Sites in the planning process have also been identified.

**Stage 2: Sites / Broad Location Assessment**

4.10 Stage 1 results in a list of identified sites for further assessment Gypsy & Traveller development. Stage 2 involves an assessment of the development potential of these sites, and whether they are considered deliverable or developable. The NPPF provides definitions of 'deliverable' and 'developable' as follows:

*"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*

*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that they*



*will be available and could be viably developed at the point envisaged.”*

- 4.11 The assessment is thus an assessment of potential capacity, availability, suitability and achievability.
- 4.12 As there is a limited supply of land for Gypsy & Traveller use, what constitutes a potentially appropriate location for Gypsy and Traveller accommodation is different to the approach taken towards assessing the suitability of land for ‘bricks-and-mortar’ housing. Core Policy 4 of the Amended Core Strategy sets out that future pitch provision will be provided in line with the Council’s Spatial Strategy with the focus of the Council’s efforts being to seek to secure additional provision in and around the Newark Urban Area. It is considered that locations within reasonable proximity to, but beyond, the Urban Boundary for the Newark Urban Area could be deemed ‘around’ and so meet the requirements of the policy.
- 4.13 Given the emphasis on allocation in line with the Spatial Strategy, then this would also be the case for locations in and around those settlements central to the delivery of the spatial strategy. For locations beyond this, then it is the site-specific criteria within Core Policy 5 of the Amended Core Strategy which will determine locational suitability, with reasonable access to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities being key. However reflecting land availability, a level of pragmatism in what will constitute ‘reasonable access’ is necessary. There are also a number of existing Traveller sites within the District, including some in open countryside locations. It is considered that the further intensification of authorised or tolerated (sites without planning permission but established beyond the time period within which enforcement action could be taken) is locationally appropriate in principle. This reflects the approach in Core Policy 4 whereby the Council has committed to pursue all necessary means to meet pitch requirements– including the provision of additional pitches at existing sites through further appropriate intensification of use or the expansion of the site.
- 4.14 To cautiously take account of site-specific constraints and the complexities around delivery, when considering the Gypsy and Traveller accommodation potential of sites (no. of pitches), the Council has had regard to:
- The yield set out in any planning permission;
  - The yield indicated in ‘Call for Sites’ submissions;
  - GTAA findings over current and future need for existing sites. Where these are privately run sites then they have only been assumed to be available to meet GTAA pitch needs;

- Site constraints, including parts of the site that may not be developable (e.g., due to flood risk or nature conservation value);
- Density assessments based on the Amended Core Strategy Policy (CP5), and on local circumstances.

#### Assessment of Suitability

- 4.15 The PPG requires an assessment of the suitability of the site for the intended use or mix of uses. These may include, but are not limited to market housing, affordable housing, self-build, housing for older people, and economic development sites. The assessment of the suitability of sites is guided by the Development Plan and national policy, and by market and industry requirements.
- 4.16 The Council will assess the suitability, availability and achievability of each potential site taking into consideration a number of factors (see Appendix 1: Assessment Criteria of Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008)).
- 4.17 By considering the ‘performance’; of each site against the criteria, a judgement can be made as to the site’s suitability for development. It may also be necessary to consider whether mitigation may allow for some constraints to be overcome.

#### Assessment of Achievability

- 4.18 A site is considered achievable where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.
- 4.19 As it is impractical to undertake a detailed viability assessment of each of the SHELAA sites, the Council has drawn from the following in order to make an assessment of achievability:
- Information taken from Call for Sites forms
  - Informal discussions with landowners
  - Existence of any interested parties
  - Existing evidence base
  - Identified constraints, e.g., ground conditions, abnormal costs

#### Assessment of Deliverability / Developability

- 4.21 The final element of Stage 2 draws together the information gathered in the assessment of a site’s availability, suitability and achievability to determine whether the site is deliverable or developable, as per the NPPF definitions.

4.22 Each site has been assessed to inform a judgement on when a site might expect to deliver pitches. The GTAA identifies some existing sites to have a need which is spread across the plan period as a whole, rather than confined to one five year period, or that occurs part way through the overall 15 period. There are also sites with large theoretical capacities, where delivery would be expected to occur across five year periods. Consequently, in addition to the typical five year period timescales of 0-5, 5-10 and 10-15 normally categorised in the SHELAA, the GTLAA includes additional categories. The timescales are therefore as follows:

- Within 5 years;
- Within 10 years;
- Within 15 years;
- Within between 5-10 years;
- Within between 5-15 years;
- Within between 10-15 years; or;
- No yield assumed owing to major policy or physical constraint identified in the suitability assessment.

### **Stage 3: Windfall Assessment**

4.23 NPPF paragraph 70 states:

*“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”*

4.24 All sites in the District have been windfall sites, as there has previously been no land allocated for gypsy and traveller accommodation. However, as it is proposed to allocate additional sites, the amount of windfall sites coming forward may start to decrease, although they are likely to come forward if insufficient sites can be allocated.

### **Stage 4: Assessment Review**

4.25 Following completion, the Council will review the assessment. It is important to note that the outcome of the GTLAA will show the level of deliverable and developable land but that given the ‘policy-off’ approach of the assessment; this will not automatically suggest that any site will be allocated or receive planning permission.

#### **Stage 5: Final Evidence Base**

- 4.26 The final GTLAA comprises a list of all the sites identified and assessed, along with a judgment as to their availability, suitability and achievability. Each Gypsy & Traveller site identified is accompanied by a site plan, details on potential pitch capacity, estimated timeframe for delivery, policy constraints / designations, and performance against sustainability criteria, for example proximity to services such as public transport.
- 4.27 As described above, the GTLAA forms an important part of the evidence base for emerging development plans.

## 5.0 Site Appraisals

- 5.1 This report presents an analysis of the potential capacity for Gypsy & Traveller accommodation sites from both within and outside the planning process over a 15 year time period. Sources of sites include:
- Sites submitted by landowners/agents (not currently in the planning system);
  - Unimplemented/outstanding planning permissions for traveller sites (sites which are not started or where development has commenced but has now stalled).
- 5.3 Sites submitted to the Council have been appraised, but where they are categorised as 'Suitable' or 'May be Suitable' subject to policy change/mitigation, then this does not mean that planning permission would be granted or that it will be allocated for Gypsy & Traveller accommodation within the Plan Review. There may be overriding factors which have not been identified. Similarly, sites which have been assessed as being 'Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 5.4 It should be noted that in respect of access to facilities and services, where a walk to the bus stop is further than 800m or longer than 10 minutes in time, it is categorised as not accessible, but in reality, this may not be the case, and reasonable walkable access to some services and facilities may be available at greater distances. Access to services and facilities is a further area where a level of pragmatism, reflecting the scarcity of land and the location of existing Traveller sites which can often be found in countryside locations, is appropriate. There may be instances where the location of a potential Traveller site means that the majority of journeys may need to be made by private motor vehicle, but that these journeys may be short in duration and so offer a preferable level of access to more isolated countryside sites.
- 5.5 The full Site Assessment Details form part of an appendix document and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.

## 6.0 Summary Results

6.1 The following table show the summary results of all the site assessments of the sites contained in the GTLAA.

6.2 Appendix 1 provides a summary of the individual results of the site assessments.

|                               | <b>0-5yrs</b> | <b>0-10yrs</b> | <b>0-15 yrs</b> | <b>5-10yrs</b> | <b>5-15 yrs</b> | <b>10-15yrs</b> | <b>Total</b> |
|-------------------------------|---------------|----------------|-----------------|----------------|-----------------|-----------------|--------------|
| Total Suitable Pitches        | 0             | 0              | 0               | 0              | 0               | 0               | <b>0</b>     |
| Total May be Suitable Pitches | 160           | 95             | 201             | 36             | 10              | 0               | <b>502</b>   |
| <b>Grand Total</b>            | <b>160</b>    | <b>95</b>      | <b>201</b>      | <b>36</b>      | <b>10</b>       | <b>0</b>        | <b>502</b>   |

## Appendix 1: Summary of Site Assessments

| GTLAA Ref | Site Address   | Site Area | No. of Pitches | Suitability     | Availability     | Achievability     |
|-----------|--|-----------|----------------|-----------------|------------------|-------------------|
| 19_0001   | Land at Barnby Road & Clay Lane, Newark              | 1.52ha    | 27             | May be Suitable | Available        | Achievable        |
| 19_0002   | Land at Fen Lane, Balderton                          | 0.93ha    | 2              | May be Suitable | Not Available    | May be Achievable |
| 19_0003   | Land at Denton Road, Balderton                       | 1.56ha    | 0              | Not Suitable    | May be Available | Not Achievable    |
| 19_0004   | Former Belvoir Ironworks (North), Newark             | 2.35ha    | 15-27          | May be Suitable | May be Available | May be Achievable |
| 19_0007   | Green Park, Tolney Lane, Newark                      | 1.24ha    | 10             | May be Suitable | Available        | Achievable        |
| 19_0008   | Park View, Tolney Lane, Newark                       | 0.39ha    | 13             | May be Suitable | Available        | Achievable        |
| 19_0009   | The Old Stable Yard, North of Winthorpe Road, Newark | 0.46ha    | 14             | May be Suitable | Available        | Achievable        |
| 19_0010   | Land at Station Road, Collingham                     | 5.13ha    | 93             | May be Suitable | Available        | May be Achievable |
| 19_0011   | Land adjacent Shannon Caravan Site, Ollerton         | 2.73ha    | 49             | May be Suitable | Available        | Achievable        |
| 19_0012   | Land off Newark Road (North), Ollerton               | 0.3ha     | 0              | Not Suitable    | Available        | May be Achievable |
| 19_0013   | Land off Newark Road (South), Ollerton               | 0.24ha    | 0              | Not Suitable    | Available        | May be Achievable |
| 19_0014   | Land at Cottage Farm, Cross Lane, Blidworth          | 2.35ha    | 0              | Not Suitable    | Available        | May be Achievable |
| 19_0016   | Gravelly Lane, Fiskerton                             | 2.54ha    | 46             | May be Suitable | May be Available | May be Achievable |
| 19_0017   | Trent Lane, Newark                                   | 1.67ha    | 15             | May be Suitable | Not Available    | Not Achievable    |
| 19_0018   | Land at Chestnut Lodge, Barnby-in-the-Willows        | 0.39ha    | 20             | May be Suitable | Available        | Achievable        |
| 19_0019   | Land at Seven Oaks, Edingley                         | 0.13ha    | 0              | Not Suitable    | Available        | Not Achievable    |
| 19_0020   | Shannon Caravan Site, Ollerton                       | 1.72ha    | 9              | May be Suitable | Available        | Achievable        |
| 19_0021   | The Paddock, Ollerton                                | 0.56ha    | 3              | May be Suitable | Available        | Achievable        |
| 19_0022   | The Stables, Ollerton                                | 0.34ha    | 4              | May be Suitable | Available        | Achievable        |
| 19_0023   | Dunromin, Ollerton                                   | 0.20ha    | 5              | May be          | Available        | Achievable        |

|         |  |        |    |                 |                   |                   |
|---------|--|--------|----|-----------------|-------------------|-------------------|
|         |  |        |    | Suitable        |                   |                   |
| 19_0024 | Greenwood, Ollerton  | 0.14ha | 1  | May be Suitable | Available         | Achievable        |
| 19_0025 | The Mulberries, Collingham                                   | 1.04ha | 19 | May be Suitable | Available         | May be Achievable |
| 19_0026 | Land between Tinkers Lane and A1133, Girton                  | 1.72ha | 31 | May be Suitable | Available         | Achievable        |
| 19_0027 | Bowers Caravan Site, Tolney Lane, Newark                     | 0.38ha | 3  | May be Suitable | Available         | Achievable        |
| 19_0028 | Church View, Tolney Lane, Newark                             | 1.08ha | 10 | May be Suitable | May be Achievable | May be Achievable |
| 19_0029 | Shannon Falls, Tolney Lane, Newark                           | 1.04ha | 19 | May be Suitable | Not Available     | Not Achievable    |
| 19_0030 | Hose Farm, Tolney Lane, Newark                               | 0.76ha | 9  | May be Suitable | Available         | Achievable        |
| 19_0031 | Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark | 0.64ha | 3  | May be Suitable | Available         | Achievable        |
| 19_0032 | Castle View, Tolney Lane, Newark                             | 1.26ha | 0  | May be Suitable | Available         | Not Achievable    |
| 19_0033 | Riverside Park, Tolney Lane, Newark                          | 0.57ha | 9  | May be Suitable | May be Available  | May be Achievable |
| 19_0034 | The Paddocks, Tolney Lane, Newark                            | 0.32ha | 3  | May be Suitable | Available         | Achievable        |
| 19_0035 | New Paddocks & Ark Bungalow, Tolney Lane, Newark             | 0.18ha | 0  | May be Suitable | Available         | Not Achievable    |
| 19_0036 | Sandhill Sconce, Tolney Lane, Newark                         | 1.31ha | 11 | May be Suitable | Available         | Achievable        |
| 19_0037 | Hirram's Paddock, Tolney Lane, Newark                        | 2.68ha | 7  | May be Suitable | Available         | Achievable        |
| 19_0038 | Taylor's Paddock, Tolney Lane, Newark                        | 0.03ha | 1  | May be Suitable | Available         | Achievable        |
| 19_0039 | Price's Paddock, Tolney Lane, Newark                         | 0.19ha | 1  | May be Suitable | Available         | Achievable        |
| 19_0040 | Maryland Paddock, Tolney Lane, Newark                        | 1.03ha | 19 | May be Suitable | Available         | Achievable        |
| 19_0041 | Ropewalk Farm, Tolney Lane, Newark                           | 0.91ha | 17 | May be Suitable | May be Available  | May be Achievable |
| 19_0042 | The Burrows, Tolney Lane, Newark                             | 0.23ha | 2  | May be Suitable | Available         | Achievable        |
| 19_0043 | Land at Newark Road, Wellow                                  | 0.43ha | 0  | May be Suitable | Not Available     | Not Achievable    |



**Site Reference Number: 19\_0001 Site Address: Land at Appleby Lodge, Barnby Road, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.52ha**  
**Parish: Newark Ward: Beacon**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site is located within the urban boundary. Providing highways visibility standards can be met and the gas pipeline easements addressed, both of which appear possible, then the site may be suitable. The site is considered available and achievable.**

**Approximate yield: 27 pitches (6 pitches within area to the south of oil pipeline)**

**SUITABILITY**

**Character Land Use Location: Suitable**

|                                 |   |
|---------------------------------|---|
| Location: Within Urban Boundary | PDL/Greenfield: Greenfield              |
|                                 | Area: PDL Area: 0 ha Greenfield 1.52 ha |
| Area Character: Residential     |   |
| Setting: Semi-Urban             |   |
| Current Use: Vacant Land        |   |

---

**Policy: Suitable**

|  |   |
|--|---|
| Current Policy Status: Within urban boundary | Other Policy Constraints: Suitable for allocation under CP4 and CP5 |
| Conflicting Issues: None                     |   |

**Access to Services: May be Suitable**

|   |                                 |  |                  |
|---|---------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                  |                                 | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: Yes   | Bus Stop: No                    | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine / Post Office: Yes | Further Education: Yes   | Hospital: Yes    |
| Store of Local Importance: Yes  |                                 | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                   |                                 | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 400m of publicly accessible green space |                                 | Green Space Strategy Comments:   |                  |

**Physical Constraints: May be Suitable**

Highway Engineers Comments (Original): The HA would be unable to support any access from Clay Lane. It is unadopted, but could be classed as unregistered highway due to it linking several footpaths/public rights of way. It has no lighting or footways. To increase vehicular traffic down here without costly improvements would be dangerous. There has been previous consideration given to access from Barnby Road, and there would appear to be a possibility of access at Appleby Lodge/Beacon View. It's difficult to say with certainty without a speed survey, as this would determine the required visibility towards the bridge, which is finite, restricted by its apex. (Whilst it is in a 30mph speed limit, it is open which may encourage higher speeds).

Highway Engineers Comments (Follow-up): – The summary of Officers additional comments are that the likelihood is that sufficient visibility from the current bungalow access can be achieved. However, any planning application would need to support the maximum available visibility splay to the crown of the bridge.

Cadent Gas Pipeline Comments: There is a gas pipeline running through the centre of the site, Cadent possess a total easement of 6m (3m either side of the pipeline). The easement will need to be kept free of pitches, and any on- site infrastructure which crosses it (e.g. roads) will need to be demonstrated to be acceptable in terms of potential impact on the pipeline. Potential for an initial area to be allocated outside of the easement, with further expansion beyond the pipeline if demonstrated to be acceptable.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: B- Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: Trees and existing buildings on site. Gas pipeline runs through site with associated easements

Neighbour Issues: Adjacent to East Coast Mainline

Flood Zone: FZ1

Surface Water Flooding: The eastern portion of the site suffers low risk of surface flooding.

Identified within the SFRA?: No

Flood Risk Comments: Flood Zone 1

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b> |  |
| Impact on views: None   | Impact on existing recreational use: None  |
| Protected Species/Habitats: Close proximity to Local Wildlife Site      | Tree Preservation Order: No  |
| Natural Features on site: Hedges, ditch                                 |  |
| Conservation Area: No   | Heritage asset (designated & non designated): potential for archaeological interest (brick kiln) |

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land has been submitted to the Call for Sites

Achievability Comments: Nothing to indicate the site would not be achievable.

|  |  |
|--|--|
| Ownership Constraints: Site within Traveller ownership | Ownership Comments: Site within Traveller ownership, would not require District Council action to deliver. |
| Legal Issues: None known                               | Legal Comments: None   |
| Timescale: 0-5 years                                   | Availability Other Issues: None  |

Viability Comments: Private site to be brought forward by landowner- no identification of any viability concerns.

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

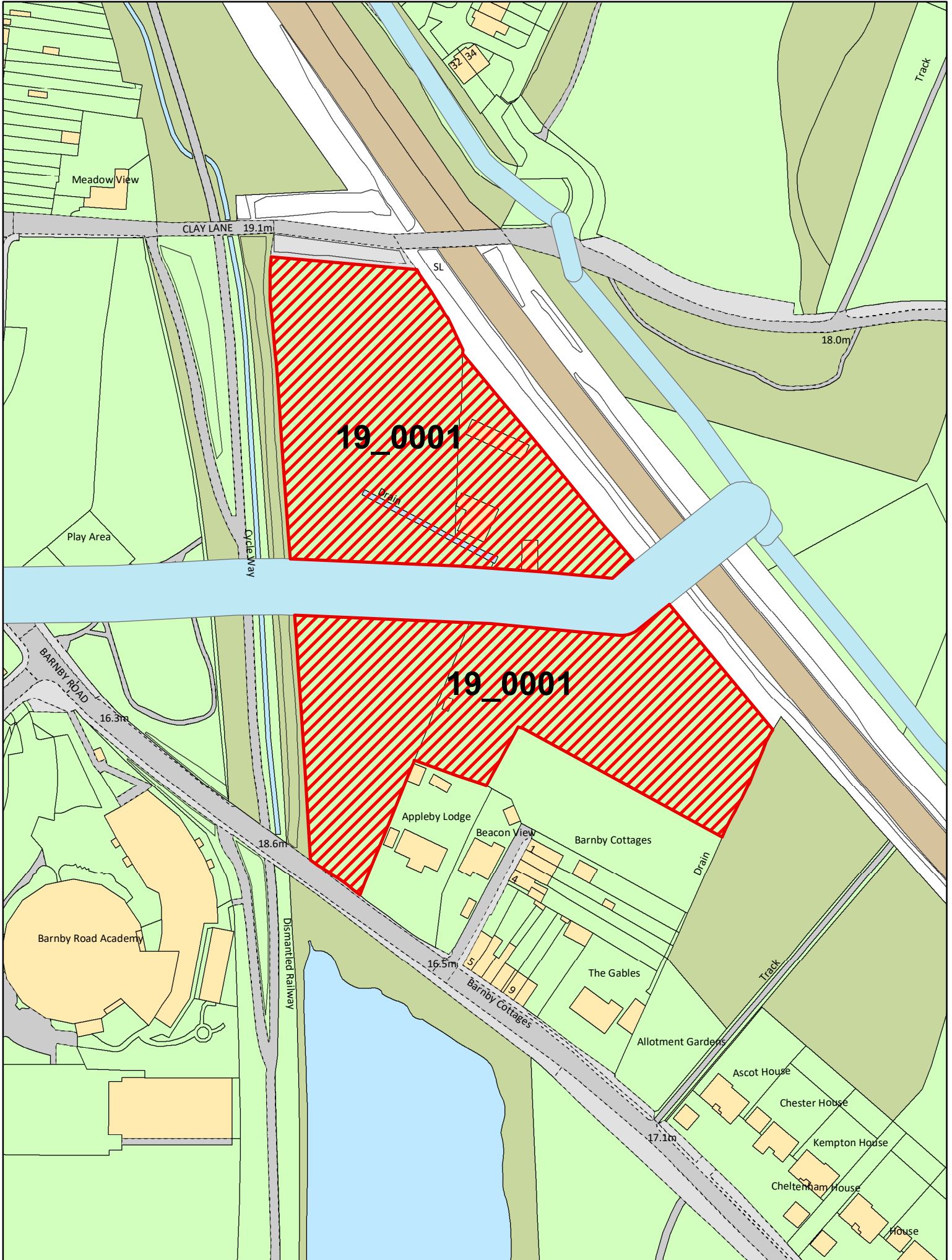
**Additional Comments**

Site also known as 08\_0632 (part) and 16\_0264.

One bungalow has now been permitted on part of the site (18/02049/FUL) and the area for consideration has been altered.



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0002 Site Address: Land at Fen Lane, Balderton**  
**Housing/Employment/Both: G&T Area (Ha): 0.93ha**  
**Parish: Balderton Ward: Balderton North & Coddington**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Site currently being marketed for sale  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: Presence of oil pipeline easement severely restricts the developable area and is likely to affect site viability

**OVERALL CONCLUSION:**

**The site may be suitable and achievable although the presence of an oil pipeline easement severely affects the site limiting its viability and achievability. The site is however not considered available given it is being marketed for sale.**

**Approximate Yield: 2 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (Outside but within reasonable proximity to urban boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: 0 ha Greenfield 0.93 ha  
 Area Character: Residential / Agricultural  
 Setting: Rural  
 Current Use: Grazing / Animal Boarding / Recreation

**Policy: May be Suitable**

Current Policy Status: SP3/ DM8 Other Policy Constraints: May be suitable for allocation under CP4 and CP5  
 Conflicting Issues: Outside but within reasonable proximity to Urban Area

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

**Access to Services: May be Suitable**

|   |                                   |  |                  |
|---|-----------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                    |                                   | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No  | Bus Stop: Yes                     | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine /<br>Post Office: No | Further Education: Yes   | Hospital: No     |
| Store of Local Importance: Yes  |                                   | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                     |                                   | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of a publicly accessible green space |                                   | Green Space Strategy Comments: None                                    |                  |

Access to Services Comments: Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location, and the Balderton Local Centres in particular. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This adopted highway has no lighting or footpaths but is signposted as a bridleway. To increase traffic along here would be considered to be of detriment to highway safety, without improvement works, to include widening lighting and footways.

Oil pipeline easement limits developable area of the site to 0.12ha, sufficient to accommodate 2 pitches (at 550 sqm).

Capacity Comments: Likely capacity for 2 pitches beyond the oil pipeline easement.

Topography Constraints: None

|  |  |
|--|--|
| Contaminated Land?: Yes  | Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site |
| Agricultural land quality: Grade 3 (Good-Moderate)   | Access to Utilities: Electricity   |
| Site Apparatus: Oil pipeline runs through site with total easement of 100m. Severn Trent pipeline also under the site. | Neighbour Issues: Adjacent to A1   |
| Flood Zone: FZ1  | Surface Water Flooding: Small area of low risk along rear extent of site.                                      |
| Identified within the SFRA?: No  |  |

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Flood Risk Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

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 asset (designated & non designated):  
Potential for archaeological interest except  
where A1 works have disturbed

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land submitted to Call for Sites, but currently being marketed for sale. No longer available.

Achievability Comments: The oil pipeline easement severely affects the site, limiting its viability and achievability.

Ownership Constraints: Site within non-Traveller ownership

Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: Easement with Severn Trent and Oil pipelines

Legal Comments: None

Timescale: 0-5 years

Availability Other Issues: Property and land currently being marketed for sale. May no longer be available for Gypsy and Traveller use.

Viability Comments: Oil pipeline easement may affect site viability

**Availability Conclusion: Not Available**

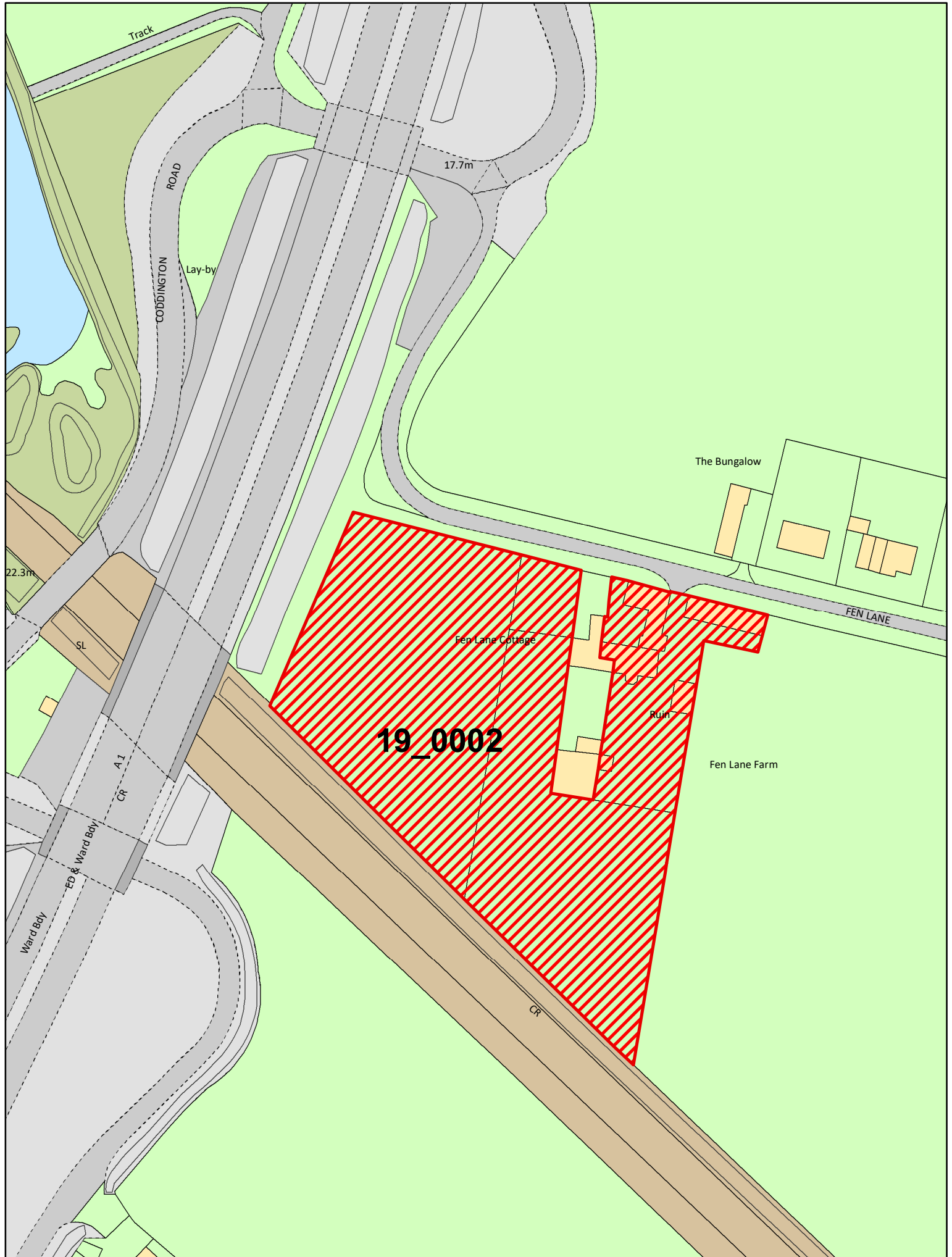
**Achievability Conclusion: May be Achievable**

**Additional Comments**

16/SCR/00015 for clean water pipeline (now implemented).



# GTLAA 2022 Sites (Portrait)





**Site Reference Number: 19\_0003 Site Address: Land off Denton Close, Balderton**  
**Housing/Employment/Both: G&T Area (Ha): 1.56ha**  
**Parish: Balderton Ward: Balderton South**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: May be Available – Subject to discussion with landowner  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Site inaccessible

**OVERALL CONCLUSION:**

**No demonstration has been provided over how the site could make a highways connection to Denton Close and is considered inaccessible as a result. The site may be available but is not considered suitable or achievable.**

**Approximate Yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjacent to urban boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 1.56ha  
 Area Character: Residential / Agricultural  
 Setting: Semi-Rural  
 Current Use: Sheep Grazing / Vacant

**Policy: May be Suitable**

Current Policy Status: DM8 Other Policy Constraints: May be appropriate for allocation under CP4 and CP5.  
 Conflicting Issues: Outside Urban Area

**Access to Services: May be Suitable**

|   |                                 |  |                  |
|---|---------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                  |                                 | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No  | Bus Stop: No                    | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: Yes   | Cash Machine / Post Office: Yes | Further Education: Yes   | Hospital: No     |
| Store of Local Importance: Yes  |                                 | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                   |                                 | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of publicly accessible green space |                                 | Green Space Strategy Comments: None                                    |                  |

**Physical Constraints: Not Suitable**

Highway Engineers Comments: The site is served by suitable access roads and footways although as an existing residential estate this would need to be demonstrated with suitable swept paths. The only point of access would appear to be off Denton Close, although the site boundary isn't shown linking to this. The existing highway is suitable to serve the likely number of pitches which could be accommodated on this land. However, the embankment beyond the highway boundary appears to have been repaired as part of flood defence works under application number 19/00445/FULM and amendments to this may result in flooding issues or present difficulties in achieving required gradients to the rear of highway.

Officer Comments: No demonstration has been provided over how site could make the highways link to Denton Close, referred to above. Considered inaccessible as a result.

Topography Constraints: None

Contaminated Land?: Possibly

Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas.

Agricultural land quality: Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: Treatment works to south

Flood Zone: 81% in FZ3, 83% in FZ2, would need to pass the Sequential Test.

Surface Water Flooding: Low risk across a large portion of the site. Areas at high risk confined to locations around the drain.

Identified within the SFRA?: No

Flood Risk Comments: This is split between Flood Zones 2 and 3 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. Whilst the guidance identifies the use to be incompatible with Flood Zone 3 this is dependent upon the outcome of application of the Sequential Test.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Yes – Local Wildlife Site on western boundary, abuts 2/803 Lowfield Lane Grasslands, Balderton

Tree Preservation Order: Yes (half-two thirds of site area) – significantly reduces the developable area.

Natural Features on site: Ditches

Conservation Area: No

Heritage asset (designated & non designated):

No

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: May be available. Submitted suggesting potential for G&T use, subject to further discussion.

Achievability Comments: Site inaccessible. Size restricted by TPOs.

Ownership Constraints: Site within non-Traveller ownership and access appears to need 3<sup>rd</sup> party land.

Ownership Comments: Site within non-Traveller ownership and so may require Council action to deliver

Legal Issues: None known

Legal Comments: None

Timescale: 0-5 years

Availability Other Issues: None

Viability Comments: Developable area restricted by Tree Preservation Orders, which may affect viability.

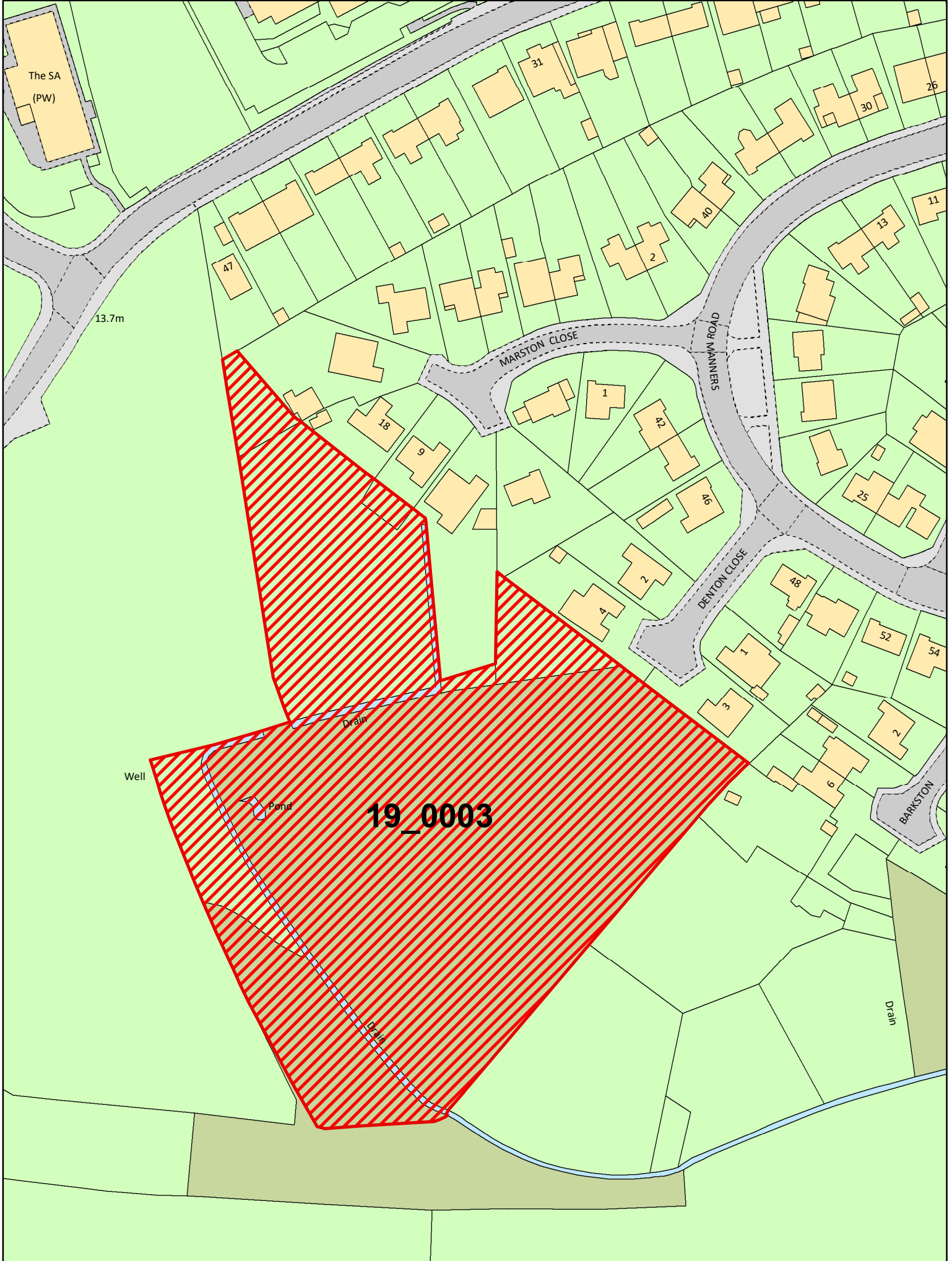
**Availability Conclusion:** May be Available

**Achievability Conclusion:** Not Achievable

**Additional Comments**

Site forms flood defences – 19/SCR/00009, 19/00445/FULM, EXP/00037/19.

# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0004 Site Address: Former Belvoir Ironworks (North), Newark**  
**Housing/Employment/Both: G&T Area (Ha): 2.35ha**  
**Parish: Newark Ward: Farndon & Fernwood**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: Site within non-Traveller ownership  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: Site would require Council action to deliver

**OVERALL CONCLUSION:**

The site may be suitable, with access to services improving as the Land South of Newark strategic site is delivered. The previous potentially contaminative usage will need to be resolvable to a standard that can support residential occupation. Site is within non-Traveller ownership and may be available for the Council to deliver, the site would however need to prove viable for this to occur.

Approximate yield: 15-27 pitches

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside but within reasonable proximity to urban boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 2.35ha  
 Area Character: Marginal Industrial / Residential / Agricultural  
 Setting: Semi-Rural  
 Current Use: Vacant Land

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8 / NAP2A Other Policy Constraints: May be suitable for allocation under CP4 and CP5  
 Conflicting Issues: Outside Urban Area

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

**Within 30mins travel by public transport**

Secondary School: No      Retail Area: No  
Further Education: No      Hospital: No

Store of Local Importance: No  
Proximity to town centre: Over 1km to a town centre.  
Green Space Standards: Within 1,500m of publicly accessible green space

Supermarket: No      Employment: No  
Proximity to Transport Node: Over 1km to a major public transport node  
Green Space Strategy Comments: None

Comments: Access to services and facilities will be improved through delivery of the Land South of Newark Strategic Site. This will entail delivery of a Local Centre (incorporating convenience retail provision and other services and facilities) in the part of the strategic site closest to the Belvoir Ironworks site. This will also involve the bringing forward of 50ha of employment land, substantial Green Infrastructure and open space provision as well as integration of public transport services.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: An independent report has been submitted objecting to this site. The cited trip generation is based on a single site which was counted in 2010 and the outputs are not included in the appendices so cannot be verified. The HA have not been able to locate the site on the TRICs data base but have located the site on Google maps. The trip rates may be high and linked to the poor sustainability of this site which has access only to the major road network with no footways / no community facilities within walking distance.

The site in question has a footway/cycleway link to the Middlebeck development and beyond, linking to the Newark urban area.

It is also noted in the introduction to this note that trip rates may also be higher per unit due to Gypsy communities which often have extended families all living together. This of course is not in itself a reason to object to a site, and instead requires application of a lesser threshold for provision of a TA/TS. If the submitted report is correct, it would be appropriate to require one for this site.

In terms of site access, the site is just within a national speed limit, on the edge of a 30mph speed limit. The bends on each approach to possible access to this land are such that they are considered speed reducing features, and whilst it is quite possible that vehicles will be exceeding 30mph due to the current open aspects, it is thought unlikely that the 85th%ile speed will be 60mph.

Visibility to the north of around 100 metres is available and visibility to the south is around 140m which is considered to be adequate here in consideration of the likely speeds, constrained by the bends.

The adopted highway corridor in the vicinity of the access is approximately 21 metres wide, which should accommodate the suggested ghost island if demonstrated to be required.

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A – Potentially  
contaminative usage has been identified at the  
site

Agricultural land quality: Grade 3 (Good –  
Moderate)

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 0.43% in FZ2.

Surface Water Flooding: No

Identified within the SFRA?: No

Flood Risk Comments: Section of Bowbridge Lane at the access to the site located within Flood Zone 2. As part of planning appeal in 2015 the flood depths were considered to be shallow (and acceptable) turning right when leaving site, but deep and unacceptable turning left. Was deemed acceptable if restricted to right turn only during times of flooding. Emergency access option onto the Sustrans route was also considered. There is the potential that appropriate emergency access arrangements could be put in place, subject to further detailed investigation. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats: None

Tree Preservation Order: No

Natural Features on site None

Conservation Area: No

Heritage asset (designated & non designated):

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is within non-Traveller ownership but are open to sale for this purpose.

Achievability Comments: Would require Council action to deliver site, as landowner would not intend to do this themselves.

Ownership Constraints: Site within non-Traveller ownership      Ownership Comments: Site within non-Traveller ownership and would require Council action to deliver

Legal Issues: None known      Legal Comments: None

Timescale: 0-5 years      Availability Other Issues: None

Viability Comments: Site would need to be viable for the Council to deliver.

**Availability Conclusion:      May be Available**

**Achievability Conclusion:      May be Achievable**

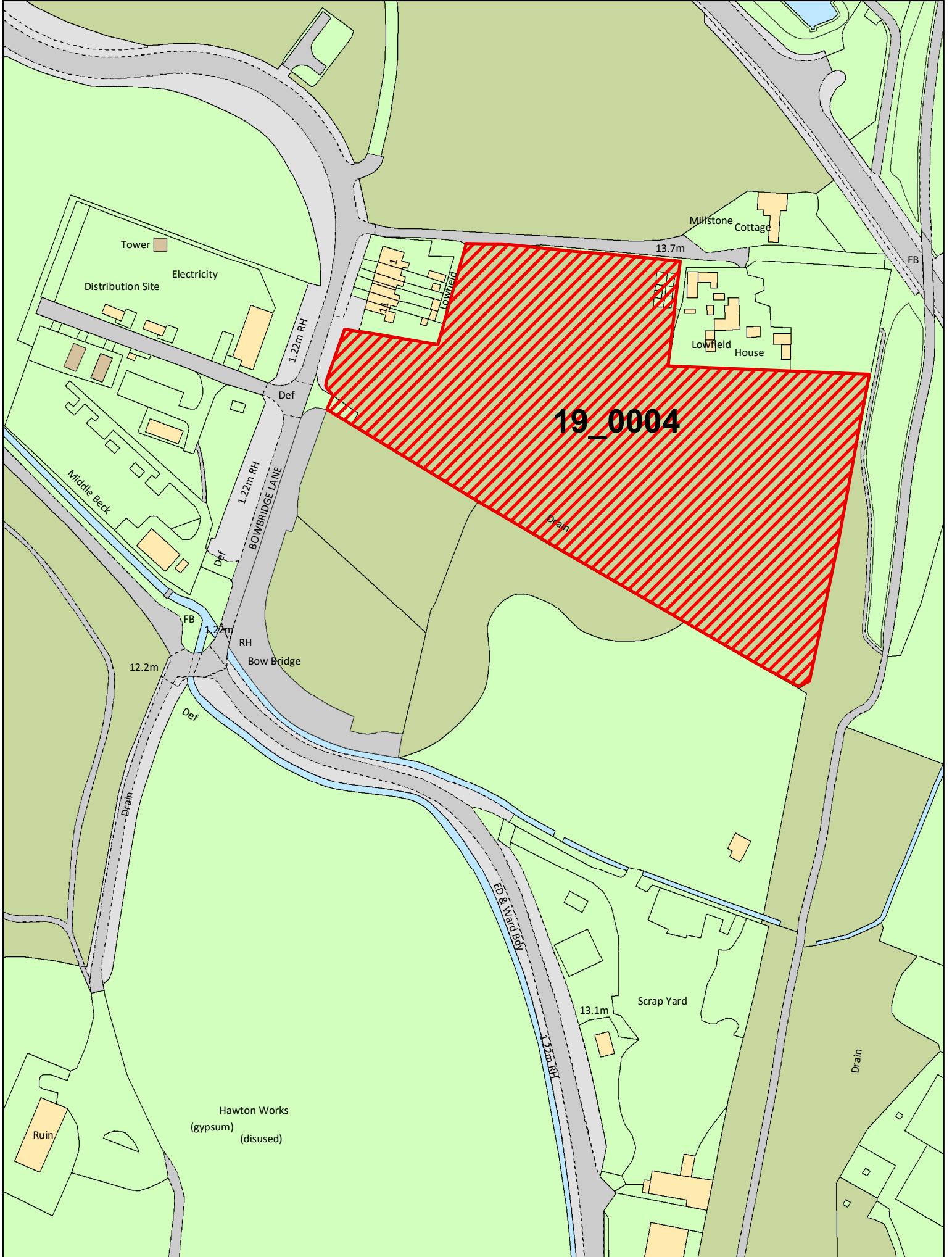
**Additional Comments**

Subject of dismissed appeal 3181015 (15/01250/OUTM) in large part due to location, although some issues around infrastructure provision relevant to that specific scheme were identified (affordable housing, open space and education provision)- though this did not weigh heavily against the scheme. Section of Bowbridge Lane at the access to the site located within Flood Zone 2. As part of planning appeal flood depths were considered to be shallow (and acceptable) turning right when leaving site, but deep and unacceptable turning left. Was deemed acceptable if restricted to right turn only during times of flooding. Emergency access option onto the Sustrans route was also considered. There is the potential that appropriate emergency access arrangements could be put in place, subject to further detailed investigation.

Yield: 15 – 27 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0007 Site Address: Green Park, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.24ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is achievable

**OVERALL CONCLUSION:**

Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas of the site at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.

Approximate Yield: 10 pitches

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.25ha Greenfield: 0ha

Area Character: Edge-of-Settlement

Setting: Concentration of Caravan Sites

Current Use: G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10. Site has temporary planning consent Other Policy Constraints: May be suitable for allocation under CP4 and CP5.

Conflicting Issues: Area at risk of flooding.

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
 GP/Health Centre: No      Cash Machine /  
    Post Office: No

**Within 30mins travel by public transport**

Secondary School: No      Retail Area: No  
 Further Education: No      Hospital: No

Store of Local Importance: Yes  
 Proximity to town centre: Within 1km to a town centre  
 Green Space Standards: Within 1,500m of publicly accessible green space

Supermarket: No      Employment: No  
 Proximity to Transport Node: within 1km to major public transport node  
 Green Space Strategy Comments: None

Access to Services Comments: Site is located within 20-minute walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Response to Highways Engineers Comments: Site suitability will be dependent upon an assessment of the highways capacity of the Tolney Lane / Great North Road junction. Following discussions, the Highways Authority accept that provision of a second point of access is not feasible.

Topography Constraints: None

Contaminated Land?: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: n/a (developed)

Access to Utilities: Yes

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Site Apparatus: Site already developed as G&T site

Neighbour Issues: None

Flood Zone: 97% in FZ3; 100% in FZ2

Surface Water Flooding: No

Identified within the SFRA?: No

Flood Risk Comments: This site lies almost entirely within Flood Zone 3, with a significant proportion also within the functional floodplain (Flood Zone 3b). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be a benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: None

Impact on existing recreational use: None

Protected Species/Habitats: None

Tree Preservation Order: Protected hedges on the northwest and southeast boundaries.

Natural Features on Site: None

Conservation Area: No

Heritage asset (designated & non designated): Site within proximity of the conservation area.

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is currently occupied and authorised under 21/00891/S73 with temporary consent until 30<sup>th</sup> November 2023 and has been submitted by the owner’s agent.

Achievability Comments: Site is currently occupied.

Ownership Constraints: None

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years

Availability Other Issues: None

GTAA site with first five year need and future need identified

Viability Comments: Site currently occupied through a temporary consent – no viability issues present.

**Availability Conclusion:** Available

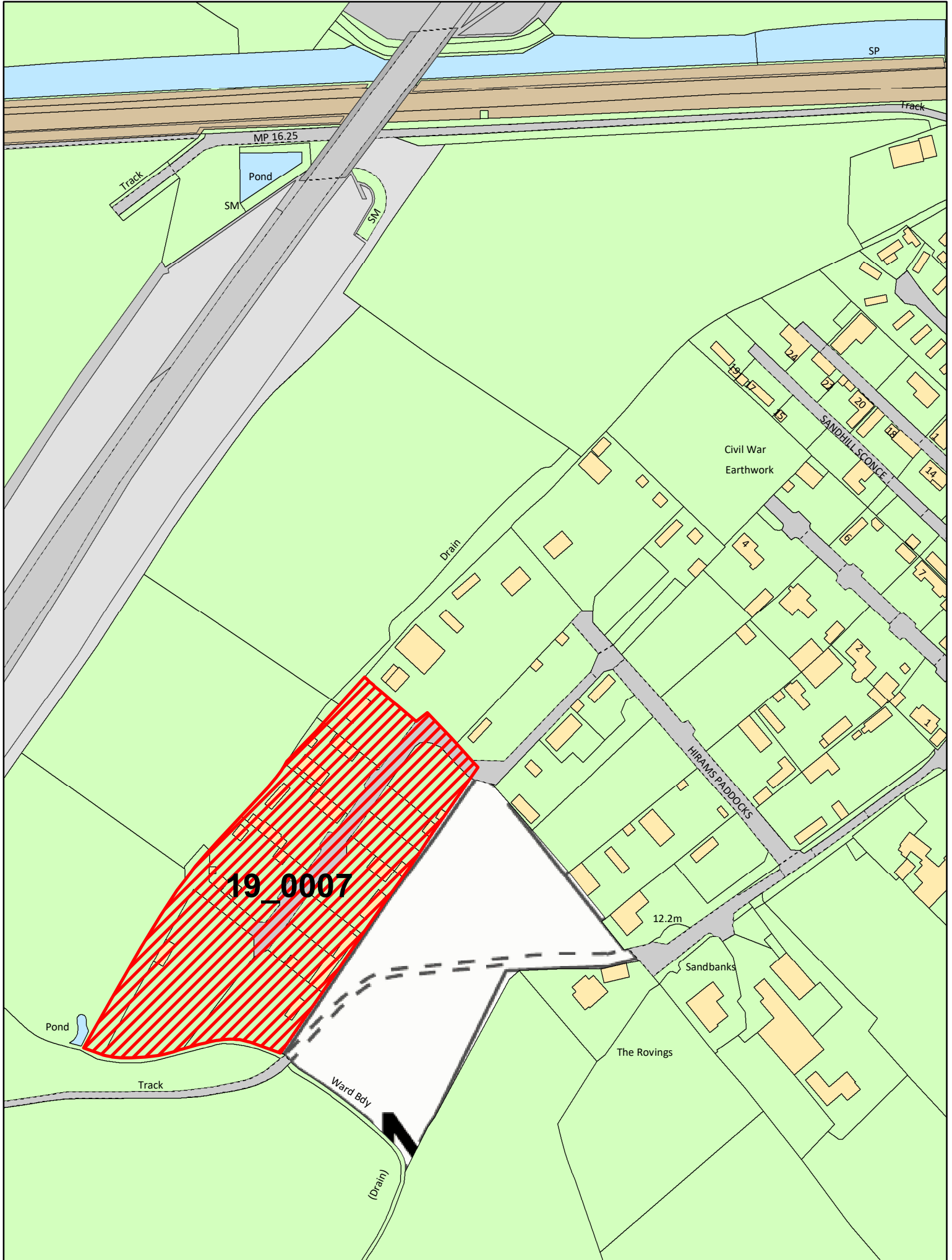
**Achievability Conclusion:** Achievable

**Additional Comments**

18/01443/FUL limited temporary permission to 30/11/2021 and 21/00891/S73 was granted to extend the temporary permission to 30<sup>th</sup> November 2023.



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0008 Site Address: Park View, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.39ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is achievable

**OVERALL CONCLUSION:**

Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests, and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.

Approximate Yield: 13 pitches

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Within settlement boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.39ha Greenfield Area: 0ha

Area Character: Edge-of-Settlement

Setting: Concentration of Caravan Sites

Current Use: G&T pitches

**Policy: May be Suitable**

Current Policy Status: Site is temporarily permitted. Other Policy Constraints: May be suitable for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

**Access to Services: Suitable**

**Within 800m or 10mins walking**

Primary School: Yes      Bus Stop: Yes  
 GP/Health Centre: No      Cash Machine /  
    Post Office: Yes

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
 Further Education: Yes      Hospital: Yes

Store of Local Importance: Yes  
 Proximity to town centre: Within 1km to a town centre  
 Green Space Standards: Within 400m of publicly accessible green space

Supermarket: Yes      Employment: Yes  
 Proximity to Transport Node: Within 1km to a major public transport node  
 Green Space Strategy Comments: None

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide ‘Designing Gypsy and Traveller Sites’

Response to Highways Engineers Comments: Site suitability will be dependent upon an assessment of the highways capacity of the Tolney Lane / Great North Road junction. Following discussions, the Highways Authority accept that provision of a second point of access is not feasible.

Topography Constraints: None

Contaminated Land?: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Site already built out

Neighbour Issues: None known

Flood Zone: 100% in FZ3; 100% in FZ2

Surface Water Flooding: Small area of low risk, located at the rear of the site.

Identified within the SFRA?: Functional floodplain



**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Flood Risk Comments: This site lies wholly within Flood Zone 3 and with a significant proportion of this also within the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

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: Yes

Heritage asset (designated & non designated):

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is currently occupied with a temporary permission and has been submitted by the agent.

Achievability Comments: Site is currently occupied. Owners engaged as part of Pitch Delivery work and are in a position to take the site forward.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership

Legal Issues: None known

Legal Comments: None

Timescale: 0-15 years

Availability Other Issues: None

GTAA site with current and future need identified

Viability Comments: Site currently occupied through a temporary consent, owners able to take site forward to achieve permanent consent – no viability issues present.

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

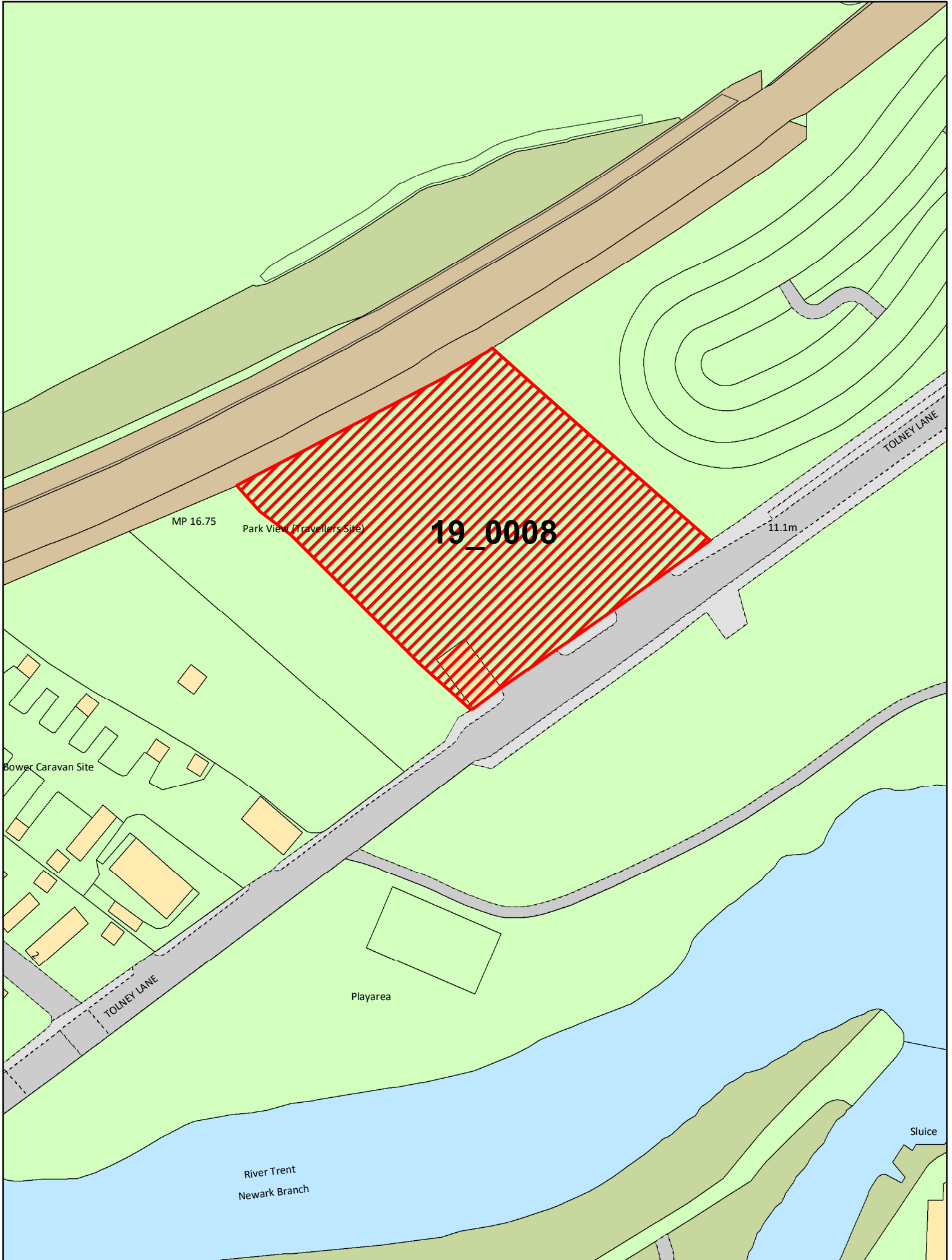
**Additional Comments**

18/01430/FUL – to 30/11/2021.

21/02492/S73 – to 31/01/2025



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0009 Site Address: Old Stable Yard, North of Winthorpe Rd, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.32ha**  
**Parish: Newark Ward: Bridge**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, seeking to locate new pitches in the areas of the site at least flood risk and a design and layout that limits the level of impact on the Open Break to that of a localised nature. Surface water risk would need to be appropriately managed. Despite the open countryside location, the site is within reasonable proximity to a higher order settlement with services and facilities and considered able to meet the emphasis on provision in and around the Newark Urban Area within Core Policy 4. Mitigation measures to reduce the noise impact on residential amenity from the adjacent A1 and A46 roads and kennels will need to be explored. Site is both available and achievable.

Approximate yield: 14 pitches

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Separated from village by A1 PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield Area: 0.46ha  
 Area Character: Agricultural  
 Setting: Agricultural / Residential  
 Current Use: Unauthorised site

**Policy: May be Suitable**

Current Policy Status: NUA/OB/1 Other Policy Constraints: SP3 DM8

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Conflicting Issues: NUA/OB/1 – Winthorpe Open Break. Detailed landscape visual advice has demonstrated that the site can be accommodated within the designation with a level of impact on its openness limited to that of a localised nature, subject to integration of design and layout requirements. Should localised impact occur then the designation will not be compromised. It is considered that the local need for Gypsy and Traveller accommodation has the potential to clear the threshold of built development not normally being acceptable within the designation.

Policy Comments: The sites location is capable of meeting the emphasis within Core Policy 4 on providing new provision around the Newark Urban Area. Location may be suitable subject to the there not being sufficient supply of suitable, available and achievable land in the Newark Urban Area.

### Access to Services: May be Suitable

#### Within 800m or 10mins walking

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

#### Within 30mins travel by public transport

Secondary School: No      Retail Area: No  
Further Education: No      Hospital: No

Store of Local Importance: No  
Proximity to town centre: Over 1km from  
Town Centre  
Green Space Standards: Within 800m of  
publicly accessible green space

Supermarket: NUA      Employment: No  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: This site is accessed directly from a National Highways Road (the A46) and consultation should be made with them.

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C – Potentially  
contaminative usage is yet to be identified at  
the site or surrounding areas

Agricultural land quality: N/A (Developed)

Access to Utilities: Unknown, but likely.

Site Apparatus: Unauthorised G&T site

Neighbour Issues: Adjacent to A1, A46 and  
Kennels – noise generation will have an impact  
on the level of residential amenity that can be  
achieved. Potential mitigation measures to  
reduce impact will need to be explored.

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Flood Zone: 100% in FZ2

Surface Water Flooding: Contains an area of high, medium and low surface water flood risk– which would need to be able to be managed.

Identified within the SFRA?: No

Flood Risk Comments: This site lies wholly within Flood Zone 2 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable?**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats:?

Tree Preservation Order: No

Natural Features on site: Trees

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site submitted to Call for Sites

Achievability Comments: Site is currently occupied by Travellers on an unauthorised basis.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years

Availability Other Issues: None

GTAA site with first five year need and future need identified

Viability Comments: Site already laid out and occupied in a way that would meet immediate needs, with capacity for further accommodation of future need. Site is considered viable.

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

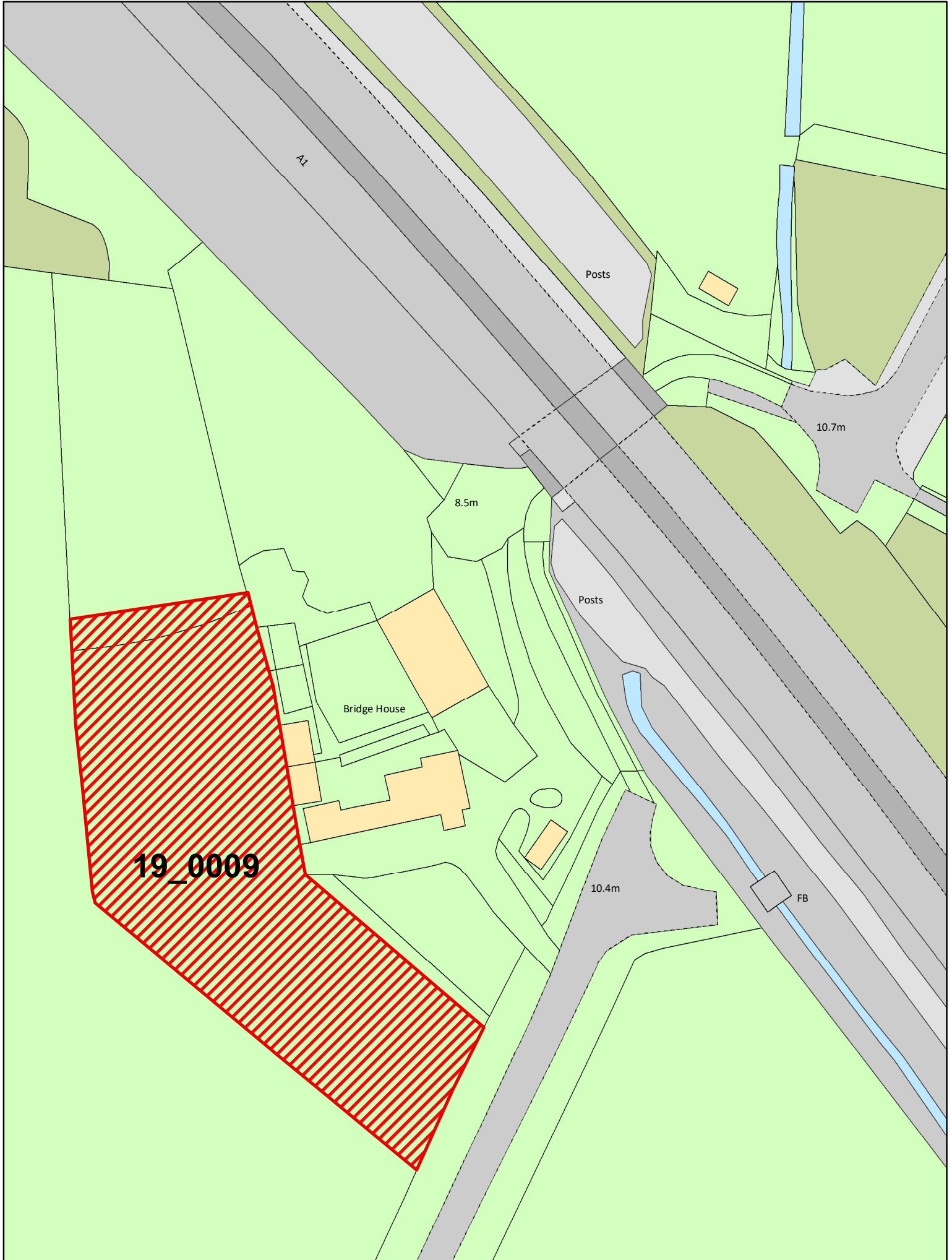
**Additional Comments**

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

**Enforcement action against development at the site upheld at re-heard appeal (3196972).  
Application 18/00343/FUL withdrawn.**



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0010 Site Address: Station Road, Collingham**  
**Housing/Employment/Both: G&T Area (Ha): 5.13ha**  
**Parish: Collingham Ward: Collingham**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver

**OVERALL CONCLUSION:**

**This site may be suitable subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4. There are concerns regarding the impact of development on the setting of the listed Collingham Station House. The site is adjacent to the existing Village Envelope and is well related to services and facilities within the village. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.**

**Approximate yield: 93 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Open Countryside, but adjacent to Village Envelope PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 5.13ha

Area Character: Rural / Agricultural

Setting: Rural

Current Use: Agricultural field

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8 Other Policy Constraints: May be allocated under CP4 and CP5

Conflicting Issues: outside village (but adjacent to village envelope) in open countryside



**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
 GP/Health Centre: No      Cash Machine /  
    Post Office: No

**Within 30mins travel by public transport**

Secondary School: No      Retail Area: Yes  
 Further Education: No      Hospital: No

Store of Local Importance: Collingham  
 Proximity to town centre: Over 1km to a town centre  
 Green Space Standards: Within 800m of a publicly accessible green space

Supermarket: Yes      Employment: Yes  
 Proximity to Transport Node: Less than 1km to a major public transport node  
 Green Space Strategy Comments: None

Access to Services Comments: Site is located adjacent to the village envelope, with proximity to services and facilities in Collingham. Site lacks a footpath connection to the village, which could feasibly be provided to allow for safe and sustainable access to them. Without this there may be a dependence on travel by private motor vehicle to access the village, although those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This site has frontages on both Station Road and Cross Lane. Cross Lane is narrow and not appropriate for access. The site frontage on Station Road is such that a suitable access point should be able to be found, but as it is within a national speed limit, it should be determined by 85th%ile speeds.

The site appears to be of a size which would accommodate enough pitches to trigger the need for either a TS/TA to demonstrate that the highway in the vicinity is capable of accommodating the additional traffic which would be generated.

Offsite highway works should incorporate the provision of footways to facilitate a link from the site to the village and also provide lighting, to include the site vehicular access.

Topography Constraints: No

Contaminated Land?: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site.

Agricultural land quality: Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: Pylons across the site

Neighbour Issues: Adjacent railway line

Flood Zone: FZ1

Surface Water Flooding: NE third subject to some surface water flood risk

Identified within the SFRA?: No

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Flood Risk Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

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 asset (designated & non designated):  
Setting of II-listed Collingham Station House

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Originally put forward by landowner

Achievability Comments: Would likely require the sale of the land to a third party or the Council to deliver.

Ownership Constraints: Site within non-Traveller ownership

Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: None known

Legal Comments: None

Timescale: 0-15 years

Site has large theoretical capacity, would likely deliver across five year periods

Availability Other Issues: None

Viability Comments: Land will need to prove viable either to the Council or third party to deliver

**Availability Conclusion: Available**

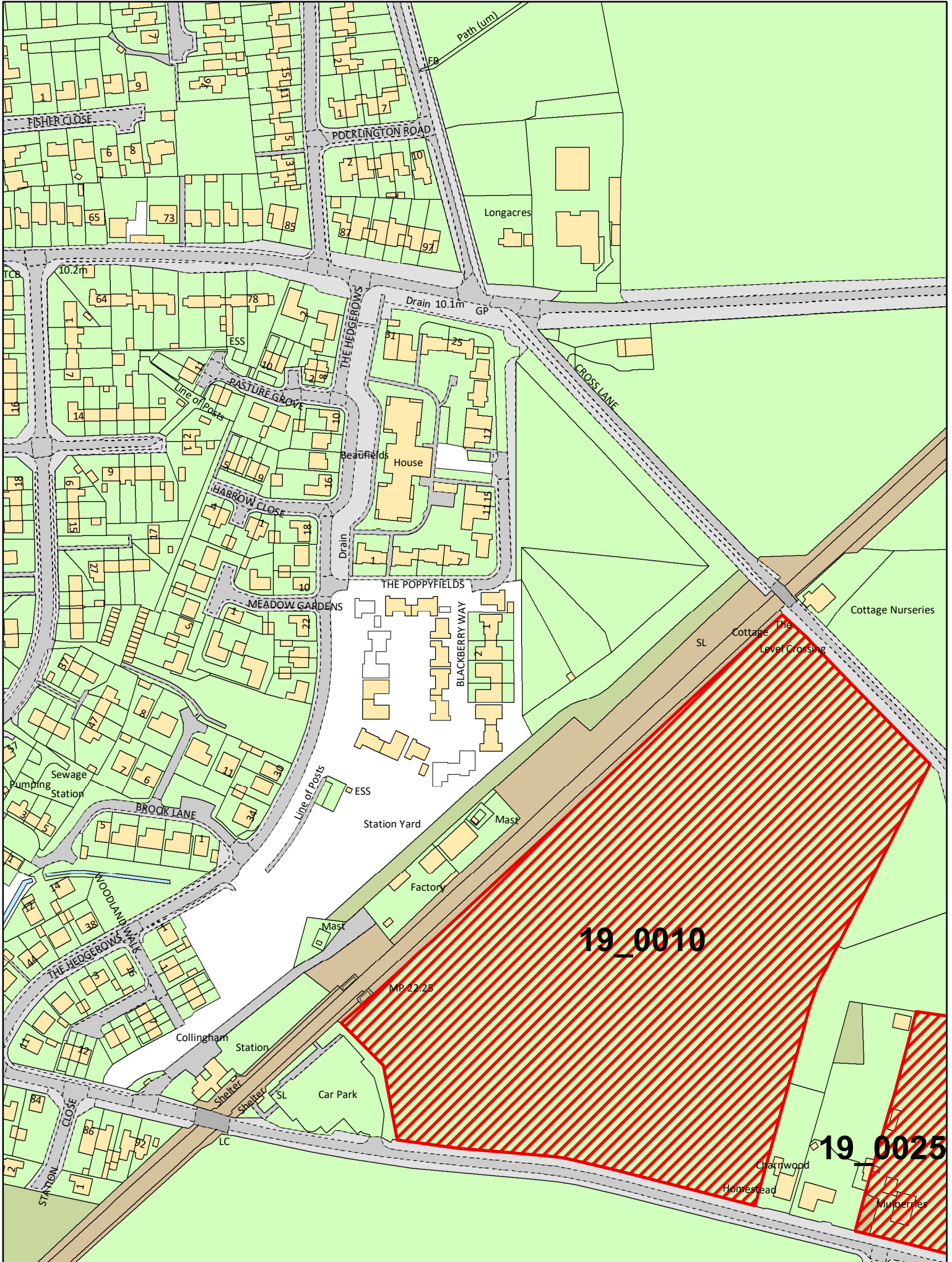
**Achievability Conclusion: May be Achievable**

**Additional Comments**

10/00088/FUL (change of use to 28-space carpark) and 13/00715/FUL (change of use to 58-space carpark) implemented on some of the land. This does not threaten the cohesion of the site as a whole, nor prejudice potential part-development of the site.



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0011 Site Address Land to the west of Shannon Caravan Site**  
**Housing/Employment/Both: G&T** **Area (Ha): 2.73ha**  
**Parish: Ollerton & Boughton** **Ward: Ollerton**

**Suitability Conclusion:** **May be Suitable**  
**Availability Conclusion:** **Available**  
 Availability Comments: Originally put forward by landowner  
**Achievability Conclusions:** **Achievable**  
 Achievability Comments: Nothing to suggest the site is unachievable

**OVERALL CONCLUSION:**

**This site may be suitable; it lies adjacent to the urban boundary and has an existing access. Would represent an extension to an existing authorised site and is considered available and achievable.**

**Approximate yield: 49 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Urban (outside but adjoining the urban boundary, albeit the whole site may not need to be developed). PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 2.73ha  
 Area Character: Caravan Park, Former Colliery Site  
 Setting: Edge-of-Settlement  
 Current Use: Pasture

**Policy: May be Suitable**

Current Policy Status: SP3/ DM8 Other Policy Constraints: May be suitable for allocation in line with Core Policies 4 and 5.  
 Conflicting Issues: Outside but adjacent to urban boundary

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

**Access to Service: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

**Within 30mins travel by public transport**

Secondary School: No      Retail Area: Yes  
Further Education: No      Hospital: No

Store of Local Importance: No  
Proximity to town centre: Over 1km to a town centre  
Green Space Standards: Within 800m of a publicly accessible green space

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major public transport node  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Site connected via footpath to the urban area. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: Suitable**

Highway Engineers Comments: Where a number of smaller sites are all within one area, traffic impact should be assessed comprehensively rather than on a piecemeal basis where sites would not trigger thresholds in their own right. This site has an existing access, but as this is on an A-classified road any extension is likely to be necessary to test the capacity and safety of the access through a TS/TA – the increase in vehicles from this site and also potentially site 19/0022 may require provision of a ghost island, related to capacity and also in the interests of highway safety.

Topography Constraints: None known

Contaminated Land?: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: Grade 3 (Good-Moderate)

Access to Utilities: Unknown, but likely.

Site Apparatus: None

Neighbour Issues: None

Flood Zone: FZ1

Surface Water Flooding: band of surface water flood risk across the northern third of the site.

Identified within the SFRA?: No

Flood Risk Comments: Flood Zone 1

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b>                      |  |
| Impact on views: None   | Impact on existing recreational use: None  |
| Protected Species/Habitats: Potential Species Habitat. 55m to Ollerton Colliery Local Wildlife Site | Tree Preservation Order: None  |
| Natural Features on site: trees, and existing field boundaries bounded by hedgerows                 |  |
| Conservation Area: No   | Heritage asset (designated & non designated): potential archaeological interest, linked to unregistered P&G at Wellow Hall |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

|   |   |
|---|---|
| Availability Comments: Originally put forward by landowner, subsequent discussions confirm availability.    |   |
| Achievability Comments: Nothing to suggest the site is unachievable   |   |
| Ownership Constraints: None known   | Ownership Comments: Would form an extension to the adjoining authorised Traveller site. Both parcels of land within the same Traveller ownership. |
| Legal Issues: None known  | Legal Comments: None  |
| Timescale: 0-10 years<br>Site has large theoretical capacity, would likely deliver across five year periods | Availability Other Issues: None   |
| Viability Comments: None  |   |

**Availability Conclusion: Available**

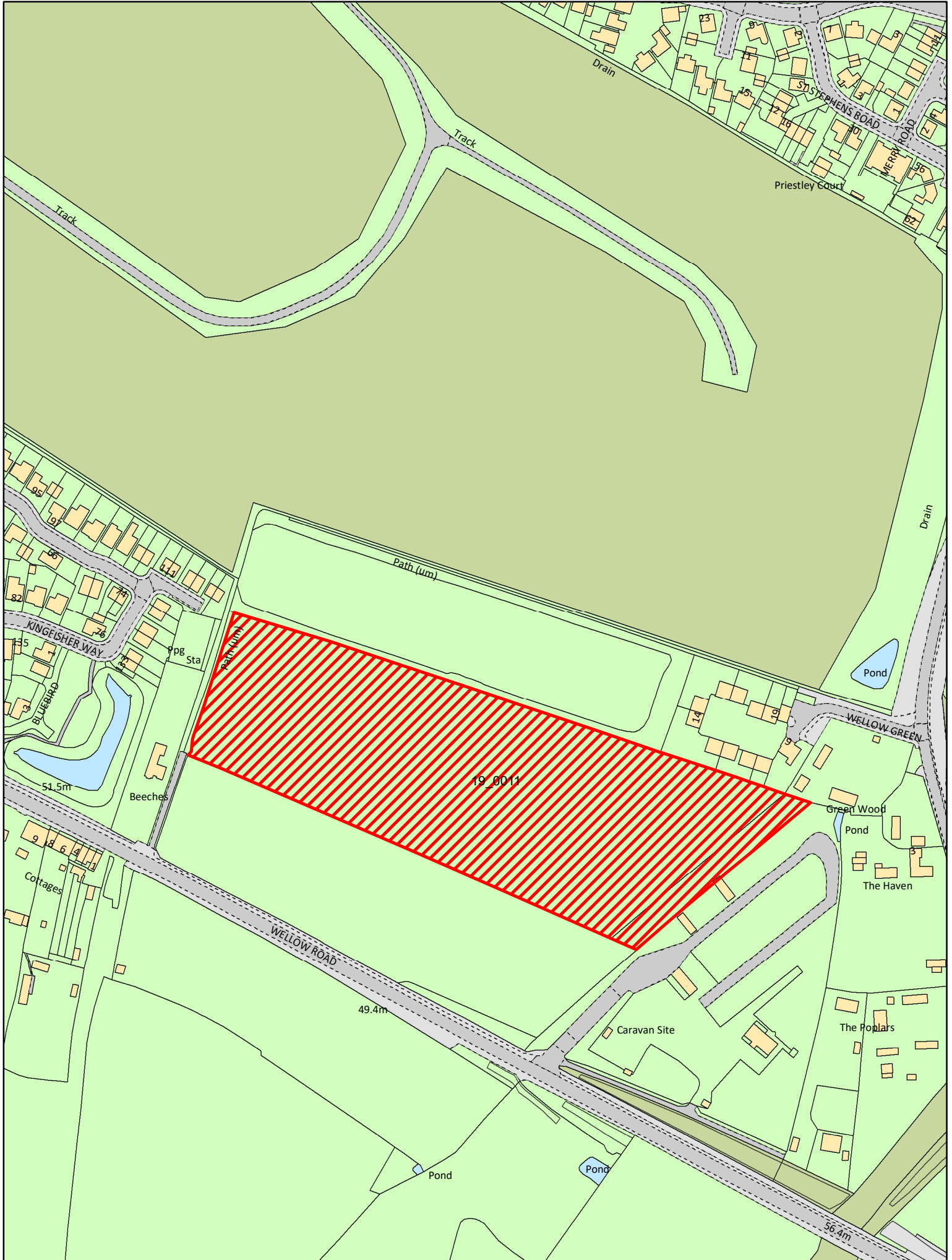
**Achievability Conclusion: Achievable**

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0012 Site Address Land off Newark Road (North), Ollerton**  
**Housing/Employment/Both: G&T** **Area (Ha): 0.30ha**  
**Parish: Ollerton & Boughton** **Ward: Ollerton**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Land originally put forward by site owner  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver

**OVERALL CONCLUSION:**

**Highway’s constraints in this location mean this site is not considered suitable. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.**

**Approximate yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 0.30ha  
 Area Character: Rural  
 Setting: Rural  
 Current Use: Scrubland

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8 Other Policy Constraints: May be allocated under CP4 and CP5  
 Conflicting Issues: Outside village in open countryside

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                  |                                | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No  | Bus Stop: No                   | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine / Post Office: No | Further Education: Yes   | Hospital: No     |
| Store of Local Importance: No   |                                | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                   |                                | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m to publicly accessible green space |                                | Green Space Strategy Comments: None                                    |                  |



**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: Not Suitable**

Highway Engineers Comments: Adequate access visibility cannot be achieved to allow development of the site.

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-Moderate)

Access to Utilities: Unknown

Site Apparatus: Trees

Neighbour Issues: None

Flood Zone: Flood Zone 1

Surface Water Flooding: Small part of the north of the site at potentially low surface water flood risk.

Identified within the SFRA?: No

Flood Risk Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats: Potential Species Habitat. Adjacent to Local Wildlife Site

Tree Preservation Order: No

Natural Features on Site: Trees

Conservation Area: No

Heritage asset (designated & non designated): potential archaeology to east related to II-listed Wellow Hall and unregistered Park & Garden

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Land originally put forward by site owner

Achievability Comments: Would likely require the sale of the land to a third party or the Council to deliver.

Ownership Constraints: Site within non-Traveller ownership

Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: None known

Legal Comments: None

Timescale: 0-5 years

Availability Other Issues: None

Viability Comments: Land will need to prove viable either to the Council or third party to deliver

**Availability Conclusion:** Available

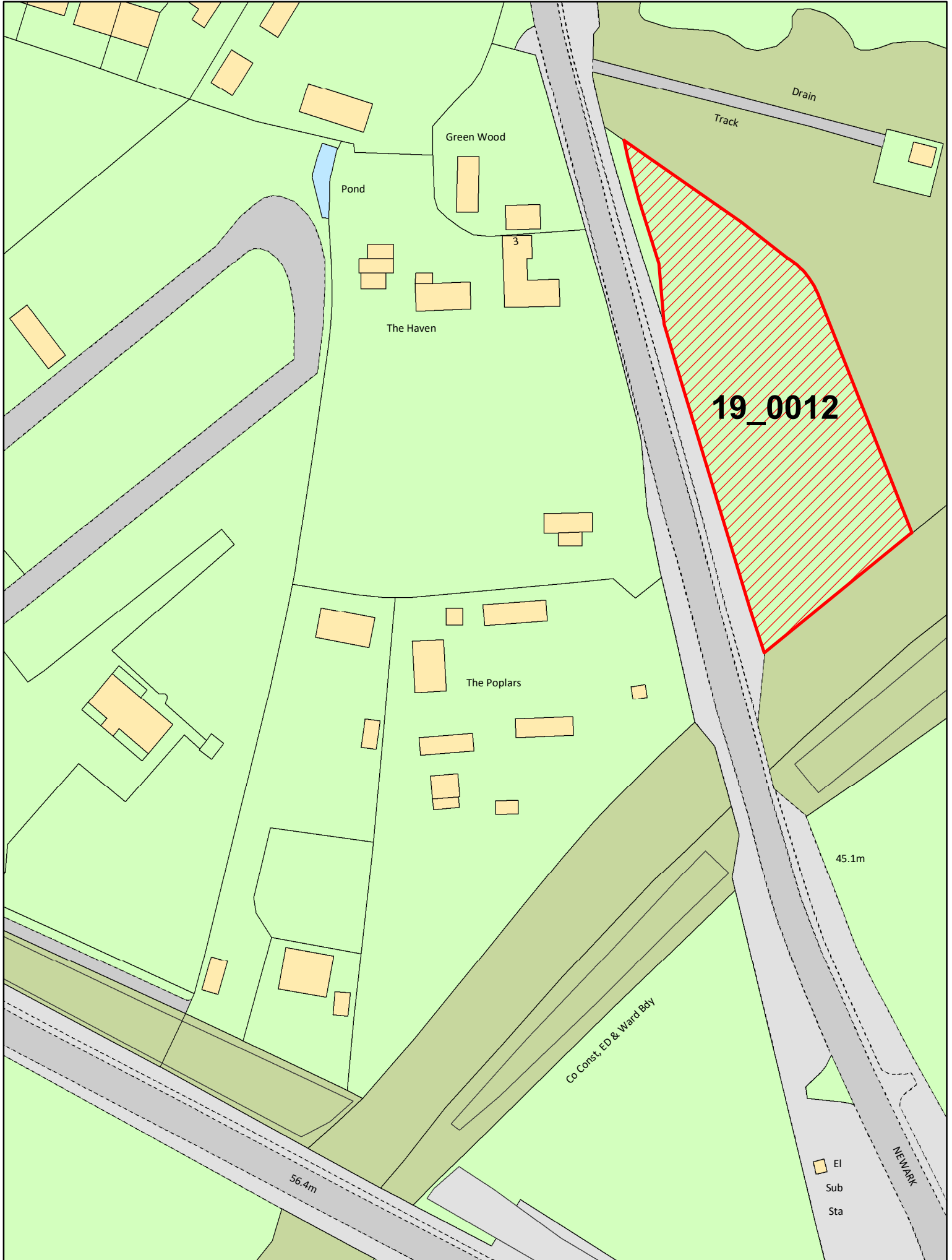
**Achievability Conclusion:** May be Achievable

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0013 Site Address Land off Newark Road/Wellow Road (south)**  
**Housing/Employment/Both: G&T Area (Ha): 0.24ha**  
**Parish: Wellow Ward: Rainworth North & Rufford**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site originally submitted by owner  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver

**OVERALL CONCLUSION:**

**Highway’s constraints in this location mean this site is not considered suitable. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.**

**Approximate Yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Outside village PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 0.24ha  
 Area Character: field enclosed by trees  
 Setting: Rural  
 Current Use: scrubland

**Policy: May be Suitable**

Current Policy Status: SP3 and DM8 Other Policy Constraints: May be allocated under CP4 and CP5  
 Conflicting Issues: outside village in open countryside

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                  |                                | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No  | Bus Stop: No                   | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine / Post Office: No | Further Education: Yes   | Hospital: No     |
| Store of Local Importance: No   |                                | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                   |                                | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of publicly accessible green space |                                | Green Space Strategy Comments: None                                    |                  |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: Not Suitable**

Highway Engineers Comments: There is an existing field access serving this land, but intensification of its use is of concern as visibility is restricted by the bridge parapet to the north. The available visibility is unlikely to be appropriate for the likely 85th%ile approach speeds.

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-Moderate)

Access to Utilities: Unknown

Site Apparatus: Thick tree coverage

Neighbour Issues: Adjacent Wellow Dam

Flood Zone: Flood Zone 1

Surface Water Flooding: Site predominantly at very low surface water flood risk, small band of low risk across north

Identified within the SFRA?: No

Flood Risk Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: None

Impact on existing recreational use: None

Protected Species/Habitats: Potential Species Habitat. Site is adjacent a Local Wildlife Site

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: Yes

Heritage asset (designated & non designated): 200m to Chailey House

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site originally submitted by owner

Achievability Comments: Would likely require the sale of the land to a third party or the Council to deliver.

Ownership Constraints: Site within non-Traveller ownership.      Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: None known

Legal Comments: None

Timescale: 0-5 years

Availability Other Issues: None

Viability Comments: Land will need to prove viable either to the Council or third party to deliver

**Availability Conclusion:**      Available

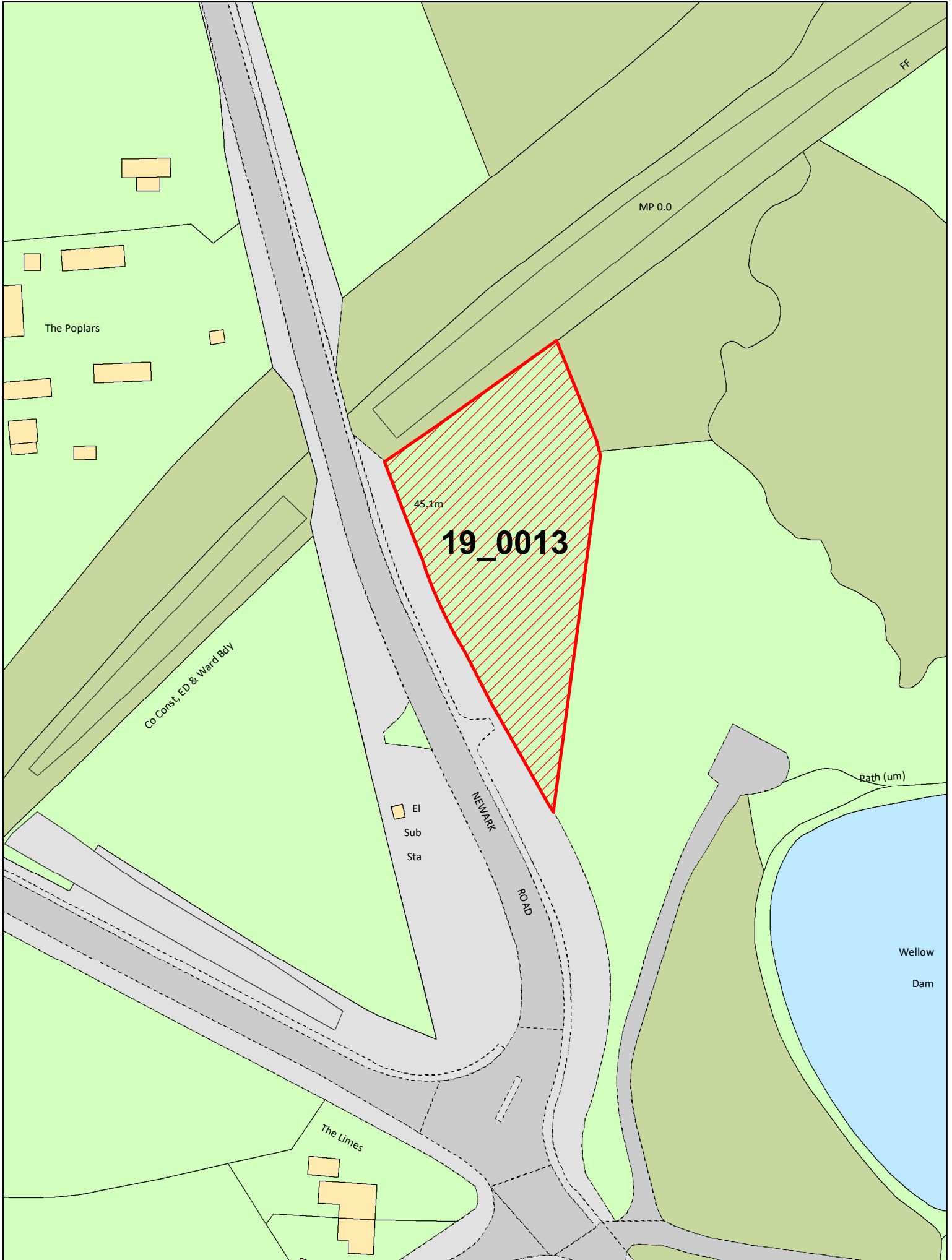
**Achievability Conclusion:**      May be Achievable

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0014 Site Address: Cottage Farm, Cross Lane, Blidworth**  
**Housing/Employment/Both: G&T Area (Ha): 2.35ha**  
**Parish: Blidworth Ward: Rainworth South & Blidworth**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site originally submitted by owner  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver

**OVERALL CONCLUSION:**

**Green Belt and highways constraints mean the site is not considered suitable. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.**

**Approximate Yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Isolated farmstead PDL/Greenfield: Both  
 Area: PDL Area: 0.18ha Greenfield Area: 2.17ha  
 Area Character: Agricultural / Equestrian  
 Setting: Agricultural  
 Current Use: Disused Equestrian

**Policy: Not Suitable**

Current Policy Status: Green Belt Other Policy Constraints: Only the small part of the site which is previously developed land may be suitable for allocation under CP4 and 5.  
 Conflicting Issues: Site is not a preferred location in the Spatial Strategy

**Access to Services: May be Suitable**

|   |                                |  |                 |
|---|--------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b>                |                                | <b>Within 30mins travel by public transport</b>                        |                 |
| Primary School: No                                  | Bus Stop: No                   | Secondary School: No   | Retail Area: No |
| GP/Health Centre: No                                | Cash Machine / Post Office: No | Further Education: No  | Hospital: No    |
| Store of Local Importance: No                       |                                | Supermarket: No  | Employment: No  |
| Proximity to town centre: Over 1km to a town centre |                                | Proximity to Transport Node: Over 1km to a major public transport node |                 |
| Green Space Standards: Within 1,500m from           |                                | Green Space Strategy Comments: 1,283m                                  |                 |



publicly accessible green space

**Physical Constraints: Not Suitable**

Highway Engineers Comments: Cross Lane is approximately 4.2 metres wide which would not support the additional vehicles generated by such a use, without widening works. The site is also unsustainable, being remote with unlit roads and no footways meaning it is not considered suitable for sustainable residential use.

Topography Constraints: Land falls sharply to the north

|                        |   |
|------------------------|---|
| Contaminated Land?: No | Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas |
|------------------------|---|

|   |  |
|---|--|
| Agricultural land quality: 100% Grade 3 (Good-Moderate) | Access to Utilities: Water and Electricity |
|---|--|

|                      |                        |
|----------------------|------------------------|
| Site Apparatus: None | Neighbour Issues: None |
|----------------------|------------------------|

|               |  |
|---------------|--|
| Flood Zone: 1 | Surface Water Small area at low surface water flood risk |
|---------------|--|

Identified within the SFRA?: No

SFRA Comments: Flood Zone

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

|                       |   |
|-----------------------|---|
| Impact on views: None | Impact on existing recreational use: No |
|-----------------------|---|

|                                |                             |
|--------------------------------|-----------------------------|
| Protected Species/Habitats: No | Tree Preservation Order: No |
|--------------------------------|-----------------------------|

Natural Features on site: No

|                       |  |
|-----------------------|--|
| Conservation Area: No | Heritage asset (designated & non designated): No |
|-----------------------|--|

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Landowner submitted to Call for Sites.

Achievability Comments: Would likely require the sale of the land to a third party or the Council to deliver.

Ownership Constraints: Site within non-Traveller ownership.

Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: None known

Legal Comments: None

Timescale: 0-5 years

Availability Other Issues: None

Viability Comments: Land will need to prove viable either to the Council or third party to deliver

**Availability Conclusion:** Available

**Achievability Conclusion:** May be Achievable

**Additional Comments**

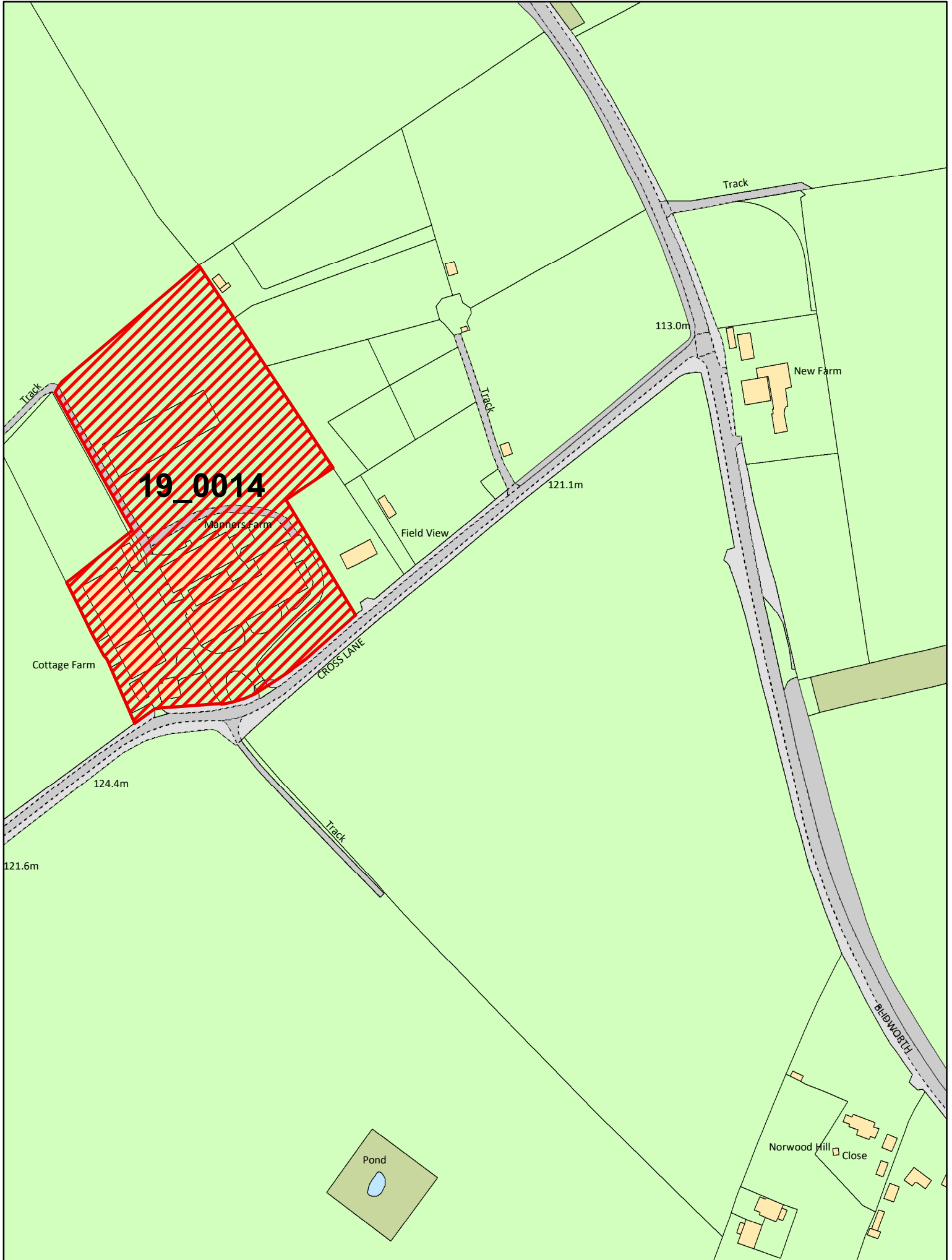
16/01780/FUL – change of use 2 farm buildings to equestrian

15/01737/FUL – retrospective ménage

Within coal mining reporting area. 100% in development low risk area



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0016 Site Address Land north of Gravelly Lane, Fiskerton**  
**Housing/Employment/Both: G&T Area (Ha): 2.54ha**  
**Parish: Fiskerton cum Morton Ward: Trent**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: Site put forward in 2014 no further contact  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver, and scale of necessary highways improvements will need to be viable.

**OVERALL CONCLUSION:**

**Site may be suitable subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4 and application of the Sequential and Exceptions Tests. New pitches being sought to be located in the areas of the site at least risk and provision of the necessary highway's improvements to Gravelly Lane. The site may be available and achievable, scale of required highways improvements raises viability concerns.**

**Approximate Yield: 46**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Adjacent to settlement boundary in Neighbourhood Plan PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 2.54ha  
 Area Character: Residential/Rural  
 Setting: Countryside adjoining village  
 Current Use: Vacant/grazing pasture

**Policy: May be Suitable**

Current Policy Status: SP3, DM8 Other Policy Constraints: May be allocated under CP4 and CP5  
 Conflicting Issues: outside village in open countryside

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: Yes

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: No

Store of Local Importance: Yes  
Proximity to town centre: Over 1km to a town centre  
Green Space Standards: Within 1,500m of a publicly accessible green space

Supermarket: No      Employment: Yes  
Proximity to Transport Node: Over 1km to a major public transport node  
Green Space Strategy Comments: 643m

Access to Services Comments: Site is located adjacent to Fiskerton, with proximity to the limited services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access those in nearby village (Bleasby for primary education for instance), those trips would be limited in duration given the location. The village has access to a railway station – providing a sustainable option to access services and facilities further away. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This is a relatively unsustainable site, without footways linking to a village with very few facilities, therefore there will be reliance on private motor vehicles. The area of the site indicates that it is of a size that would require formal assessment to consider the impact on the surrounding highway.

Gravelly Lane is currently a narrow single-track lane at 3.2 metres wide and would require widening and general improvements such as footways and lighting to support such intensification of its use.

Topography Constraints: None

Contaminated Land?: No

Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas.

Agricultural land quality: Grade 2 (Very Good)

Access to Utilities: Unknown

Site Apparatus: Pylons to the south west of the site running along border

Neighbour Issues: None

Flood Zone: 99% in FZ2

Surface Water Flooding: Band of surface water risk within north of site.

Identified within the SFRA?: No

Flood Risk Comments: This site lies almost wholly within Flood Zone 2 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test.

|   |   |
|---|---|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b> |   |
| Impact on views: No   | Impact on existing recreational use: No                     |
| Protected Species/Habitats: No  | Tree Preservation Order: None                               |
| Natural Features on site None   |   |
| Conservation Area: No   | Heritage asset (designated & non designated):<br>None known |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site put forward in 2014 no further contact

Achievability Comments: Viability concerns relating to the necessary highway improvements to Gravelly Lane.

Ownership Constraints: Site within non-Traveller ownership.      Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver.

Legal Issues: None known      Legal Comments: None

Timescale: 0-10 years      Availability Other Issues: None  
Site has large theoretical capacity, would likely deliver across five year periods

Viability Comments: Level of highways improvements to Gravelly Lane may render the site unviable. Land will need to prove viable either to the Council or third party to deliver.

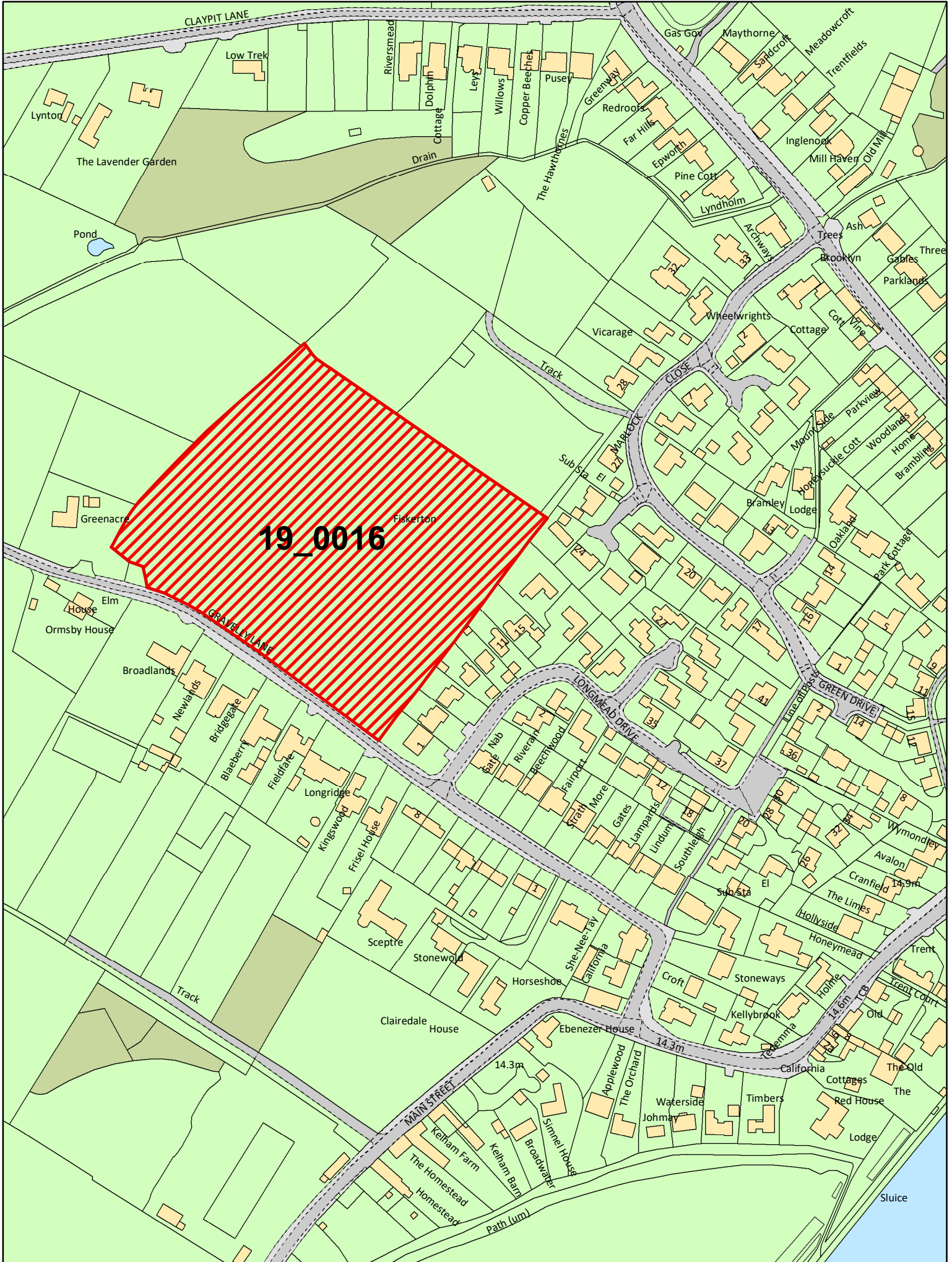
**Availability Conclusion:      May be Available**

**Achievability Conclusion:      May be Achievable**

**Additional Comments**

Approximate Yield: 46 pitches

# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0017 Site Address: Trent Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.67ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Site withdrawn  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Site requires Council action to deliver, and no agreement could be reached with the site owner.

**OVERALL CONCLUSION:**

**Site is within the Urban Boundary and may be suitable subject to application of the Sequential and Exceptions Tests and seeking to locate pitches in the areas at least risk. The potentially contaminative usage would need to be resolvable to a standard that can support residential occupation. An acceptable standard of design and layout – for the developable and non-developable parts of the site would also need to be achievable, given the visibility of the land from the elevated A46 and East Coast Mainline. There may be the need for highways improvements made to the unadopted section of highway. The site would however require Council action to deliver and is no longer considered available or achievable, due to no agreement being reached between the parties. Site subsequently withdrawn by landowner.**

**Approximate yield: 15 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within urban boundary PDL/Greenfield: PDL  
 Area: PDL 1.67ha Greenfield Area: 0ha

Area Character: Residential/ Scrubland

Setting: Scrubland

Current Use: Vacant brownfield site

**Policy: Suitable**

Current Policy Status: Within urban boundary Other Policy Constraints: May be suitable for allocation under CP4 and CP5

Conflicting Issues: Area at some risk of flooding



## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

### Access to Services: May be Suitable

#### Within 800m or 10mins walking

Primary School: No      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: Yes

Store of Local Importance:  
Proximity to town centre: Over 1km from  
Town Centre  
Green Space Standards: Within 1,500m of  
publicly accessible green space

#### Within 30mins travel by public transport

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: Yes

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Within 1km of a  
major public transport node  
Green Space Strategy Comments:

### Physical Constraints: May be Suitable

Highway Engineers Comments: The site is remote from adopted highway with the majority of the road in private ownership, serving an industrial/commercial use. There are sections with no or narrow footway. It is not ideal to mix pedestrians and commercial vehicles, but the highway section has footway and therefore does not present a concern related to highway safety.

Please note that the site abuts a pedestrian railway crossing linking to Hatchett's Lane which may be a rail safety concern – there is currently very little if any draw to use this crossing.

NSDC Response: The Hatchett's Lane crossing has now been closed.

Topography Constraints: None

Contaminated Land: Yes

Contamination Category: A – Potentially  
contaminative usage has been identified at the  
site

Agricultural land quality: N/A

Access to Utilities: Unknown

Site Apparatus: Site cleared

Neighbour Issues: None known

Flood Zone: FZ1, FZ2 and FZ3. 31% in FZ3, 60%  
in FZ2.

Surface Water Flooding: Small pocket of site at  
low surface water flood risk

Identified within the SFRA: No

Flood Risk Comments: This site is split between Flood Zone 1,2 and 3 and so would need to pass the Sequential and Exceptions Test. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. They are not deemed to be compatible with Flood Zone 3.

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|  |  |
|--|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b>  |  |
| Impact on views: Site is very visible from the elevated A46 and East Coast Mainline. Would need to support and appropriate design and layout. Considerations around the non-developable parts of the site too. | Impact on existing recreational use: No          |
| Protected Species/Habitats: Close to Local Wildlife Site   | Tree Preservation Order: No                      |
| Natural Features on site: No   |  |
| Conservation Area: No  | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

|  |   |
|--|---|
| Availability Comments: Site originally put forward by site owners, now withdrawn.  |   |
| Achievability Comments: Site would require Council action to deliver, and negotiations were unable to be positively concluded. Site no longer considered achievable. |   |
| Ownership Constraints: Site within non-Traveller ownership.  | Ownership Comments: Site within non-Traveller ownership. Would require Council action to deliver. |
| Legal Issues: No   | Legal Comments: No  |
| Timescale: 0-5 years   | Availability Other Issues: No   |
| Viability Comments: Site not considered viable for Council to purchase and deliver.  |   |

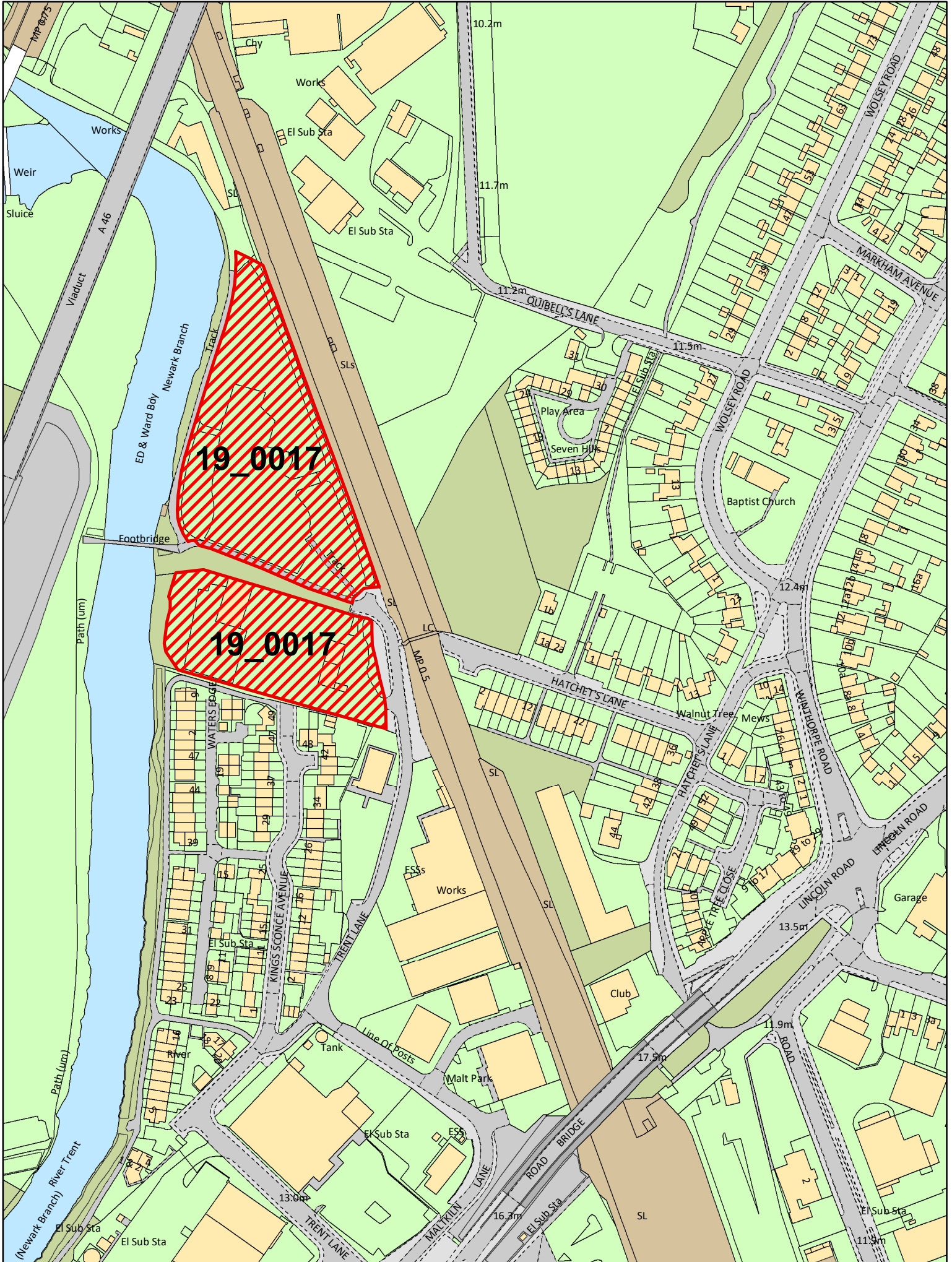
**Availability Conclusion: Not Available**

**Achievability Conclusion: Not Achievable**

**Additional Comments**

|                   |
|-------------------|
| Yield: 15 pitches |
|-------------------|

# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0018 Site Address: Land at Chestnut Lodge, Barnby-in-the-Willows**  
**Housing/Employment/Both: G&T Area (Ha): 0.39ha**  
**Parish: Balderton Ward: Balderton North**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Originally put forward by landowner  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**Site may be suitable, dependent on the availability of sufficient suitable, available and achievable land within or adjacent to areas identified within Core Policy 4. Considered that the land would be consistent with the emphasis within Core Policy 4 of securing land around the Newark Urban Area. Despite open countryside location the site is within reasonable proximity to a higher order settlement with services and facilities. Land lays adjacent to existing Gypsy and Traveller site. Given the open countryside location the site will need to be designed and laid out in a way that restricts landscape and visual harm. Site is both available and achievable.**

**Approximate yield: 20 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Open Countryside, but in reasonable proximity to the Newark Urban Area. PDL/Greenfield: Greenfield

Area: PDL Area: 0ha Greenfield Area: 0.39ha  
 Area Character: Agricultural / Commercial / Residential

Setting: Countryside

Current Use: Agricultural

**Policy: May be Suitable**

Current Policy Status: Outside urban boundary Other Policy Constraints: May be suitable for allocation under CP4 and CP5

Conflicting Issues: SP3/DM8

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No Bus Stop: No  
GP/Health Centre: No Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Over 1km to a  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: No Retail Area: No  
Further Education: No Hospital: No

Supermarket: No Employment: No  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable distance of the Newark Urban Area, with proximity to services and facilities in that location, and the Balderton Local Centres in particular. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This site is remote and unsustainable with no footways supporting residential use. However, it is greater than 2000 metres from the nearest existing community facilities and it would not be expected to create journeys on foot.

The carriageway width and general access geometry appear suitable for the likely increase in use, although visibility splays should be established as there is potential encroachment to the east. To be acceptable, any new accesses proposed would need to ensure that visibility splays based on 85th%ile speeds do not cross adjacent accesses (although relaxation with regard the substation access is likely to be satisfactory).

Topography Constraints: None

Contaminated Land: No

Contamination Category: C – Potentially  
contaminative usage has yet to be identified at  
the site

Agricultural land quality: Grade 3 (Good to  
Moderate)

Access to Utilities: Unknown

Site Apparatus: Oil pipeline runs adjacent to the  
site but its easement leaves it unaffected.

Neighbour Issues: Neighbouring car  
transportation business

Flood Zone: FZ1

Surface Water Flooding: None

Identified within the SFRA: No

Flood Risk Comments: Flood Zone 1

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b>   |  |
| Impact on views: Given the open countryside location the site will be need to be designed and laid out in a way, which restricts landscape and visual harm. | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown   | Tree Preservation Order: No                      |
| Natural Features on site: None  |  |
| Conservation Area: No   | Heritage asset (designated & non designated): No |

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

|  |  |
|--|--|
| Availability Comments: Originally put forward by landowner                                   |  |
| Achievability Comments: Nothing to suggest the site is unachievable                          |  |
| Ownership Constraints: None known  | Ownership Comments: Would form an extension to the adjoining Traveller site. Both parcels of land within the same Traveller ownership. |
| Legal Issues: None   | Legal Comments: None   |
| Timescale: 0-5 years   | Availability Other Issues: None  |
| Viability Comments: No viability concerns given land forms an extension to an existing site. |  |

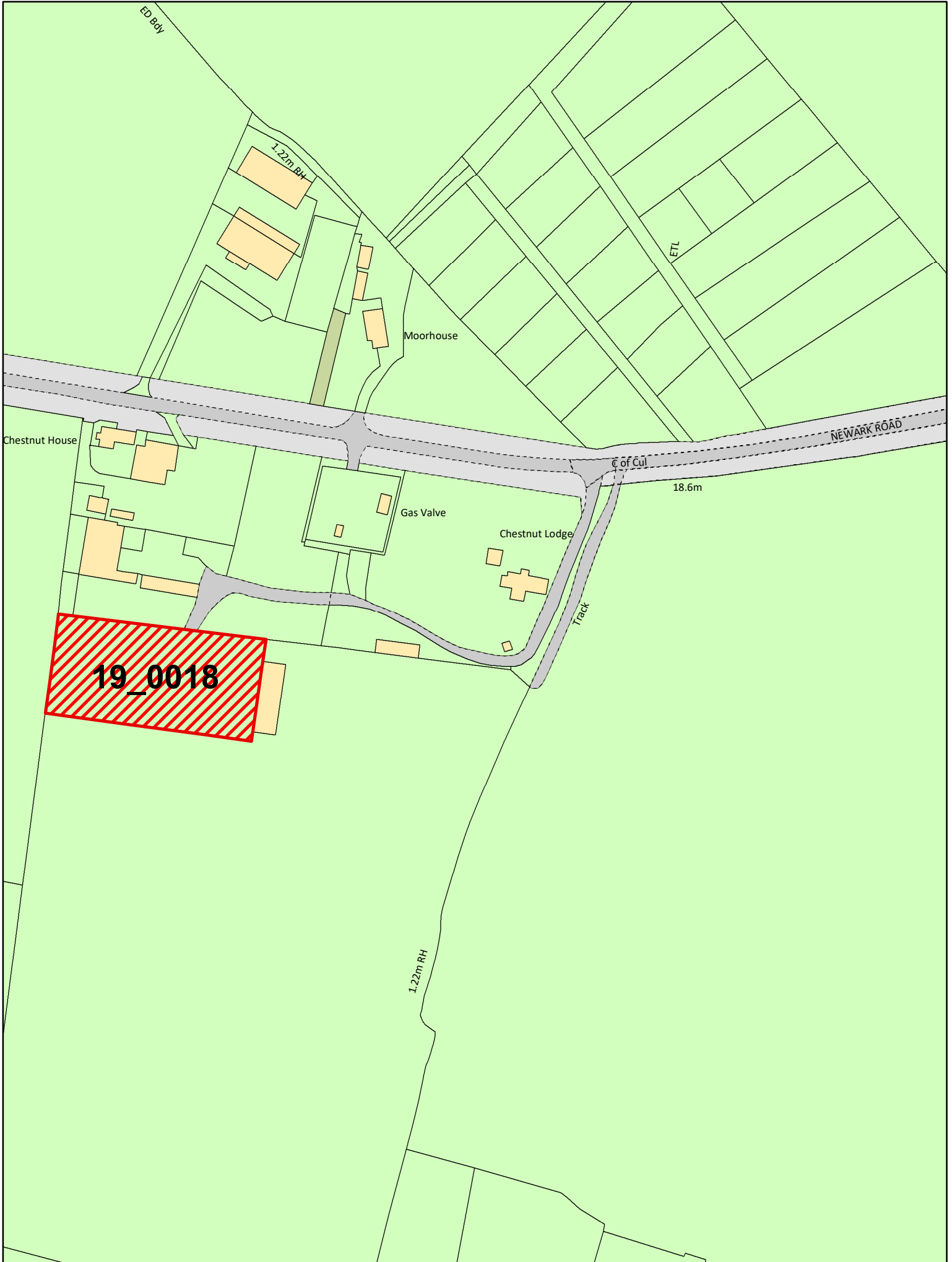
**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

|  |
|--|
| Adjoining land granted permission for two Gypsy and Traveller pitches through 21/00027/FUL |
| Yield: 20 pitches  |

# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0019 Site Address: Seven Oaks, Edingley**  
**Housing/Employment/Both: G&T Area (Ha): 0.13ha**  
**Parish: Edingley Ward: Farnsfield and Bilsthorpe**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Unable to physically accommodate additional pitches

**OVERALL CONCLUSION:**

**This existing authorised Gypsy and Traveller site is not suitable on the basis that it is physically unable to accommodate additional pitches. Were this demonstrated to not be the case then it would be necessary for the Sequential and Exception Tests to be passed, the high level and extent of surface water flood risk presents some significant concerns in this respect. Whilst the site is available, it is not achievable due to the physical constraints on additional provision.**

**Approximate yield: 0**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside PDL/Greenfield: PDL  
 Area: PDL Area: 0.13ha Greenfield 0ha  
 Area Character: Residential/Agricultural  
 Setting: Countryside  
 Current Use: Authorised G&T pitches

---

**Policy: Suitable**

Current Policy Status: Authorised site Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: SP3/DM8



**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: Yes  
 GP/Health Centre: No      Cash Machine /  
    Post Office: No

Store of Local Importance:  
 Proximity to town centre: Over 1km to a  
 town centre  
 Green Space Standards: Over 1km to a  
 publicly accessible green space

**Within 30 mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
 Further Education: Yes      Hospital: No

Supermarket: No      Employment: Yes  
 Proximity to Transport Node: Over 1km to a major  
 public transport node  
 Green Space Strategy Comments:

Access to Services Comments: Site is located within reasonable distance of Farnsfield, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: Not Suitable**

Physical Constraints Comments: Conclusions drawn from the assessment of the site, as part of the Pitch Delivery Strategy, show that the site is unable to accommodate additional pitches.

Highway Engineers Comments: This site is remote and unsustainable with no footways supporting residential use. However, it is approximately 1.6 km from the nearest shop and is less likely to generate journeys on foot.

The road is narrow and not really suitable to serve intensified use, but the site is so small it is considered unlikely to create issues. However, it is clear that the highway verge has been churned by vehicles turning in and out of the access and improvements should be made here in the form of some localised widening.

Topography Constraints: No

Contaminated Land: Yes

Contamination Category: A - Potentially  
 contaminative usage has been identified at the  
 site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches.

Neighbour Issues: None

Flood Zone: 23% FZ3, 62% FZ2

Surface Water Flooding: Site entirely at high risk  
 of surface water flooding.

Identified within the SFRA: No

Flood Risk Comments: The site is largely Flood Zone 2 with areas of its periphery within Flood Zone 3 and so would need to pass the Sequential and Exceptions Test. To rule out the existence of

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 – subject to application of the Exception Test. They are not considered compatible with Flood Zone 3. Based on the Environment Agency mapping the site is entirely at high risk of surface water flooding.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: None

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Existing site identified through 'pitch delivery work'. Whilst no contact was made with the owners the site has a future pitch need identified through the GTAA and is an established authorised Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: The existing site density is such that it would not be able to accommodate additional pitches. Site is not achievable.

Ownership Constraints: None known.

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years  
GTAA site with current and future need identified

Availability Other Issues: None

Viability Comments: If physical constraints can be overcome then there would be no reason to question whether intensification of an existing site would be viable.

**Availability Conclusion: Available**

**Achievability Conclusion: Not Achievable**

**Additional Comments**

Coal Mining Low Risk Area.

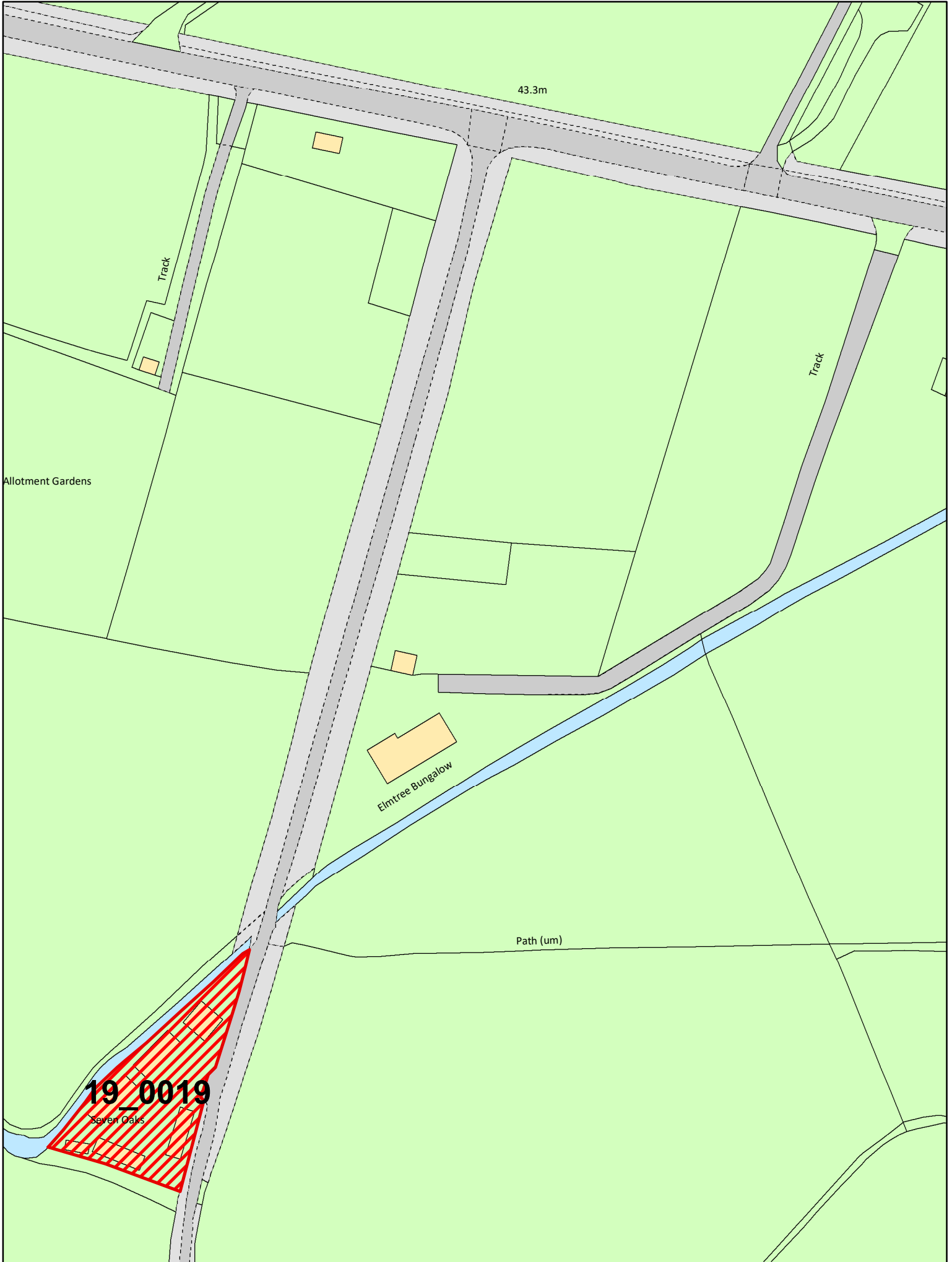
Provision of septic tank included as part of original application.

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Yield: 0



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0020 Site Address: Shannon Caravan Site, Wellow Road, Ollerton**  
**Housing/Employment/Both: G&T Area (Ha): 1.72ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 9 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside but within reasonable proximity to the Urban Boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.72ha Greenfield Area: 0ha  
 Area Character: Residential  
 Setting: Semi-urban  
 Current Use: Authorised G&T pitches

**Policy: Suitable**

Current Policy Status: Authorised G&T pitches Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Within 800m of  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: No      Retail Area: Yes  
Further Education: No      Hospital: No

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments:

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Site connected via footpath to the urban area. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This site has an existing access with no accidents associated with its use. However, this should be assessed if further sites are accessed through it.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially  
contaminative usage has been identified in  
close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: Narrow column of high  
and low surface water risk runs through the  
centre of the site.

Identified within the SFRA: No

Flood Risk Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: Would be an intensification of an existing site- surrounding context raises little concern.

Impact on existing recreational use: No

Protected Species/Habitats: Within SSSI Impact Zone

Tree Preservation Order: No

Natural Features on site: Site well screened

Conservation Area: No

Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Originally put forward by landowner, availability confirmed in subsequent discussions.

Achievability Comments: Would be an intensification of an existing site. Nothing to suggest the site is unachievable.

Ownership Constraints: None known

Ownership Comments: Would form an intensification of an existing site, within Traveller ownership.

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years  
GTAA site with current and future need identified

Availability Other Issues: None

Viability Comments: Intensification of an existing Gypsy and Traveller site – no viability concerns.

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

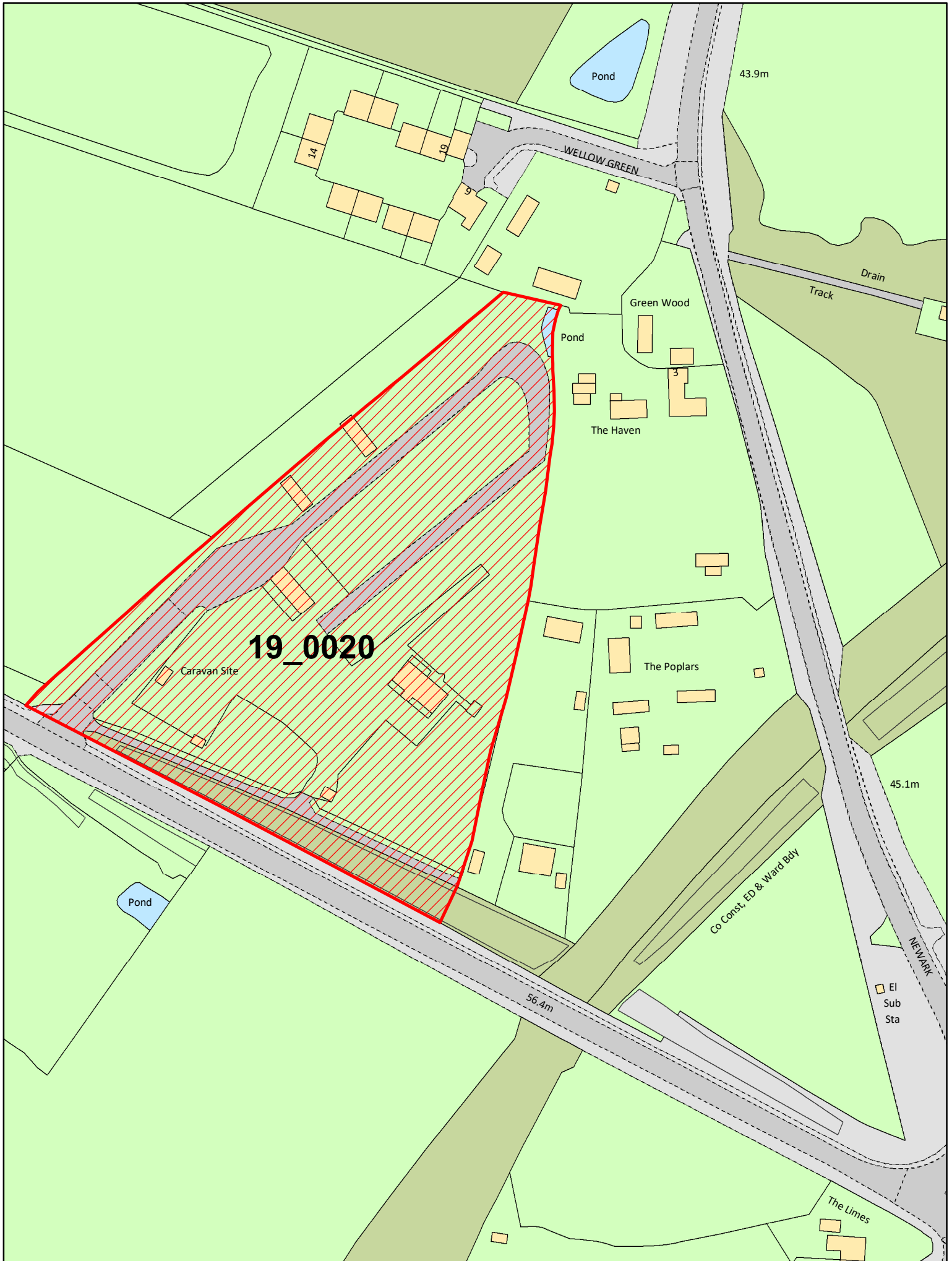
**Additional Comments**

Coal Mining Low Risk Area

Yield: 9 pitches



# GTLAA 2022 Sites (Portrait)





**Site Reference Number: 19\_0021 Site Address: The Paddock, Ollerton & Boughton**  
**Housing/Employment/Both: G&T Area (Ha): 0.56ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 3 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside, within reasonable proximity to Urban Boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.56ha Greenfield Area: 0ha  
 Area Character: Residential  
 Setting: Semi-urban  
 Current Use: Authorised G&T pitches

**Policy: Suitable**

Current Policy Status: Authorised G&T pitches Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: SP3/DM8

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                    |                                | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No  | Bus Stop: No                   | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine / Post Office: No | Further Education: Yes   | Hospital: No     |
| Store of Local Importance:  |                                | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                     |                                | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of a publicly accessible green space |                                | Green Space Strategy Comments:   |                  |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: This site is served by an existing access with suitable visibility. However, it may serve as access to 19/0022 and should be assessed in consideration of additional numbers.

See also comments in relation to considering sites comprehensively in a TS/TA.

It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4).

Site Capacity: Site appraisal as part of the site delivery work indicates a capacity sufficient to accommodate 3 additional pitches.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: No areas at risk identified from Environment Agency mapping

Identified within the SFRA: **No**

Flood Risk Comments: Flood Zone 1

### Landscape, Biodiversity and Built Heritage Constraints: May be Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Within SSSI Risk Impact Zone

Tree Preservation Order: No

Natural Features on site: Site well screened

Conservation Area: Close to Wellow Conservation Area

Heritage asset (designated & non designated): No

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work' and following engagement with site owner.

Achievability Comments: Would be an intensification of an existing site. Nothing to suggest the site is unachievable.

Ownership Constraints: None known

Ownership Comments: Would form an intensification of an existing site, within Traveller ownership.

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years  
GTAA site with need in first five year period and future need identified

Availability Other Issues: None

Viability Comments: Intensification of an existing Gypsy and Traveller site – no viability concerns.

**Availability Conclusion:** Available

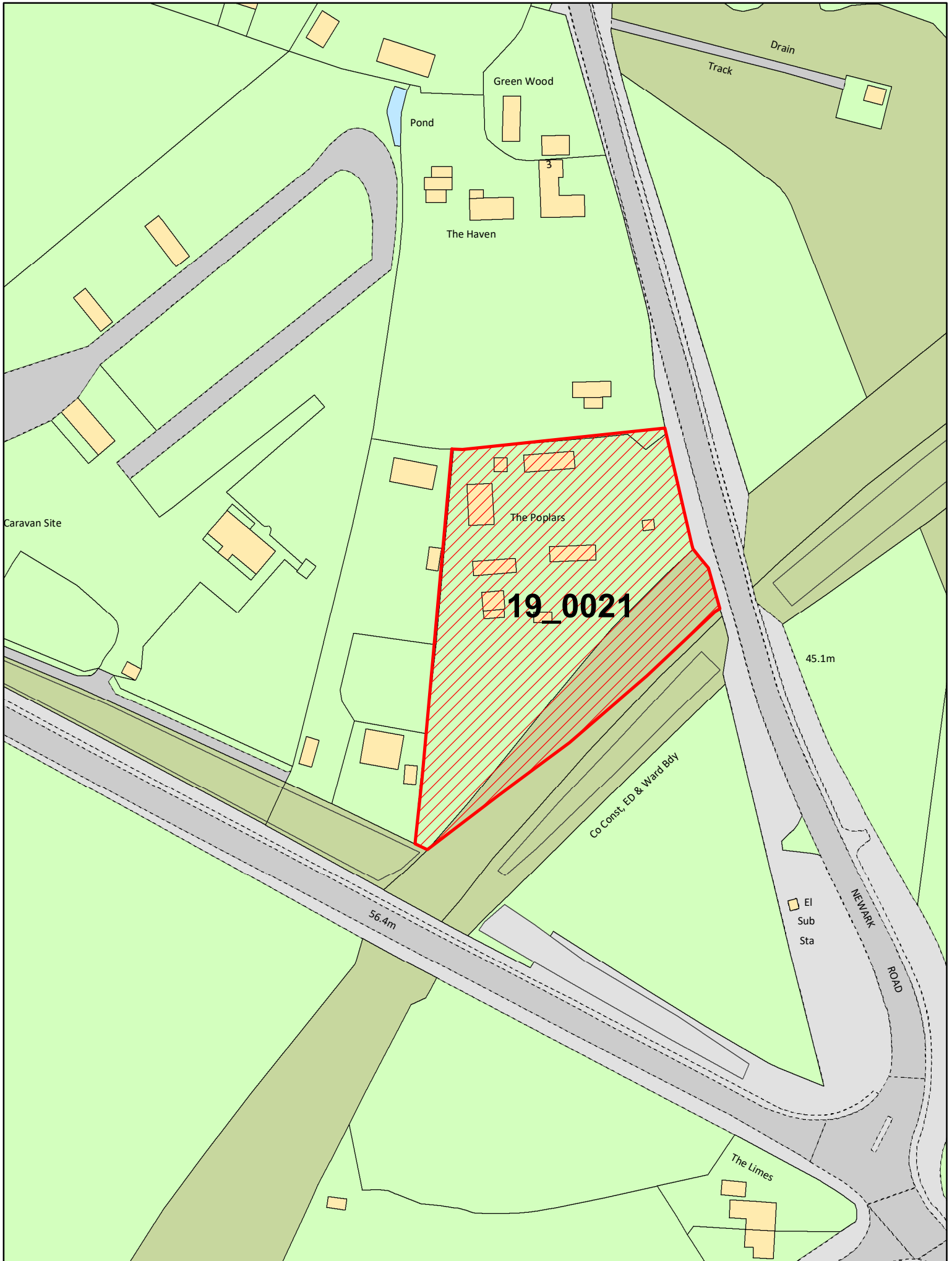
**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 3 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0022 Site Address: The Stables, Ollerton & Boughton**  
**Housing/Employment/Both: G&T Area (Ha): 0.34ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This existing authorised site may be suitable for further intensification; it lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 4 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside, within reasonable proximity to Urban Boundary PDL/Greenfield: PDL  
 Area: PDL 0.34ha Greenfield Area: 0ha  
 Area Character: Residential  
 Setting: Semi-urban  
 Current Use: Authorised G&T Pitches

**Policy: Suitable**

Current Policy Status: Authorised G&T pitches Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                |                                | <b>Within 30mins travel by public transport</b>                        |                  |
| Primary School: No                                  | Bus Stop: No                   | Secondary School: No   | Retail Area: Yes |
| GP/Health Centre: No                                | Cash Machine / Post Office: No | Further Education: No  | Hospital: No     |
| Store of Local Importance:                          |                                | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre |                                | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of               |                                | Green Space Strategy Comments:   |                  |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

publicly accessible green space

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This should not have separate access onto the A616 and should be served via sites 19/0020 or sites 19/0021

See also comments in relation to considering sites comprehensively in a TS/TA.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: None identified from Environment Agency mapping

Identified within the SFRA: No

SFRA Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: SSSI Risk Impact Zone

Tree Preservation Order: No

Natural Features on site: Site well screened

Conservation Area: Close to Wellow Conservation Area

Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work' and following engagement with site owner.

Achievability Comments: Would be an intensification of an existing site. Nothing to suggest the site is unachievable.

Ownership Constraints: None known

Ownership Comments: Would form an intensification of an existing site, within Traveller ownership.

Legal Issues: None

Legal Comments: None

Timescale: 5-15 years

Availability Other Issues: None

GTAA site with future need identified

Viability Comments: Intensification of an existing Gypsy and Traveller site – no viability concerns.

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 4 pitches

# GTLAA 2022 Sites (Portrait)





**Site Reference Number: 19\_0023 Site Address: Dunromin, Ollerton & Boughton**  
**Housing/Employment/Both: G&T Area (Ha): 0.20ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This existing authorised site may be suitable for further intensification, subject to appropriate management of surface water flood risk. The site lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 5 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside, within reasonable proximity to Urban Boundary PDL/Greenfield: PDL

Area: PDL Area: 0.20ha Greenfield: 0ha

Area Character: Residential

Setting: Semi-urban

Current Use: Authorised G&T pitches

**Policy: Suitable**

Current Policy Status: Authorised G&T pitches Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Within 800m of  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: No

Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This is an existing site with evidence such that it has been in use since 2009 (and likely before). There are no reported injury accidents in the vicinity of this junction since 2005.

It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4). See also comments in relation to considering sites comprehensively in a TS/TA.

Site Capacity: Site appraisal as part of the site delivery work indicates a capacity sufficient to accommodate 5 additional pitches.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially  
contaminative usage has been identified in close  
proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: Site largely split  
between areas of low and medium surface  
water flood risk

Identified within the SFRA: No

SFRA Comments: Flood Zone 1

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: SSSI Risk Impact Zone, Local Wildlife Site nearby

Tree Preservation Order: No

Natural Features on site: Trees

Conservation Area: Close to Wellow Conservation Area

Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work' and following engagement with site owner.

Achievability Comments: Would be an intensification of an existing site. Nothing to suggest the site is unachievable.

Ownership Constraints: None known

Ownership Comments: Would form an intensification of an existing site, within Traveller ownership.

Legal Issues: None

Legal Comments: None

Timescale: 0-15 years  
GTAA site with first five year need and future need identified

Availability Other Issues: None

Viability Comments: Intensification of an existing Gypsy and Traveller site – no viability concerns

**Availability Conclusion: Available**

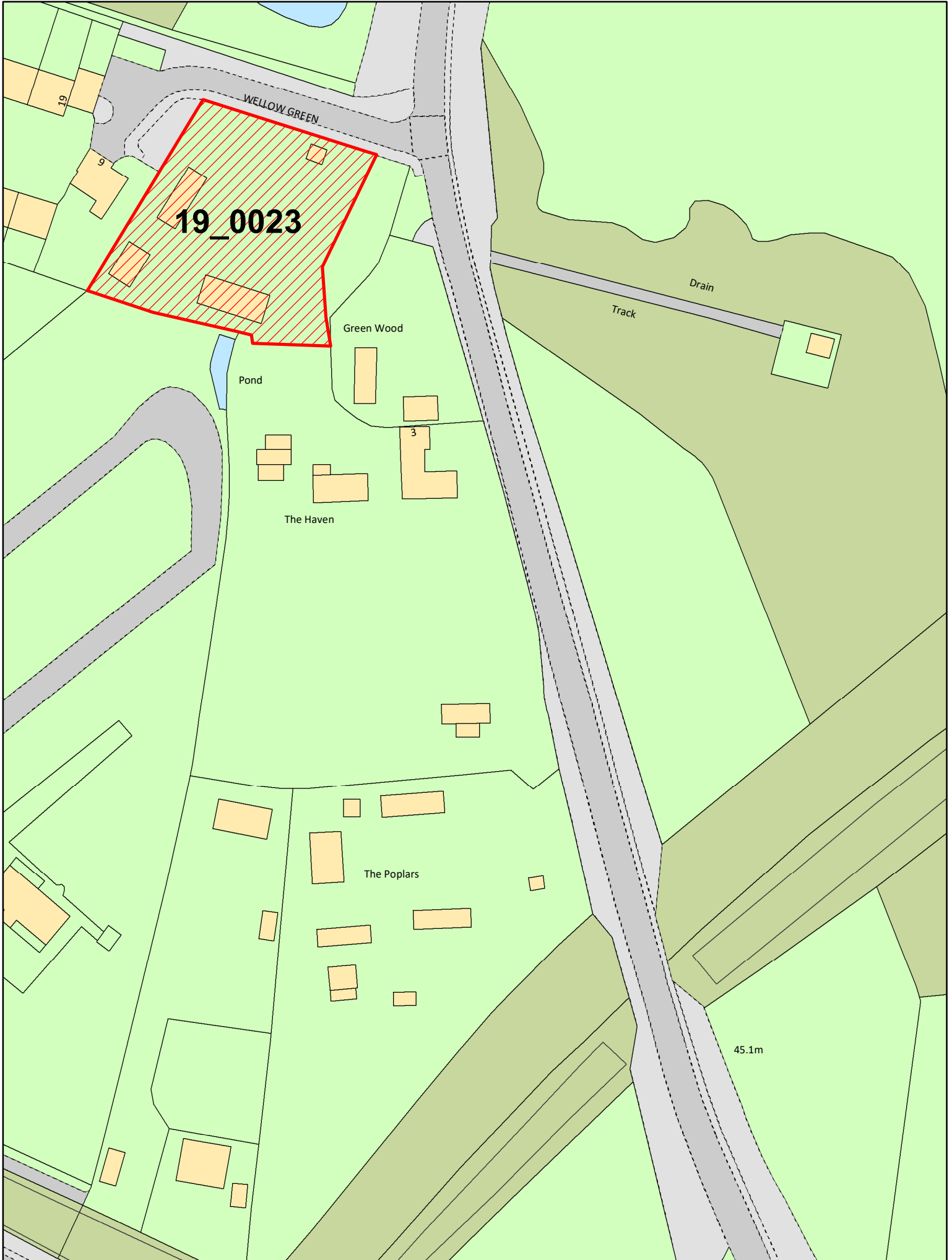
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 5 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0024 Site Address: Greenwood, Ollerton & Boughton**  
**Housing/Employment/Both: G&T Area (Ha): 0.14ha**  
**Parish: Ollerton & Boughton Ward: Ollerton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This existing tolerated site may be suitable for further intensification, subject to appropriate management of surface water flood risk. The site lies within reasonable proximity to the urban boundary. Despite the open countryside location, the site is well related to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 1 pitch**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Open Countryside, within reasonable proximity to Urban Boundary PDL/Greenfield: PDL

Area: PDL Area: 0.14ha Greenfield Area: 0ha

Area Character: Residential

Setting: Semi-urban

Current Use: Tolerated G&T Pitches

**Policy: Suitable**

Current Policy Status: Tolerated Traveller site (08/01167/LDC - Application for certificate of lawful use of land as residential gypsy site allowed at appeal (use by up to 2 caravans for 8 months a year).

Other Policy Constraints: Location of existing tolerated site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: SP3/DM8

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a town centre  
Green Space Standards: Within 800m of publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: No

Supermarket: Yes  
Proximity to Transport Node: Over 1km to a major public transport node  
Green Space Strategy Comments:

Access to Services Comments: Site is located within reasonable distance of Ollerton & Boughton, with proximity to services and facilities in that location. Whilst there may be some dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This site is already in use with an existing access. Whilst this is not designed to appropriate standards, evidence is such that it has been in use with this layout since 2009 (and likely before this) with no recorded injury accidents, which may be attributed to the size of the site/traffic generated.

It appears that a public right of way runs through this site (Ollerton and Boughton Footpath 4).

See also comments in relation to considering sites comprehensively in a TS/TA.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T Pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: Site largely split between areas of low and medium surface water flood risk

Identified within the SFRA: No

SFRA Comments: Flood Zone 1

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|  |  |
|--|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b> |  |
| Impact on views: No  | Impact on existing recreational use: No          |
| Protected Species/Habitats: SSSI Risk Impact Zone, Local Wildlife Site nearby  | Tree Preservation Order: No                      |
| Natural Features on site: Site well screened.                                  |  |
| Conservation Area: Close to Wellow Conservation Area                           | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**  
**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work' and following engagement with site owner.

Achievability Comments: Would be an intensification of an existing site. Nothing to suggest the site is unachievable.

|  |  |
|--|--|
| Ownership Constraints: None known                              | Ownership Comments: Would form an intensification of an existing site, within Traveller ownership. |
| Legal Issues: None   | Legal Comments: None   |
| Timescale: 5-15 years<br>GTAA site with future need identified | Availability Other Issues: None  |

Viability Comments: Intensification of an existing Gypsy and Traveller site – no viability concerns

**Availability Conclusion:** Available

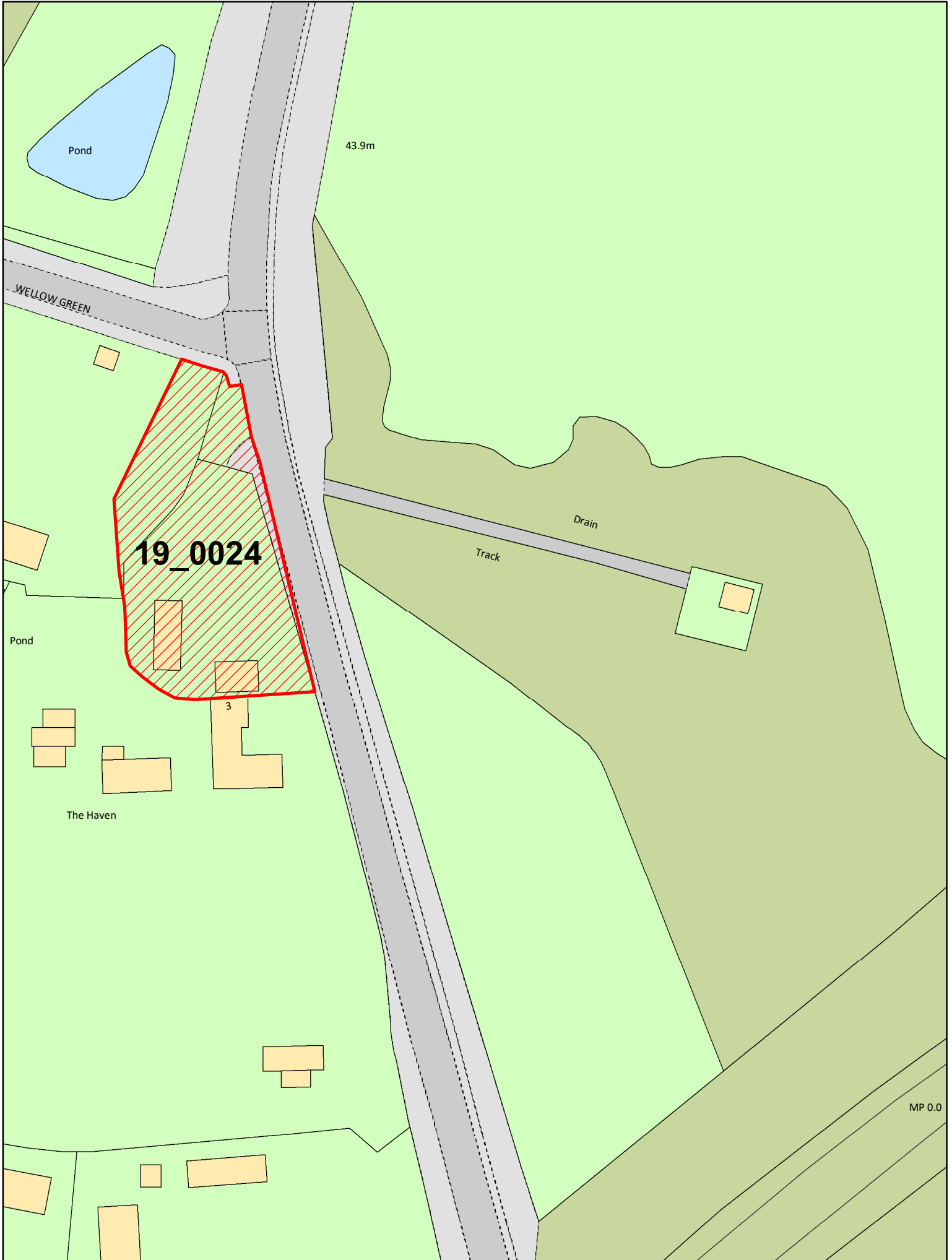
**Achievability Conclusion:** Achievable

**Additional Comments**

Yield: 1 pitch



# GTLAA 2022 Sites (Portrait)





**Site Reference Number: 19\_0025 Site Address: The Mulberries, Collingham**  
**Housing/Employment/Both: G&T Area (Ha): 1.04ha**  
**Parish: Collingham Ward: Collingham & Meering**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require sale to a third party or Council to deliver

**OVERALL CONCLUSION:**

**This site may be suitable; subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4. The land is within reasonable proximity to the Village Envelope, and despite the open countryside location is well related to a higher order settlement with services and facilities. Surface water flood risk will need to be managed. The site is within non-Traveller ownership and would likely require its sale or Council action to deliver. Site is however considered to be available and may be achievable.**

**Approximate yield: 19 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Open Countryside but within reasonable proximity to the Urban Boundary  
 PDL/Greenfield: Greenfield  
 Area: PDL Area: 0ha Greenfield 1.04ha

Area Character: Rural/residential curtilage  
 Setting: Rural  
 Current Use: Pasture / residential curtilage

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8  
 Other Policy Constraints: May be suitable for allocation under CP4 and CP5

Conflicting Issues: Outside village in open countryside

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>    |                                | <b>Within 30 mins travel by public transport</b> |                  |
| Primary School: No                      | Bus Stop: No                   | Secondary School: No                             | Retail Area: Yes |
| GP/Health Centre: No                    | Cash Machine / Post Office: No | Further Education: No                            | Hospital: No     |
| Store of Local Importance:              |                                | Supermarket: Yes                                 | Employment: Yes  |
| Proximity to town centre: Over 1km to a |                                | Proximity to Transport Node: Less than 1km to a  |                  |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

|   |                                |
|---|--------------------------------|
| town centre   | major public transport node    |
| Green Space Standards: Within 1,500m of a publicly accessible green space | Green Space Strategy Comments: |

Access to services comments: Site is located within reasonable distance of Collingham, with proximity to services and facilities in that location. Site lacks a footpath connection to the village, and so there would likely be a dependence on travel by private motor vehicle to access them although those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This site has frontages on both Station Road and Cross Lane. Cross Lane is narrow and not appropriate for access. The site frontage on Station Street is such that a suitable access point should be able to be found, but as it is within a national speed limit, it should be determined by 85th%ile speeds and set away from the junction with Cross Lane to avoid turning conflicts.

The size of this site is such that it may not accommodate enough pitches to generate the requirement for formal highway impact assessment. However, this should be considered alongside 19\_0010 and a TS/TA should be provided to demonstrate that the highway in the vicinity is capable of accommodating the additional traffic which would be created.

Any such transport work should incorporate the provision of footways to link the site to the village and also provide lighting, to include the site vehicular access.

Topography Constraints: None

|                       |  |
|-----------------------|--|
| Contaminated Land: No | Contamination Category: C – Potentially contaminative usage has yet to be identified at the site |
|-----------------------|--|

|   |                              |
|---|------------------------------|
| Agricultural land quality: Grade 3 (Good to Moderate) | Access to Utilities: Unknown |
|---|------------------------------|

|                                       |                              |
|---------------------------------------|------------------------------|
| Site Apparatus: Residential curtilage | Neighbour Issues: None known |
|---------------------------------------|------------------------------|

|                 |   |
|-----------------|---|
| Flood Zone: FZ1 | Surface Water Flooding: Areas of high, medium and low surface water flood risk along the sites eastern and southern perimeters, which also affects the likely access off Potterhill Road. |
|-----------------|---|

Identified within the SFRA: No

SFRA Comments: Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

|                                     |   |
|-------------------------------------|---|
| Impact on views: No                 | Impact on existing recreational use: No             |
| Protected Species/Habitats: Unknown | Tree Preservation Order: No                         |
| Natural Features on site: Trees     |   |
| Conservation Area: No               | Heritage asset (designated & non designated):<br>No |

**Suitability Conclusion:** May be Suitable

**AVAILABILITY AND ACHIEVABILITY**

|   |  |
|---|--|
| Availability Comments: Originally put forward by landowner  |  |
| Achievability Comments: Would likely require the sale of the land to a third party or the Council to deliver. |  |
| Ownership Constraints: Site within non-Traveller ownership  | Ownership Comments: Site within non-Traveller ownership. Would likely require its sale or Council action to deliver. |
| Legal Issues: No  | Legal Comments: No   |
| Timescale: 0-5 years  | Availability Other Issues: No  |
| Viability Comments: Land will need to prove viable either to the Council or third party to deliver            |  |

**Availability Conclusion:** Available

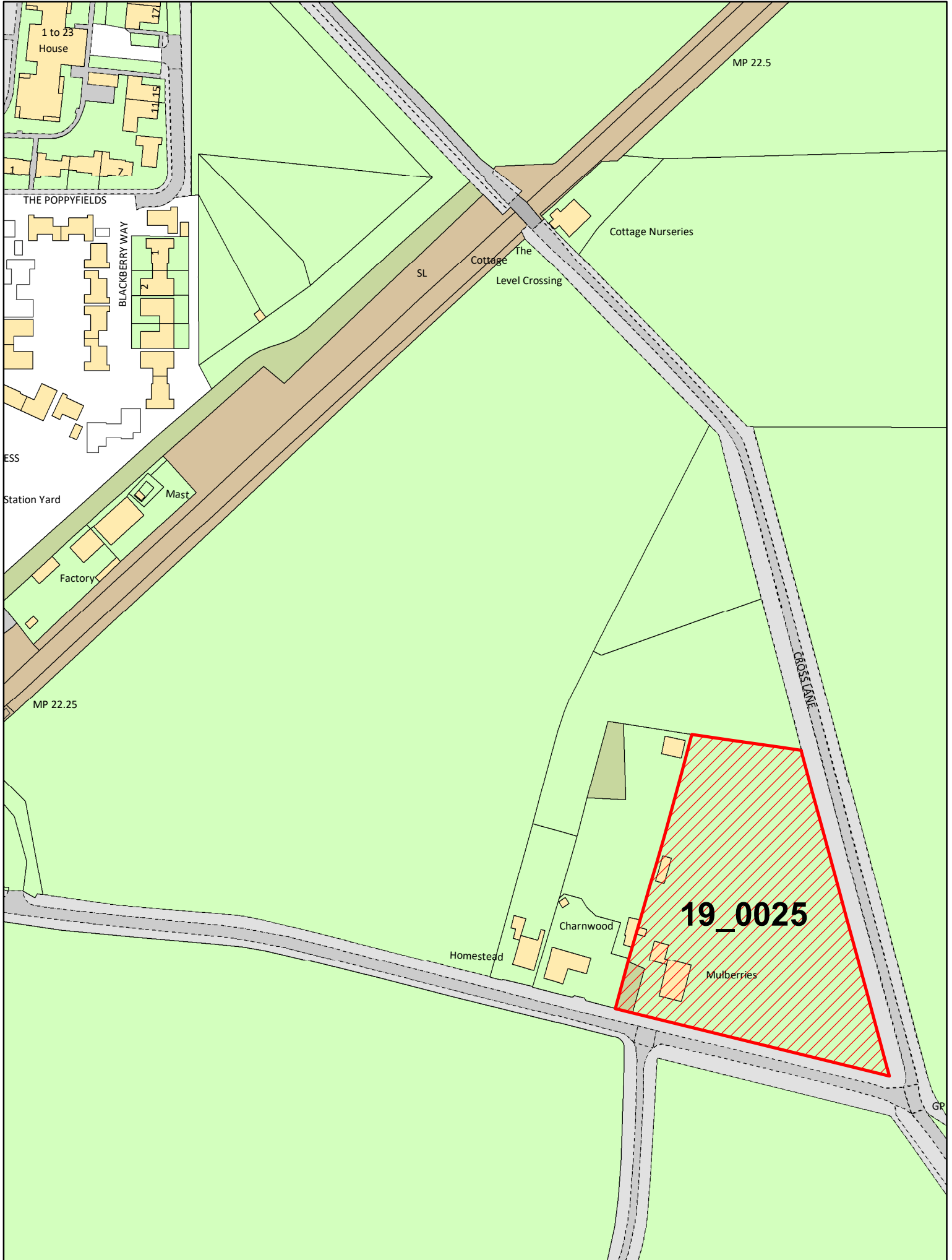
**Achievability Conclusion:** May be Achievable

**Additional Comments**

Yield: 19 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0026 Site Address: Land between Tinker Lane and A1133**

**Housing/Employment/Both: G&T**

**Area (Ha): 1.72ha**

**Parish: Girton**

**Ward: Collingham and Meering**

**Suitability Conclusion: May be Suitable**

**Availability Conclusion: Available**

Availability Comments: Site is Available

**Achievability Conclusions: Achievable**

Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**This site may be suitable; subject to the availability of sufficient suitable, available and achievable land in the areas identified within Core Policy 4 and the ability to pass the Sequential and Exceptions Tests. Despite the open countryside location, the site has reasonable access to a higher order settlement with services and facilities. The site is available and achievable.**

**Approximate yield: 31 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Open Countryside

PDL/Greenfield: Greenfield

Area: PDL Area: 0ha Greenfield Area: 1.72ha

Area Character: Agricultural

Setting: Rural

Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: SP3, DM8

Other Policy Constraints: None

Conflicting Issues: In open countryside, locational suitability dependent upon the availability of appropriate land in preferred locations- under Core Policy 4.

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: No  
GP/Health Centre: No      Cash Machine /  
Post Office: No

Store of Local Importance:  
Proximity to town centre: Over 1km to a  
town centre  
Green Space Standards: Within 800m of  
publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: No  
Further Education: Yes      Hospital: No

Supermarket: No      Employment: No  
Proximity to Transport Node: Over 1km to a major  
public transport node  
Green Space Strategy Comments:

Access to Services Comments: Site is located within reasonable distance of Collingham, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in a more isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Access to this site would be from an A classified road subject to the national speed limit, and we would discourage its intensification due to the risk of severe or fatal road accidents if collisions were to occur at high speed.

It is noted that there does appear to be an existing field access and if considered to be a material consideration overriding these concerns, the area of the site is likely to result in a significant intensification of use and should therefore be subject to formal highway assessment such as a Transport Statement or Assessment as appropriate. Design of any access should be in carried out in accordance with the requirements of the Design Manual for Roads and Bridges.

Girton Footpath 4 runs along the southernmost border of the site and must not be obstructed.

Topography Constraints: None

Contaminated Land: No

Contamination Category: C – Potentially  
contaminative usage has yet to be identified at  
the site

Agricultural land quality: Grade 3 (Good to  
Moderate) and Grade 4 (Poor)

Access to Utilities: Unknown

Site Apparatus: Old farm buildings

Neighbour Issues: None know

Flood Zone: 100% FZ3, 100% FZ2

Surface Water Flooding: Areas of medium and  
high surface water flood risk along drains  
around sites perimeter.

Identified within the SFRA: No

Flood Risk Comments: This site lies entirely within Flood Zone 3, and so would need to pass the

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Sequential and Exceptions Test. To rule out the existence of sequentially preferable locations, and to demonstrate that the site could be made safe for its lifetime without increasing risk elsewhere. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

|  |  |
|--|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b> |  |
| Impact on views: No  | Impact on existing recreational use: No          |
| Protected Species/Habitats: Adjacent to Local Wildlife Site                    | Tree Preservation Order: No                      |
| Natural Features on site: Trees  |  |
| Conservation Area: No  | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site originally submitted by landowner

Achievability Comments: Nothing to suggest the site is unachievable

|                                   |  |
|-----------------------------------|--|
| Ownership Constraints: None known | Ownership Comments: Within Traveller ownership |
| Legal Issues: None                | Legal Comments: None                           |
| Timescale: 0-5 years              | Availability Other Issues: None                |

Viability Comments: Site within Traveller ownership would not require Council action to deliver. No viability concerns.

**Availability Conclusion: Available**

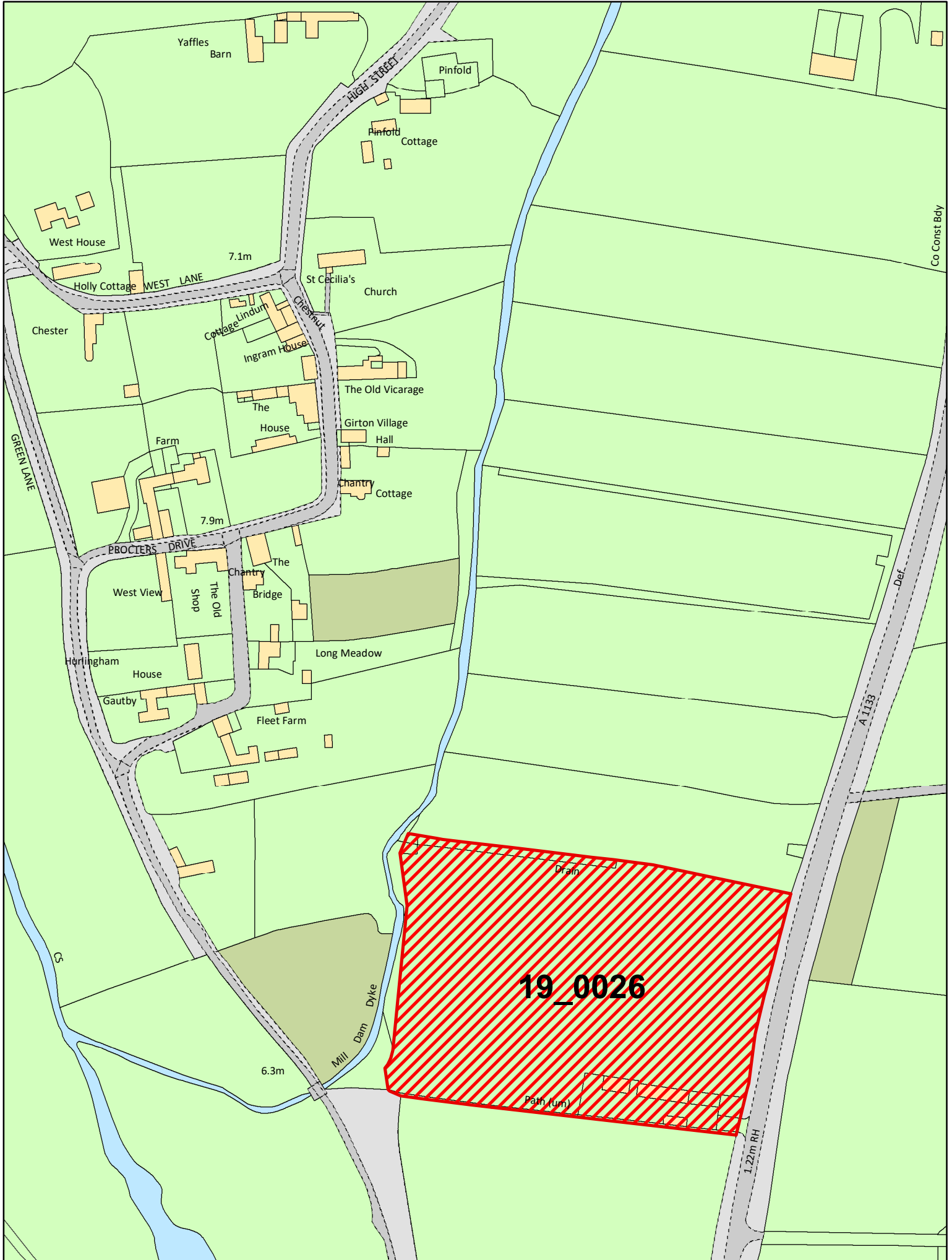
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 31 pitches



# GTLAA 2022 Sites (Portrait)





**Site Reference Number: 19\_0027 Site Address: Bowers Caravan Site**  
**Housing/Employment/Both: G&T Area (Ha): 0.38ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**Site may be suitable but is at significant flood risk- sitting within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.**

**Approximate yield: 3 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Adjacent to settlement boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.38ha Greenfield Area: 0ha

Area Character: edge-of-settlement

Setting: Concentration of caravan sites

Current Use: Authorised G&T pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding



**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

site has areas at low, medium and high surface water flood risk.

Identified within the SFRA: Functional Floodplain

SFRA Comments: Within the functional floodplain.

Flood Risk Comments: This site lies wholly within Flood Zone 3b (the functional floodplain). The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

|   |  |
|---|--|
| Impact on views: No                                     | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown                     | Tree Preservation Order: No                      |
| Natural Features on site: No                            |  |
| Conservation Area: Adjacent to Newark Conservation Area | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners the site has a future pitch need identified through the GTAA and is an established authorised Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work identifies it as highly likely that the GTAA need can be met through natural turnover.

|  |   |
|--|---|
| Ownership Constraints: None known                              | Ownership Comments: Within Traveller ownership. |
| Legal Issues: None   | Legal Comments: None                            |
| Timescale: 5-15 years<br>GTAA site with future need identified | Availability Other Issues: None                 |

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

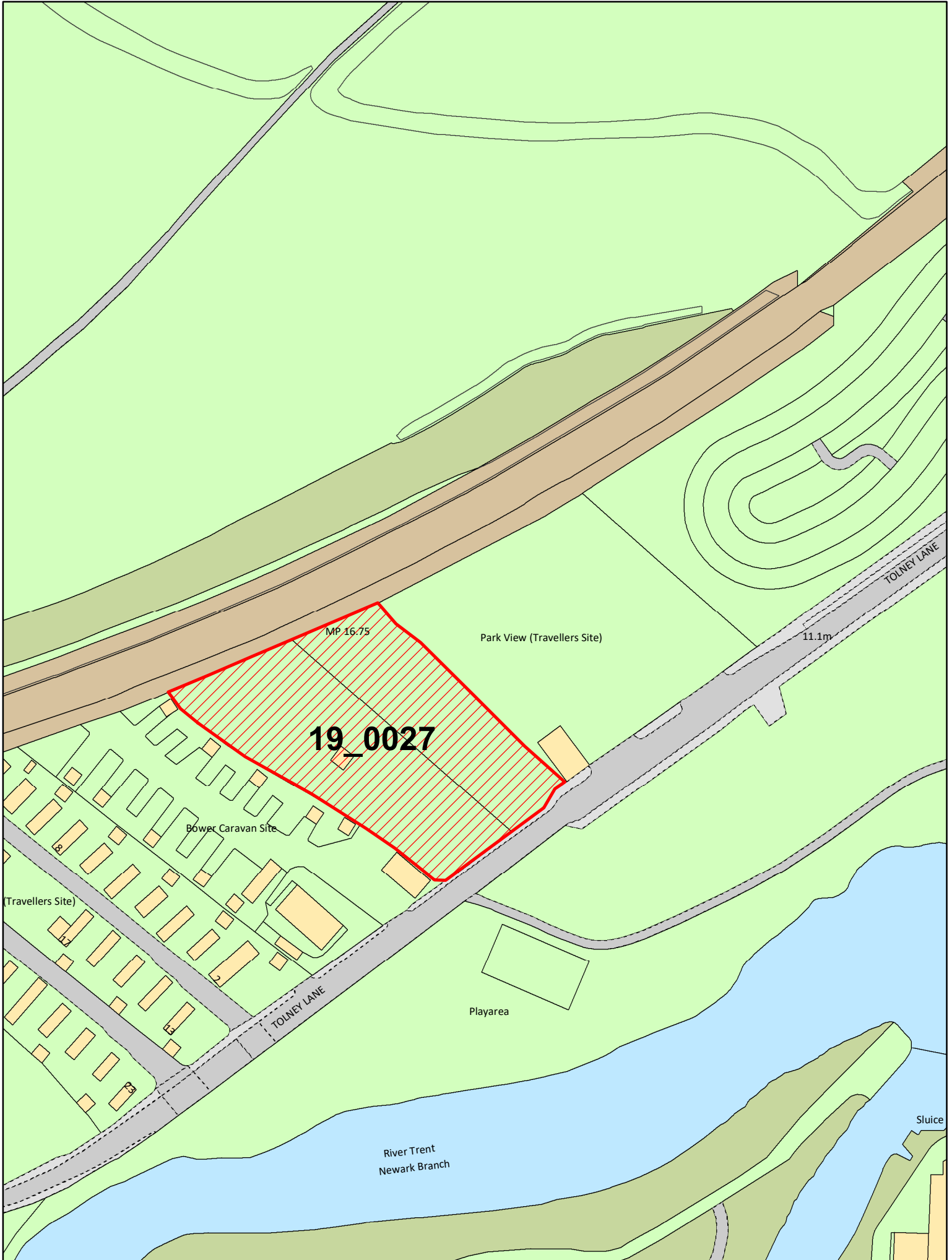
**Additional Comments**

Authorised gypsy and traveller site.

Yield: 3 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0028 Site Address: Church View, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.08ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: May require a change in ownership to deliver  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require third party or Council action to deliver

**OVERALL CONCLUSION:**

**Site may be suitable but is at significant flood risk- sitting largely within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers and may require Council or third party action to make it available and achievable to bring back into exclusive Traveller use.**

**Approximate yield: 10 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Adjacent to settlement boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.08ha Greenfield Area: 0ha  
 Area Character: edge-of-settlement  
 Setting: Concentration of traveller accommodation  
 Current Use: Caravan site – whilst extant permission would allow for it, the site is not currently occupied by Travellers.

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: Area at risk of flooding



**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

low and medium surface water flood risk in its west

Identified within the SFRA: Functional Floodplain

SFRA Comments: Within the functional floodplain.

Flood Risk Comments: This site lies wholly within Flood Zone 3, and is almost entirely within the functional floodplain (Zone 3b). The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

|   |  |
|---|--|
| Impact on views: No                                     | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown                     | Tree Preservation Order: No                      |
| Natural Features on site: None                          |  |
| Conservation Area: Adjacent to Newark Conservation Area | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through ‘pitch delivery work’ which identified the potential for the site to be brought back into exclusive Traveller occupation.

Achievability Comments: Owners indicated a potential openness to the sale of the land. Therefore likely to require the private sale of the site or action from the Council to bring back into exclusive Traveller use.

|  |                                 |
|--|---------------------------------|
| Ownership Constraints: May require a change in ownership | Ownership Comments: See above   |
| Legal Issues: None                                       | Legal Comments: None            |
| Timescale: Years 5-10                                    | Availability Other Issues: None |

Viability Comments: Site would need to be viable for a third party or Council to deliver and maintain.

**Availability Conclusion: May be Available**

**Achievability Conclusion: May be Achievable**



Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

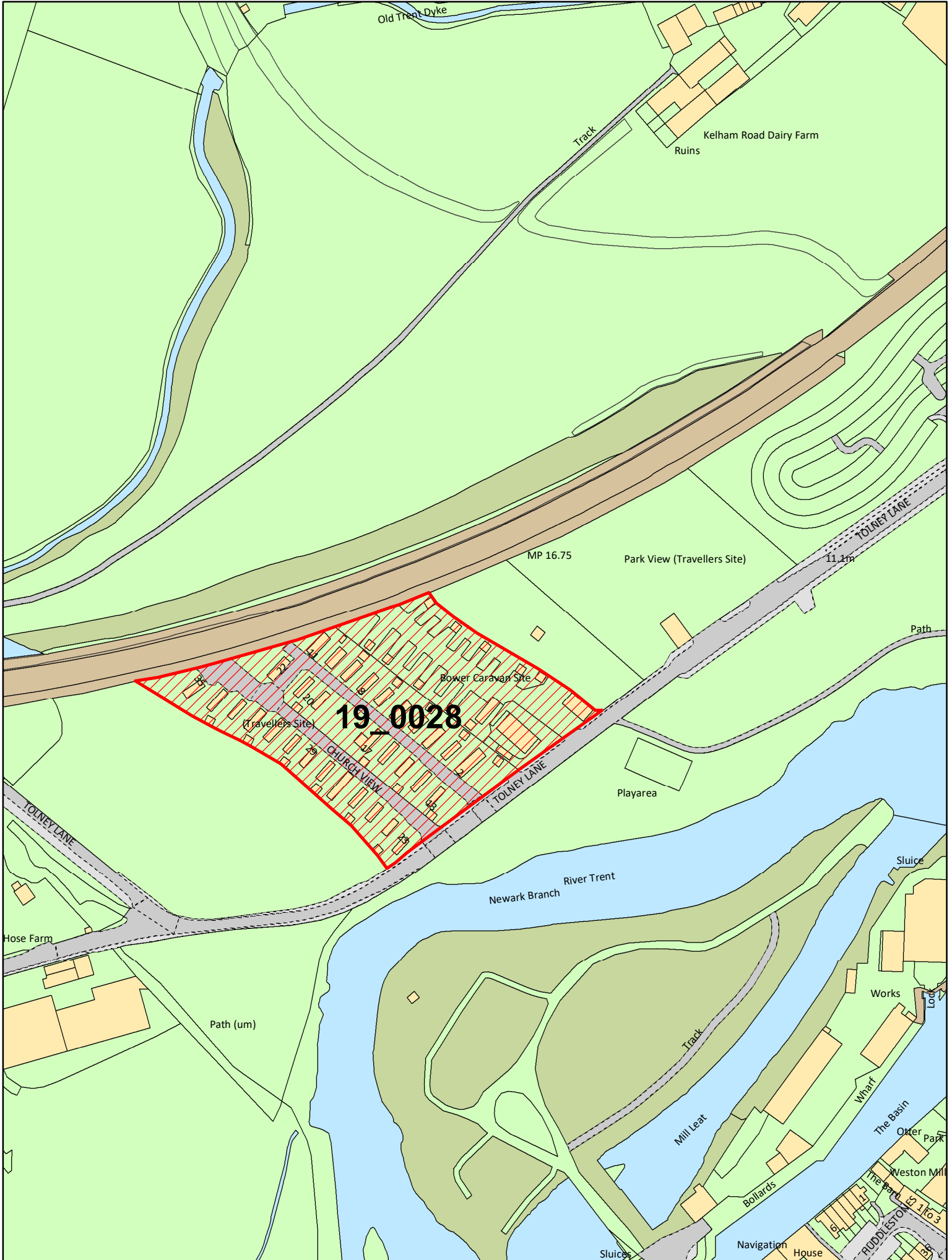
**Additional Comments**

Site is authorised for permanent occupation and has been since March 1993.

Yield: 10 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0029 Site Address: Shannon Falls, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.04ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Officer identified  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Officer identified

**OVERALL CONCLUSION:**

**Site may be suitable but is at significant flood risk- sitting partly within the functional floodplain. The level of risk to the site would be directly reduced through provision of the flood resiliency improvements to Tolney Lane, and there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon its ability to pass the Sequential and Exception Tests and seeking to locate new pitches in the areas at least flood risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is however not considered to be available or achievable.**

**Approximate yield: 19 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Adjacent to settlement boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.04ha Greenfield Area: 0ha

Area Character: Edge-of-settlement

Setting: Concentration of caravan pitches

Current Use: Partly Authorised G&T Pitches

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: May be suitable for comprehensive allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

### Access to Services: May be Suitable

#### Within 800m or 10mins walking

Primary School: No      Bus Stop: Yes  
 GP/Health Centre: No      Cash Machine /  
    Post Office: Yes

Store of Local Importance: Yes  
 Proximity to town centre: Within 1km to a town centre  
 Green Space Standards: Within 400m of a publicly accessible green space

#### Within 30mins travel by public transport

Secondary School: Yes      Retail Area: Yes  
 Further Education: Yes      Hospital: Yes

Supermarket: Yes      Employment: Yes  
 Proximity to Transport Node: Within 1km to a major public transport node  
 Green Space Strategy Comments: None

Access to Services Comments: Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: n/a

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known.

Flood Zone: 73% FZ3, 100% FZ2

Surface Water Flooding: Small areas in east of the site at medium and low surface water flood

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

risk.

Identified within the SFRA: Functional Floodplain

SFRA Comments: 66% FZ3 and 34% FZ2

Flood Risk Comments: This site largely lies within Flood Zone 3, with the southeast of the site within the functional floodplain (Zone 3b), the remainder of the land is Zone 2. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention directly reducing flood risk to this site and increasing the flood risk resiliency of the wider area. Were this scheme to be delivered then the site could be acceptable in flood risk terms. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance are not compatible with Flood Zone 3a and b.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: Adjacent to Newark  
Conservation Area

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified by officers and assessed as part of the Pitch Delivery work, however no contact with landowners. The site has no future pitch need identified through the GTAA.

Achievability Comments: Achievability unclear

Ownership Constraints: Ownership unknown

Ownership Comments: Ownership unknown

Legal Issues: None

Legal Comments: None

Timescale: Years 0-5

Availability Other Issues: None

Viability Comments: Viability unknown

**Availability Conclusion: Not Available**

**Achievability Conclusion: Not Achievable**

**Additional Comments**

Temporary consent for 8 pitches expires 31<sup>st</sup> March 2025 (22/00073/S73) and covers part of the wider site (0.34ha).

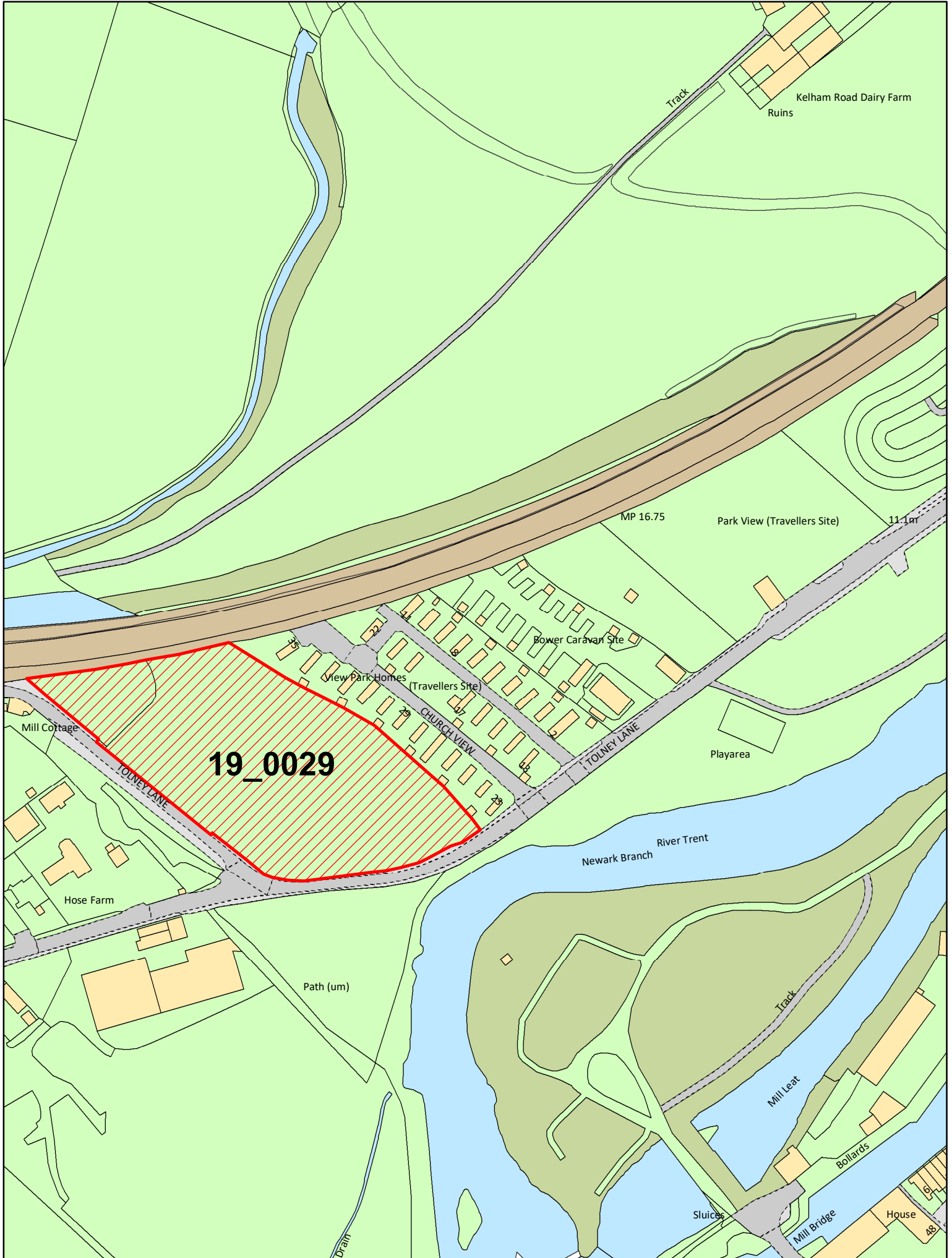
Part of site (0.1ha) developed through the permanent permission (17/02087/FUL) for 2 pitches granted in 2018

Connection to mains sewer included as part of 18/02167/FUL application.

Yield: 19 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0030 Site Address: Hose Farm, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.76ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.

Approximate yield: 9 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity to the settlement boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.76ha Greenfield Area: 0ha

Area Character: Edge-of-settlement

Setting: Concentration of caravan pitches

Current Use: Authorised G&T Pitches

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**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding



**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: Yes  
Store of Local Importance: Yes  
Proximity to town centre: Within 1km to a town centre  
Green Space Standards: Within 400m of a publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: Yes  
Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Within 1km to a major public transport node

Access to Services Comments: Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None known

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Current G&T Pitches

Neighbour Issues: None known

Flood Zone: 5% FZ3, 100% FZ2

Surface Water Flooding: Small area of low

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

surface water flood risk in centre of site

Identified within the SFRA: No

Flood Risk Comments: The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a, and so is not within the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: Adjacent to Newark  
Conservation Area

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners the site has a future pitch need identified through the GTAA and is an established authorised Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work concludes that the site could be reconfigured to meet this need.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: Years 0-15  
GTAA site with need within the first five year period and future need identified

Availability Other Issues: None

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

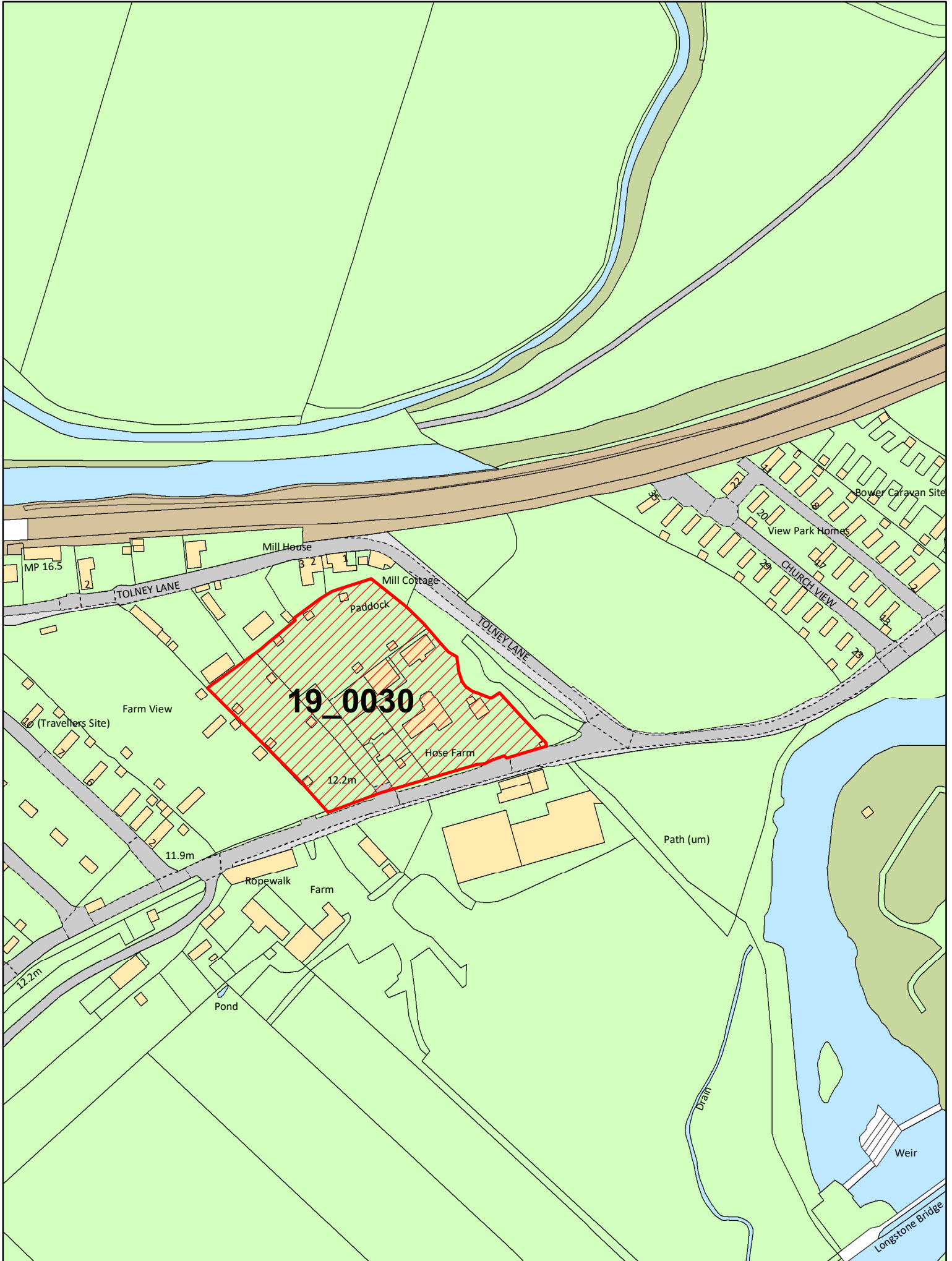
**Additional Comments**

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Authorised g&t pitches since 2012

Yield: 9 pitches

# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0031 Site Address: Land opp Ropewalk Farm, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.64ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.

Approximate yield: 3 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity to the urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.64ha Greenfield Area: 0ha

Area Character: edge-of-settlement

Setting: Concentration of caravan sites

Current Use: Authorised G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: No      Bus Stop: Yes  
GP/Health Centre: No      Cash Machine /  
Post Office: Yes  
Store of Local Importance: Yes  
Proximity to town centre: Within 1km to a town centre  
Green Space Standards: Within 400m of a publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: Yes  
Further Education: Yes      Hospital: Yes  
Supermarket: Yes      Employment: Yes  
Proximity to Transport Node: Within 1km to a major public transport node

Access to Services Comments: Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None known

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Current G&T pitches.

Neighbour Issues: None known

Flood Zone: 47% FZ3, 100% FZ2

Surface Water Flooding: Small area of low

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

surface water flood risk in centre of site

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: The site is roughly split between Flood Zones 2 and 3. The area site of the site within the functional floodplain (Zone 3a) is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst would not directly reducing flood risk to this site, would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: No

Conservation Area: Close to Newark  
Conservation Area

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners the site has a future pitch need identified through the GTAA and is an established authorised Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work concluded that the site could be reconfigured to meet this need.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership.

Legal Issues: None

Legal Comments: None

Timescale: Years 0-15  
GTAA site with need in first five year period and future need identified

Availability Other Issues: None

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

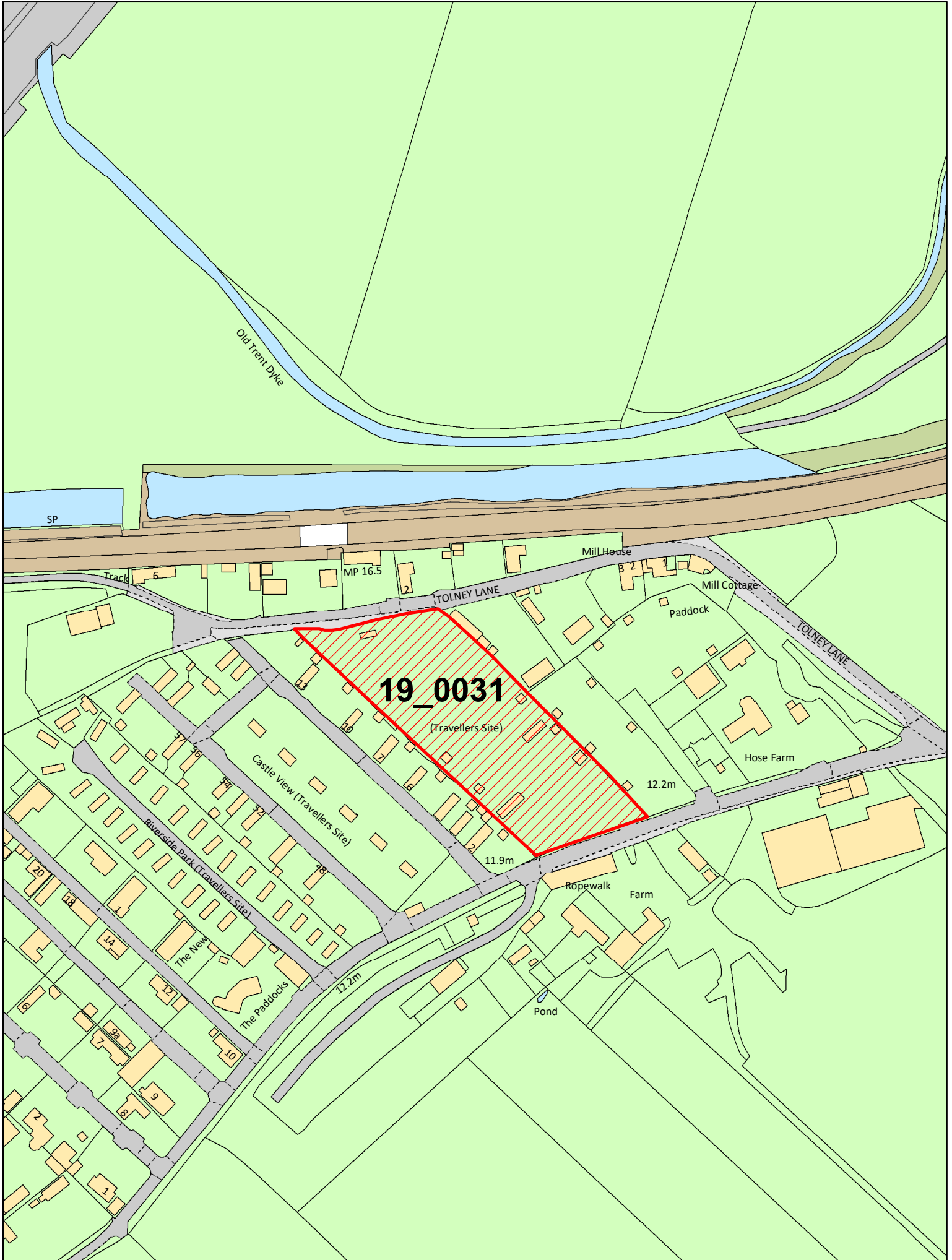
**Additional Comments**

Yield: 3 pitches





# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0032 Site Address: Castle View, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.26ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Insufficient capacity to accommodate further pitches

**OVERALL CONCLUSION:**

**Site may be suitable and is available, however due to insufficient capacity to accommodate further pitches is not achievable.**

**Approximate yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.26ha Greenfield Area: 0ha

Area Character: Edge-of-settlement

Setting: Concentration of caravan sites

Current Use: Authorised G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|   |                                 |  |                 |
|---|---------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b>                                    |                                 | <b>Within 30 mins travel by public transport</b>                         |                 |
| Primary School: No  | Bus Stop: No                    | Secondary School: No   | Retail Area: No |
| GP/Health Centre: No  | Cash Machine / Post Office: Yes | Further Education: No  | Hospital: No    |
| Store of Local Importance: Yes  |                                 | Supermarket: Yes   | Employment: No  |
| Proximity to town centre: Within 1km to a town centre                   |                                 | Proximity to Transport Node: Within 1km to a major public transport node |                 |
| Green Space Standards: Within 800m of a publicly accessible green space |                                 |  |                 |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Access to Services Comments: Site is located within walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Current G&T pitches

Neighbour Issues: None known

Flood Zone: 6% FZ3, 100% FZ2

Surface Water Flooding: Area of low risk and potentially some medium risk too

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a and b, the part of the site within the functional floodplain is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: No

Conservation Area: Close to Newark  
Conservation Area

Heritage asset (designated & non designated):  
Close to ancient monument to west

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners the site has a future pitch need identified through the GTAA and is an established authorised Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: Site looks to be at capacity with little room for intensification and no opportunities for expansion.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: Years 0-15  
GTAA site with need within first five year period  
and future need

Availability Other Issues: None

Viability Comments: Site lacks sufficient capacity to accommodate additional pitches. Not considered viable.

**Availability Conclusion: Available**

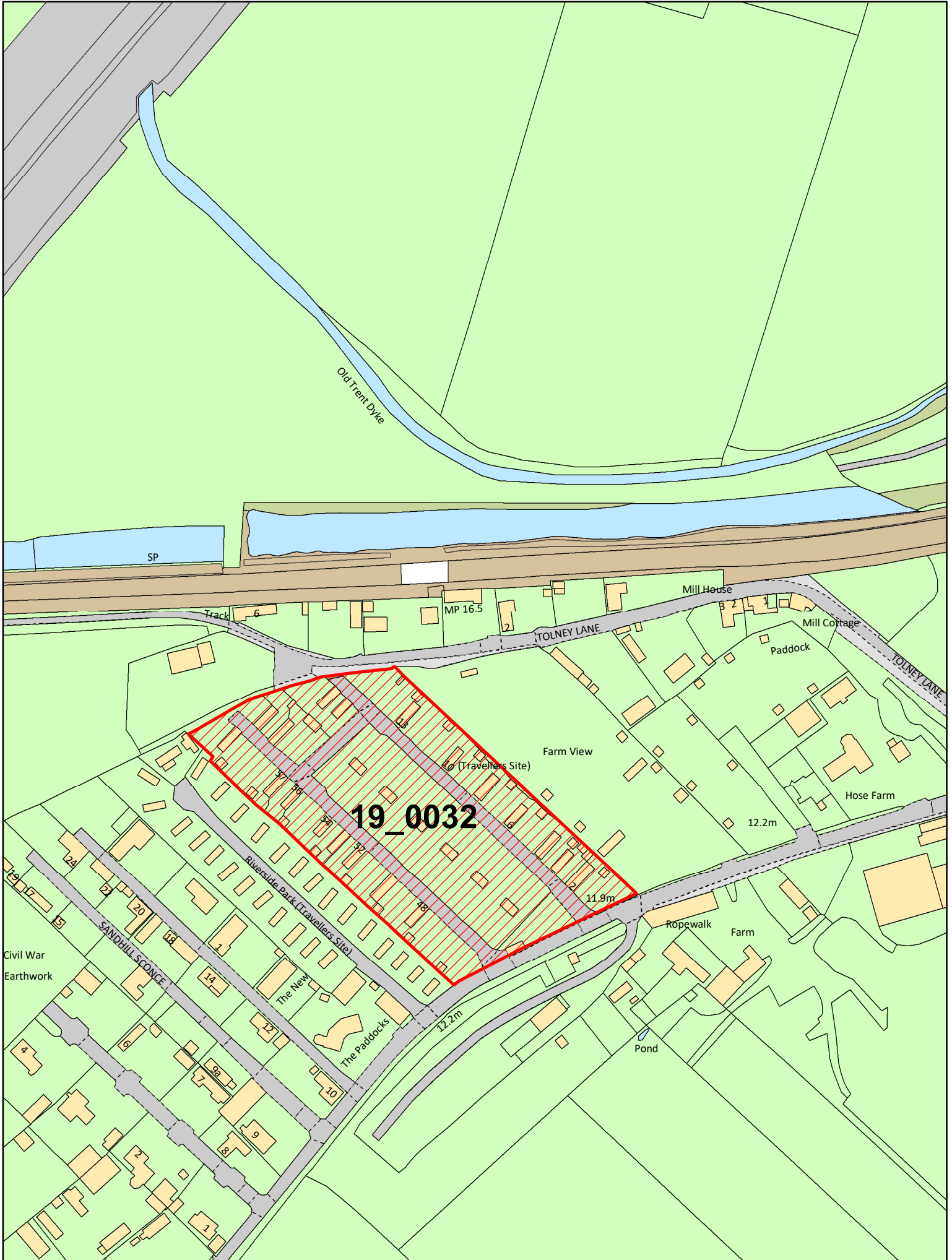
**Achievability Conclusion: Not Achievable**

**Additional Comments**

Yield: 0 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0033 Site Address: Riverside Park, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.57ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: May require a change in ownership to deliver  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require third party or Council action to deliver

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers, and may require Council or third party action to make it available and achievable to bring back into exclusive Traveller use

Approximate yield: 9 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity to the urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.57ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Caravan site – capable of authorised occupation by Travellers

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                                |  |                 |
|--------------------------------------|--------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                                | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                   | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine / Post Office: No | Further Education: No                            | Hospital: No    |
| Store of Local Importance: Yes       |                                | Supermarket: No                                  | Employment: No  |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Proximity to town centre: Beyond 1km to a town centre

Proximity to Transport Node: Beyond 1km to a major public transport node

Green Space Standards: Within 800m of a publicly accessible green space

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access some of these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T Pitches

Neighbour Issues: None known

Flood Zone: 2% FZ3, 100% FZ2

Surface Water Flooding: Small area at low surface water risk

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a and b, the area site of the site within the functional floodplain is marginal and found to the rear. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b> |  |
| Impact on views: No   | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown                                     | Tree Preservation Order: No                      |
| Natural Features on site: None  |  |
| Conservation Area: No   | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work' which identified the potential for the site to be brought back into exclusive Traveller occupation.

Achievability Comments: No contact with owners and so may require the private sale of the site or action from the Council to bring back into exclusive Traveller use.

|  |  |
|--|--|
| Ownership Constraints: Ownership not known | Ownership Comments: May require a change in ownership to bring back into exclusive Traveller use |
| Legal Issues: None                         | Legal Comments: None   |
| Timescale: Years 5-10                      | Availability Other Issues: None  |

Viability Comments: Site may need to be viable for a third party or Council to deliver and maintain.

**Availability Conclusion: May be Available**

**Achievability Conclusion: May be Achievable**

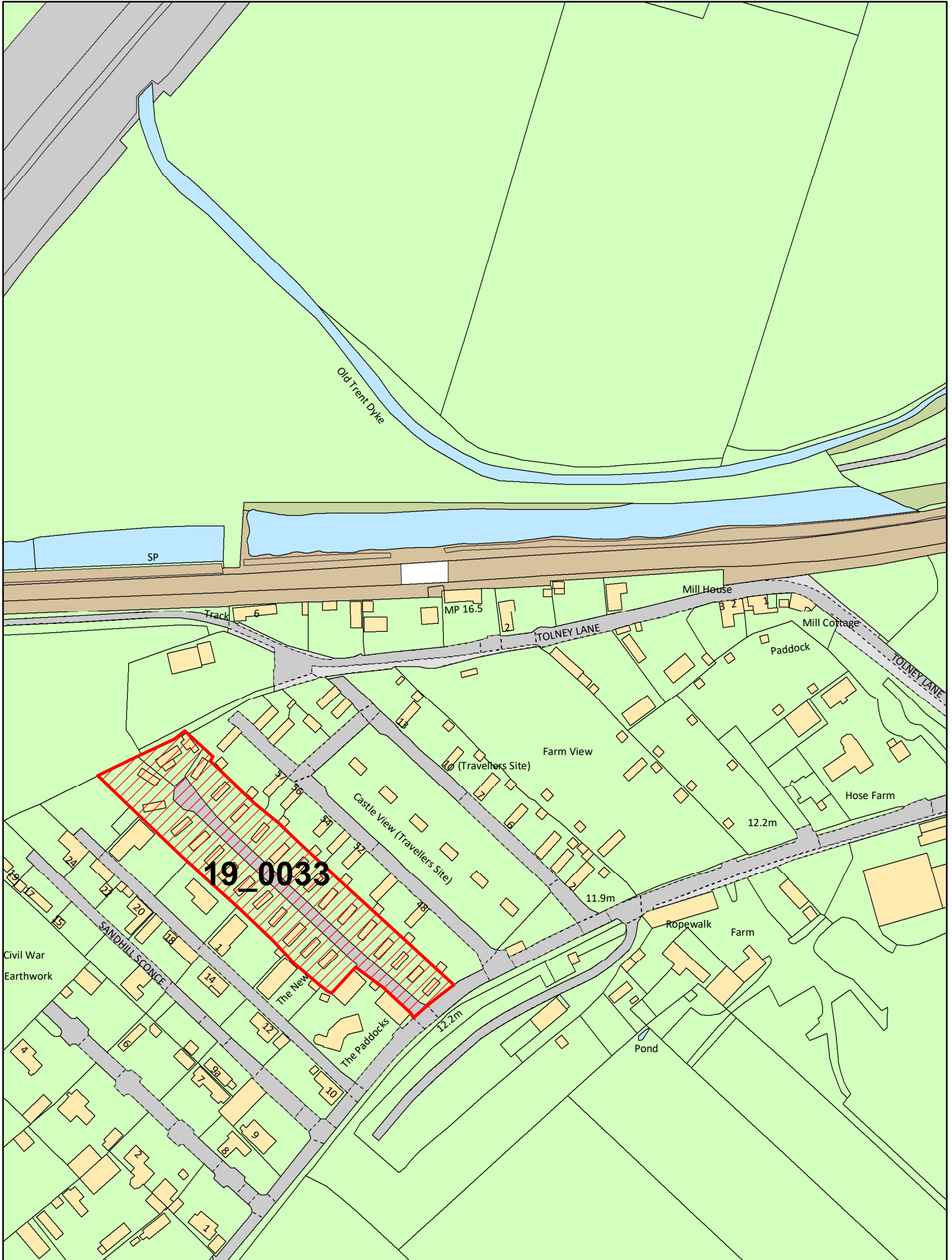
**Additional Comments**

Yield: 9 pitches





# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0034 Site Address: The Paddocks, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.32ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Site is considered available and achievable.

Approximate yield: 3 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity of the urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.32ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Authorised G&T Pitches

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                               |  |                 |
|--------------------------------------|-------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                               | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                  | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine /Post Office: No | Further Education: No                            | Hospital: No    |
| Store of Local Importance: No        |                               | Supermarket: No                                  | Employment: No  |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Proximity to town centre: No  
Green Space Standards: Within 800m of publicly accessible green space

Proximity to Transport Node: No  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 0.03% FZ3, 100% FZ2

Surface Water Flooding: Small area of low surface water flood risk

Identified within the SFRA: No

Flood Risk Comments: The site is essentially entirely within Flood Zone 2, and sits outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, but following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b> |  |
|--|--|
| Impact on views: No  | Impact on existing recreational use: No  |
| Protected Species/Habitats: Unknown  | Tree Preservation Order: TPO N152 extends along boundary with Riverside Park, Group 40 along northern boundary |
| Natural Features on site: None   |  |
| Conservation Area: No  | Heritage asset (designated & non designated): Close to Sandhill Sconce Scheduled Ancient Monument              |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through ‘pitch delivery work’. Whilst no contact was able to be made with the owners the site has a future pitch need identified through the GTAA and is an established authorised site currently occupied by Travellers – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work concluded there to be sufficient room to accommodate the required pitches if the site were to be reconfigured.

|   |  |
|---|--|
| Ownership Constraints: None known   | Ownership Comments: Within Traveller ownership |
| Legal Issues: None  | Legal Comments: None                           |
| Timescale: Years 0-15<br>GTAA site with first five year need and future need identified | Availability Other Issues: None                |

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

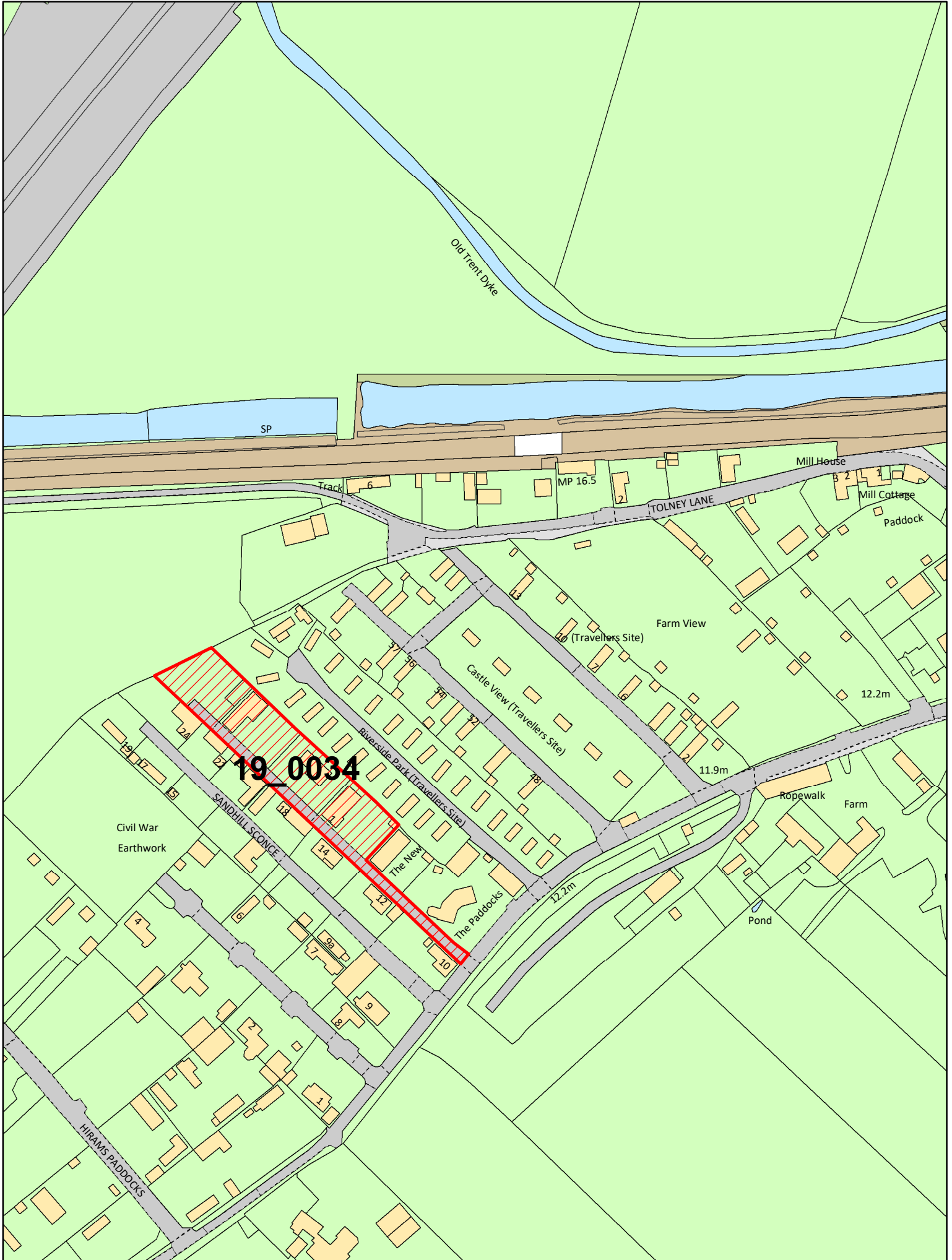
**Additional Comments**

Site covered by consent for residential caravan site, and currently occupied by Travellers

Yield: 3 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0035 Site Address: New Paddocks & Ark Bungalow, Tolney Lane**  
**Housing/Employment/Both: G&T Area (Ha): 0.18ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Not Achievable**  
 Achievability Comments: Not achievable – insufficient capacity for additional pitches

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. The site is considered available but not achievable – due to there being insufficient capacity to accommodate additional pitches.

**Approximate yield: 0 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity of the urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.18ha Greenfield Area: 0ha

Area Character: Edge-of-settlement

Setting: Concentration of caravan sites

Current Use: Authorised G&T site

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                              |  |                 |
|--------------------------------------|------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                            | Hospital: No    |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

|   |                                     |                |
|---|-------------------------------------|----------------|
| Store of Local Importance: No   | Supermarket: No                     | Employment: No |
| Proximity to town centre: No  | Proximity to Transport Node: No     |                |
| Green Space Standards: Within 800m of publicly accessible green space | Green Space Strategy Comments: None |                |

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 100% FZ2

Surface Water Flooding: No surface water flood risk identified from Environment Agency mapping

Identified within the SFRA: No

Flood Risk Comments: The site is entirely within Flood Zone 2, and sits outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, but

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: TPO N152 – Group 43 extends along boundary with Riverside Park, Group 40 along northern boundary

Natural Features on site: None

Conservation Area: In proximity to Newark Conservation Area.

Heritage asset (designated & non designated): Adjacent to Sandhills Sconce Scheduled Ancient Monument

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified by officers but not assessed as part of the Pitch Delivery work, consequently no contact has been made with landowners. The site has a future pitch need identified through the GTAA and is an established tolerated Traveller site – and so considered available to meet its GTAA need.

Achievability Comments: Site is tightly constrained and considered to have no capacity for additional pitches.

Ownership Constraints: None Known

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: Years 0-5  
GTAA site with first five year need identified

Availability Other Issues: None

Viability Comments: Not considered viable to accommodate additional pitches

**Availability Conclusion: Available**

**Achievability Conclusion: Not Achievable**

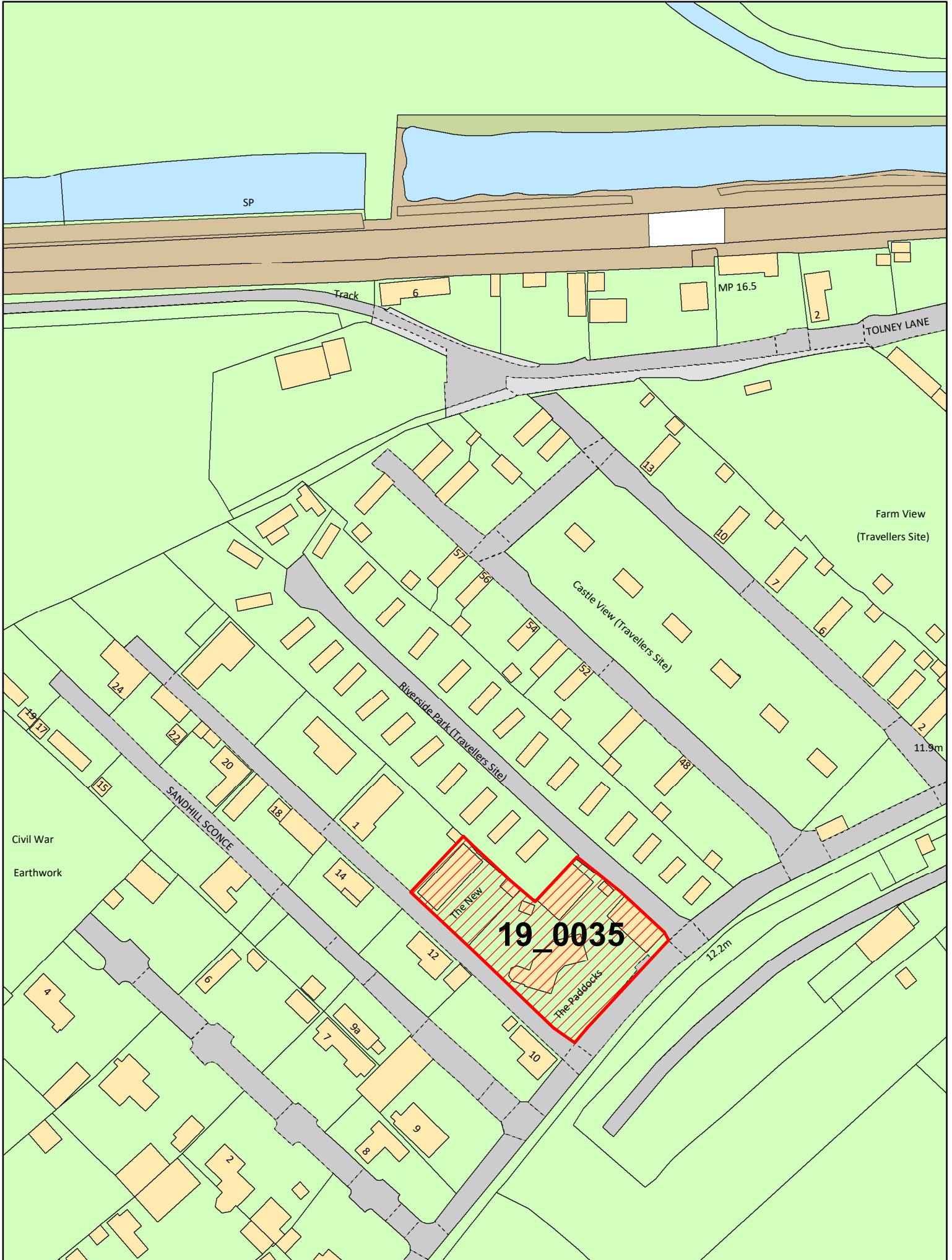
**Additional Comments**

Yield: 0 pitches





# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0036 Site Address: Sandhill Sconce, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.31ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Proposals would need to be acceptable with respect to the adjacent Scheduled Ancient Monument. The site is considered available and achievable.

**Approximate yield: 11 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within close proximity to the urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.31ha Greenfield Area: 0ha

Area Character: Edge-of-settlement

Setting: Concentration of caravan sites

Current Use: Authorised G&T pitches

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                              |   |                 |
|--------------------------------------|------------------------------|---|-----------------|
| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                            | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                           | Hospital: No    |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Store of Local Importance: No  
Proximity to town centre: No  
Green Space Standards: Within 800m of publicly accessible green space  
Supermarket: No  
Employment: No  
Proximity to Transport Node: No  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 34% FZ3, 100% FZ2

Surface Water Flooding: Small area of site is at low surface water flood risk

Identified within the SFRA: No

SFRA Comments: The site is mainly within Flood Zone 2 with a small portion in Flood Zone 3a, the site is consequently outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

|  |  |
|--|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b> |  |
| Impact on views: No  | Impact on existing recreational use: No  |
| Protected Species/Habitats: Unknown  | Tree Preservation Order: N152 – Group 40 along northern boundary   |
| Natural Features on site: None   |  |
| Conservation Area: No  | Heritage asset (designated & non designated): Sandhills Sconce Scheduled Ancient Monument is immediately adjacent to the site. |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through ‘pitch delivery work’. Pitches are individually owned, and whilst no contact was able to be made with the owners there is need associated with those individual pitches which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work identified many of the pitches as being large in nature and capable of subdivision, to the extent that the need within the GTAA could be partially met.

|                                   |  |
|-----------------------------------|--|
| Ownership Constraints: None known | Ownership Comments: Within Traveller ownership |
|-----------------------------------|--|

|                    |                      |
|--------------------|----------------------|
| Legal Issues: None | Legal Comments: None |
|--------------------|----------------------|

|  |                                 |
|--|---------------------------------|
| Timescale: Years 0-15<br>GTAA site with current and future need identified | Availability Other Issues: None |
|--|---------------------------------|

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

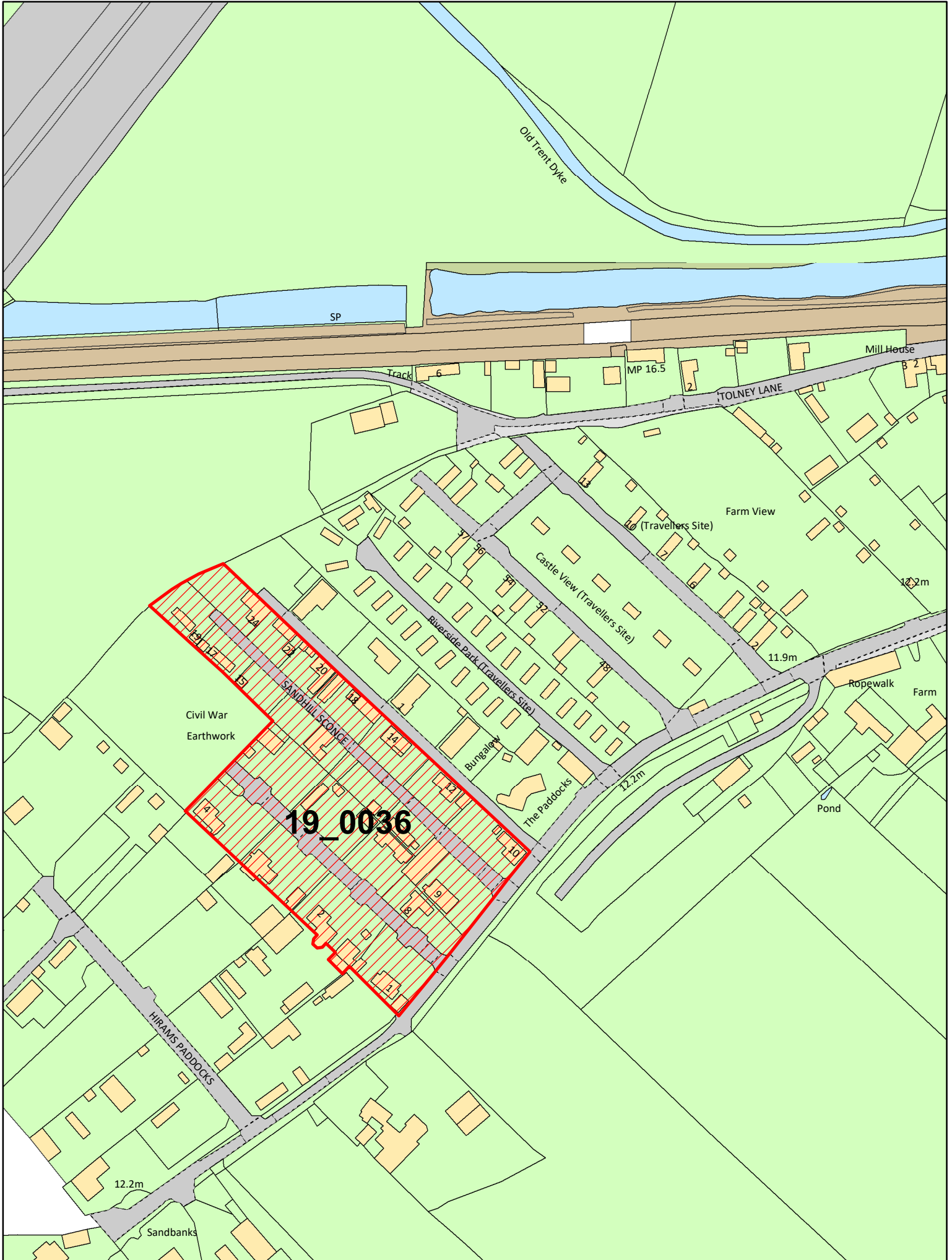
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 11 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0037 Site Address: Hiram's Paddock, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 2.68ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Trees covered by Tree Preservation Orders will need to be integrated into any future scheme. Proposals would need to be acceptable with respect to the adjacent Scheduled Ancient Monument. The site is considered available and achievable.

Approximate yield: 7 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 2.68ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Authorised G&T Pitches

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30mins travel by public transport</b> |                 |
|--------------------------------------|------------------------------|---|-----------------|
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                            | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                           | Hospital: No    |
| Store of Local Importance: No        |                              | Supermarket: No                                 | Employment: No  |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Proximity to town centre: No  
Green Space Standards: Within 800m of publicly accessible green space

Proximity to Transport Node: No  
Green Space Strategy Comments: No

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 57% FZ3, 100% FZ2

Surface Water Flooding: Small areas at low and medium surface water flood risk

Identified within the SFRA: No

Flood risk comments: The site is split between Flood Zone 2 and Flood Zone 3a, and so consequently is outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

|  |   |
|--|---|
| <b>Landscape, Biodiversity and Built Heritage Constraints: May be Suitable</b> |   |
| Impact on views: No  | Impact on existing recreational use: No   |
| Protected Species/Habitats: Unknown  | Tree Preservation Order: N152 – Group 40 along northern boundary                                      |
| Natural Features on site: None   |   |
| Conservation Area: No  | Heritage asset (designated & non designated): Adjacent to Sandhills Sconce Scheduled Ancient Monument |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through ‘pitch delivery work’. Pitches are individually owned, and whilst no contact was able to be made with the owners there is need associated with those individual pitches which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work identified many of the pitches as being large in nature and capable of subdivision, to the extent that the need within the GTAA could be met.

|  |  |
|--|--|
| Ownership Constraints: None known  | Ownership Comments: Within Traveller ownership |
| Legal Issues: None   | Legal Comments: None                           |
| Timescale: Years 0-15<br>GTAA site with current and future need identified | Availability Other Issues: None                |

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

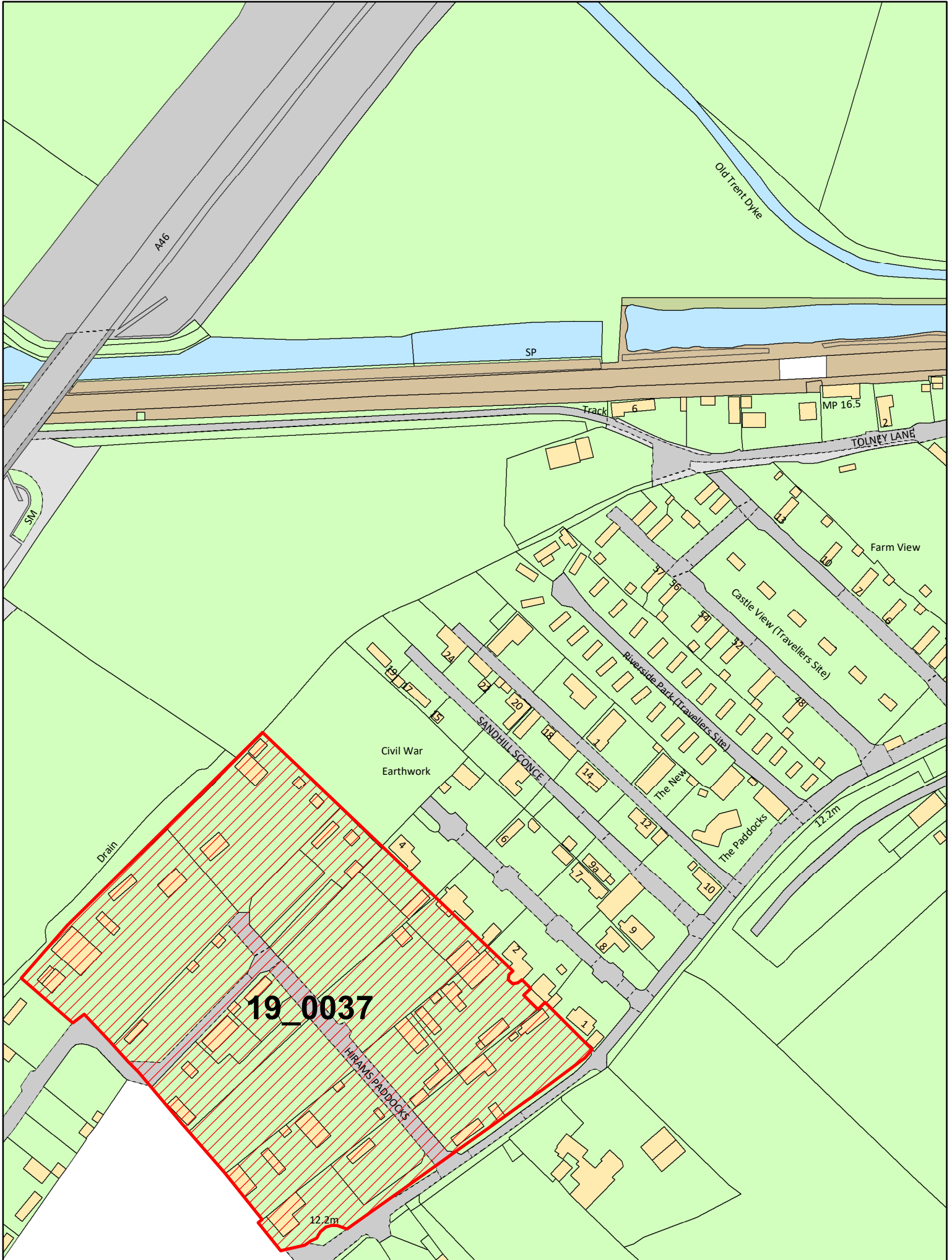
**Additional Comments**

Yield: 7 pitches





# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0038 Site Address: Taylor’s Paddock, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.03ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.**

**Approximate yield: 1 pitch**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.03ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting : Concentration of caravan sites  
 Current Use: Authorised G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                              |  |                 |
|--------------------------------------|------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                            | Hospital: No    |
| Store of Local Importance: No        |                              | Supermarket: No                                  | Employment: No  |
| Proximity to town centre: No         |                              | Proximity to Transport Node: No                  |                 |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Green Space Standards: Within 800m of publicly accessible green space

Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints : May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ2

Surface Water Flooding: No surface water flood issues identified from Environment Agency mapping

Identified within the SFRA: No

SFRA Comments: The site is within Flood Zone 2, and is consequently outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test.

|  |  |
|--|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b> |  |
| Impact on views: No  | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown                                      | Tree Preservation Order: No                      |
| Natural Features on site: No   |  |
| Conservation Area: Close to Newark Conservation Area                     | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners there is need associated with the site which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work identified room for an additional accommodation unit/tourer to meet the 1 pitch need from new household formation.

|  |  |
|--|--|
| Ownership Constraints: None known                              | Ownership Comments: Within Traveller ownership |
| Legal Issues: None   | Legal Comments: None                           |
| Timescale: Years 5-15<br>GTAA site with future need identified | Availability Other Issues: None                |

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

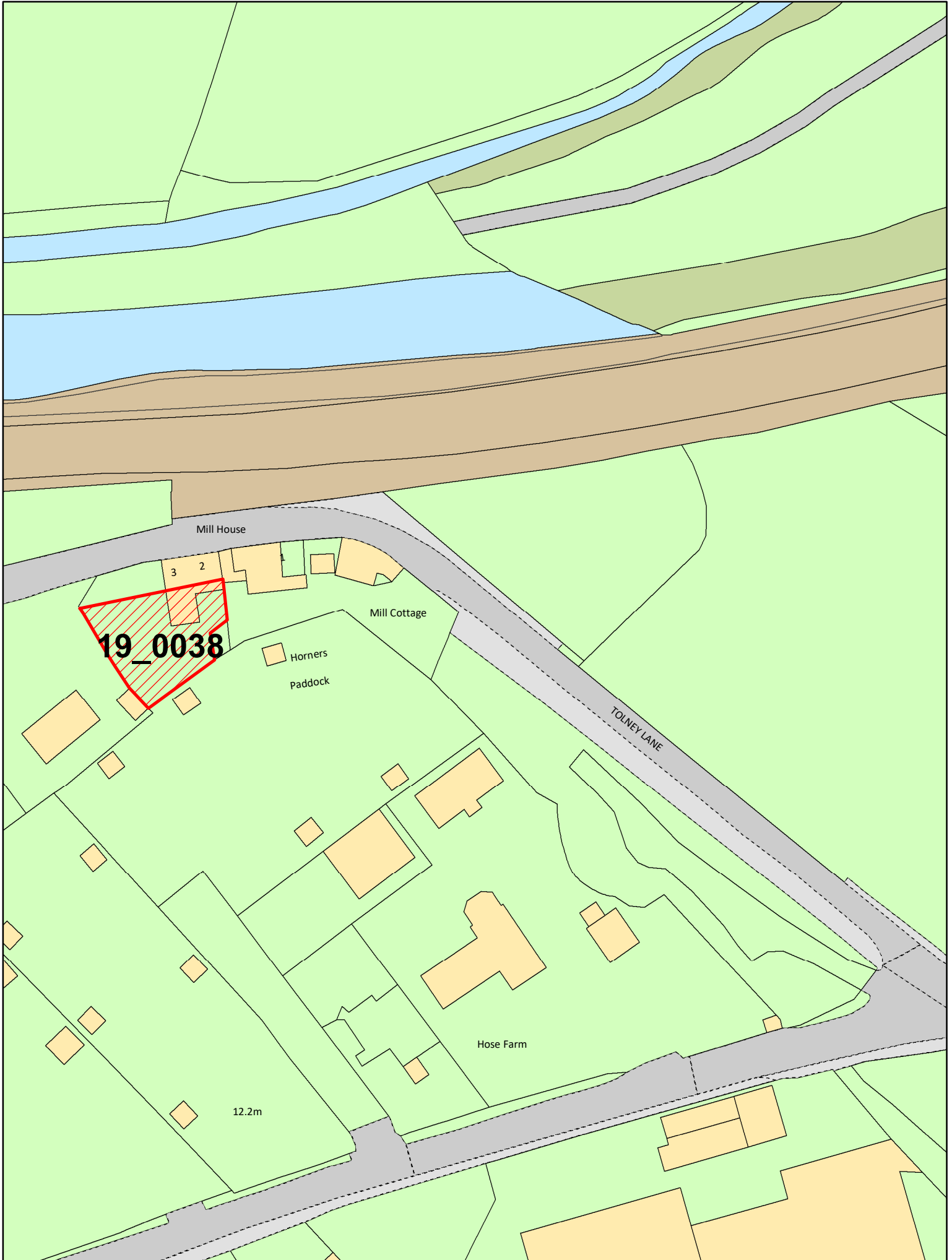
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 1 pitch



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0039 Site Address: Price's Paddock, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.19ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**The site may be suitable subject to application of the Sequential and Exceptions Test, and seeking to locate new pitches in the areas of the site at least flood risk. It is noted that the Tolney Lane Flood Alleviation Scheme would improve the flood resiliency of the area, without directly reducing the level of flood risk to this land. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.**

**Approximate yield: 1 pitch**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.19ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Authorised G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                              |  |                 |
|--------------------------------------|------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                            | Hospital: No    |
| Store of Local Importance: No        |                              | Supermarket: No                                  | Employment: No  |
| Proximity to town centre: No         |                              | Proximity to Transport Node: No                  |                 |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Green Space Standards: Within 800m of a publicly accessible green space

Green Space Strategy Comments: No

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 6% FZ3, 100% FZ2

Surface Water Flooding: No surface water flood risk issues picked up from Environment Agency mapping

Identified within the SFRA: The site is predominantly Flood Zone 2 and with a smaller area in Flood Zone 3a, and so consequently is outside of the functional floodplain. The Tolney Lane Flood Alleviation Studies (2019 and 2022) demonstrate a technically feasible intervention which whilst not directly reducing flood risk to this site would increase the flood risk resiliency of the wider area. Caravans are a highly vulnerable use in flood risk terms, and following national Planning Practice Guidance can be compatible with Flood Zone 2 subject to the Exception Test but not with Flood Zone 3.

Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

SFRA Comments: Site is within functional floodplain.

**Landscape, Biodiversity and Built Heritage Constraints: Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: Close to Newark  
Conservation Area

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site identified through 'pitch delivery work'. Whilst no contact was able to be made with the owners there is need associated with the site which has been identified through the GTAA. The land is an established authorised site currently occupied by Travellers – and so considered available to meet its GTAA need.

Achievability Comments: Pitch delivery work identified the potential for the site to be subdivided to create additional pitches.

Ownership Constraints: None known

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: Years 5-15  
GTAA site with future need identified

Availability Other Issues: None

Viability Comments: Given ownership and current use there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 1 pitch





# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0040 Site Address: Maryland Paddocks, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 1.03ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable. The site is considered available and achievable.**

**Approximate yield: 19 pitches**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 1.03ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Unauthorised G&T Pitches

---

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: May be suitable for allocation under CP4 and CP5  
 Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                                   |  |                 |
|--------------------------------------|-----------------------------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                                   | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No                      | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine /<br>Post Office: No | Further Education: No                            | Hospital: No    |
| Store of Local Importance: No        |                                   | Supermarket: No                                  | Employment: No  |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Proximity to town centre: No

Proximity to Transport Node: No

Green Space Standards: Within 1,500m of a publicly accessible green space

Green Space Strategy Comments: No

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: No

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 100% FZ3, 100% FZ2

Surface Water Flooding: No surface water flood risk issues identified from Environment Agency mapping

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: Site is wholly within Flood Zone 3 and with a significant proportion sitting in the functional flood plain (Zone 3b). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

would be benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b.

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b> |  |
| Impact on views: No   | Impact on existing recreational use: No          |
| Protected Species/Habitats: Adjacent to Local Wildlife Site             | Tree Preservation Order: No                      |
| Natural Features on site: No  |  |
| Conservation Area: No   | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site not assessed as part of the Pitch Delivery work, consequently no contact made with landowners. The site does however have a need identified through the GTAA and is currently in unauthorised occupation by Travellers. Consequently, the site is considered available to meet its GTAA need.

Achievability Comments: Unauthorised site that is currently laid out and occupied- considered achievable.

|   |  |
|---|--|
| Ownership Constraints: None known   | Ownership Comments: Within Traveller ownership |
| Legal Issues: None  | Legal Comments: None                           |
| Timescale: Years 0-15<br>GTAA site with first five year need and future need identified | Availability Other Issues: None                |

Viability Comments: Given ownership and current unauthorised occupation there are no viability concerns

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

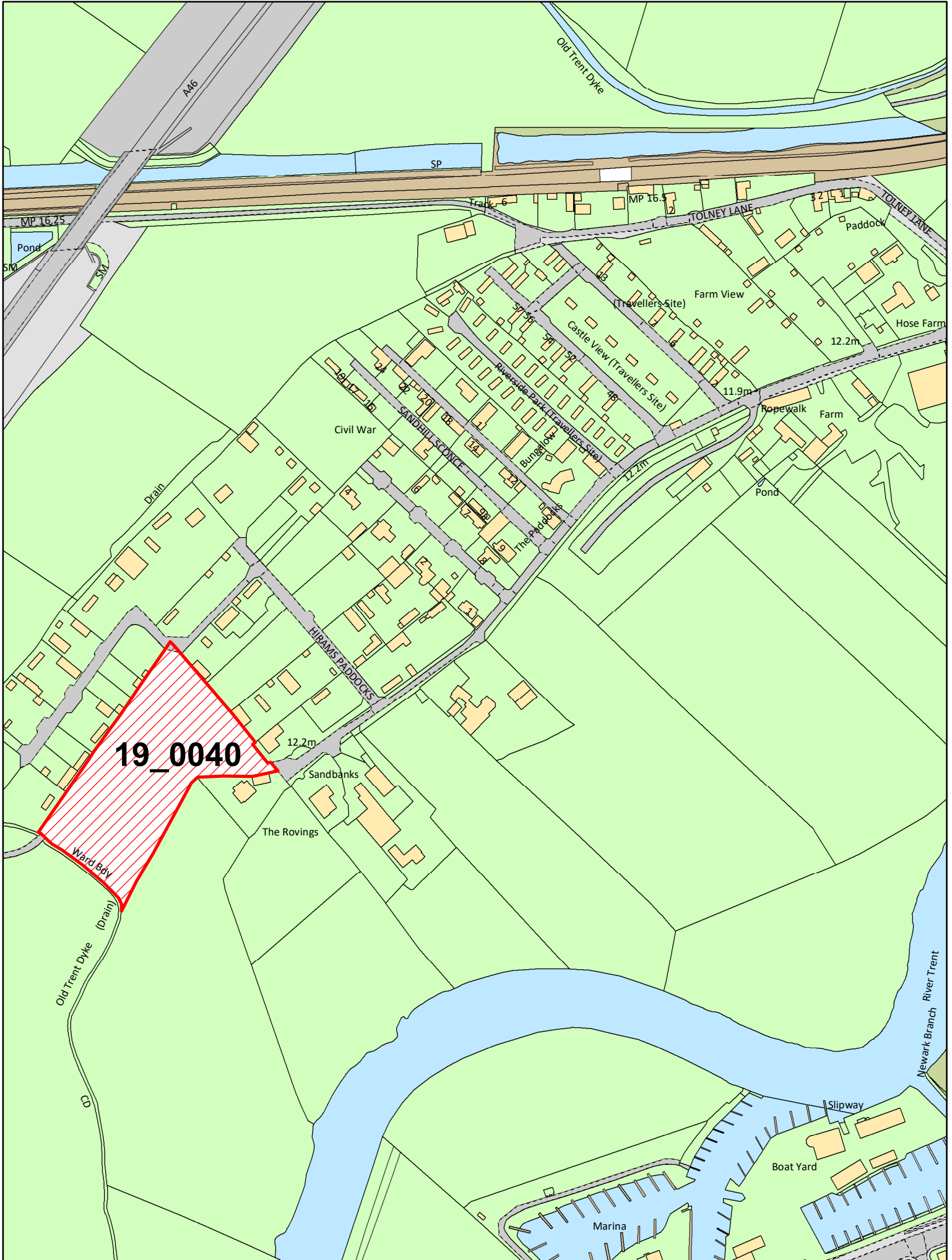
**Additional Comments**

Yield: 19 pitches

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0041 Site Address: Ropewalk Farm, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.91ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: May be Available**  
 Availability Comments: May require a change in ownership to deliver  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: May require third party or Council action to deliver

**OVERALL CONCLUSION:**

Site may be suitable but is at significant flood risk- with a large portion sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. The site is currently occupied by non-Travellers, and may require Council or third party action to make it available and achievable to bring back into exclusive Traveller use.

Approximate yield: 17 pitches

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.91ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Caravan site, with an extant permission which would allow for occupation by Travellers

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

|                                      |                |  |                 |
|--------------------------------------|----------------|--|-----------------|
| <b>Within 800m or 10mins walking</b> |                | <b>Within 30 mins travel by public transport</b> |                 |
| Primary School: No                   | Bus Stop: No   | Secondary School: No                             | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine / | Further Education: No                            | Hospital: No    |

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

Post Office: No

Store of Local Importance: No

Supermarket: No

Employment: No

Proximity to town centre: No

Proximity to Transport Node: No

Green Space Standards: Within 800m of a publicly accessible green space

Green Space Strategy Comments: No

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 86% FZ3, 100% FZ2

Surface Water Flooding: No surface water flood risk issues identified through Environment Agency mapping

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: Site is largely within Flood Zone 3 and with a significant proportion sitting in the functional flood plain (Zone 3b). The remainder of the site is within Flood zone 2. The full defence of Tolney Lane has been considered through an assessment of flood alleviation options,



**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be benefits to the wider area from an increase in resiliency. The proportion of the site within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zones 3a and 3b but can be in Flood Zone 2, subject to the Exceptions Test.

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: None

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site currently occupied by non-Travellers, no need identified through GTAA. Land not identified through 'pitch delivery work' and so potential for it to be brought back into exclusive Traveller use not considered.

Achievability Comments: No contact with owners and so may require the private sale of the site or action from the Council to bring back into exclusive Traveller use.

Ownership Constraints: Ownership not known

Ownership Comments: May require a change in ownership to bring back into exclusive Traveller use

Legal Issues: None

Legal Comments: None

Timescale: Years 5-10

Availability Other Issues: None

Viability Comments: Site may need to be viable for a third party or Council to deliver and maintain.

**Availability Conclusion: May be Available**

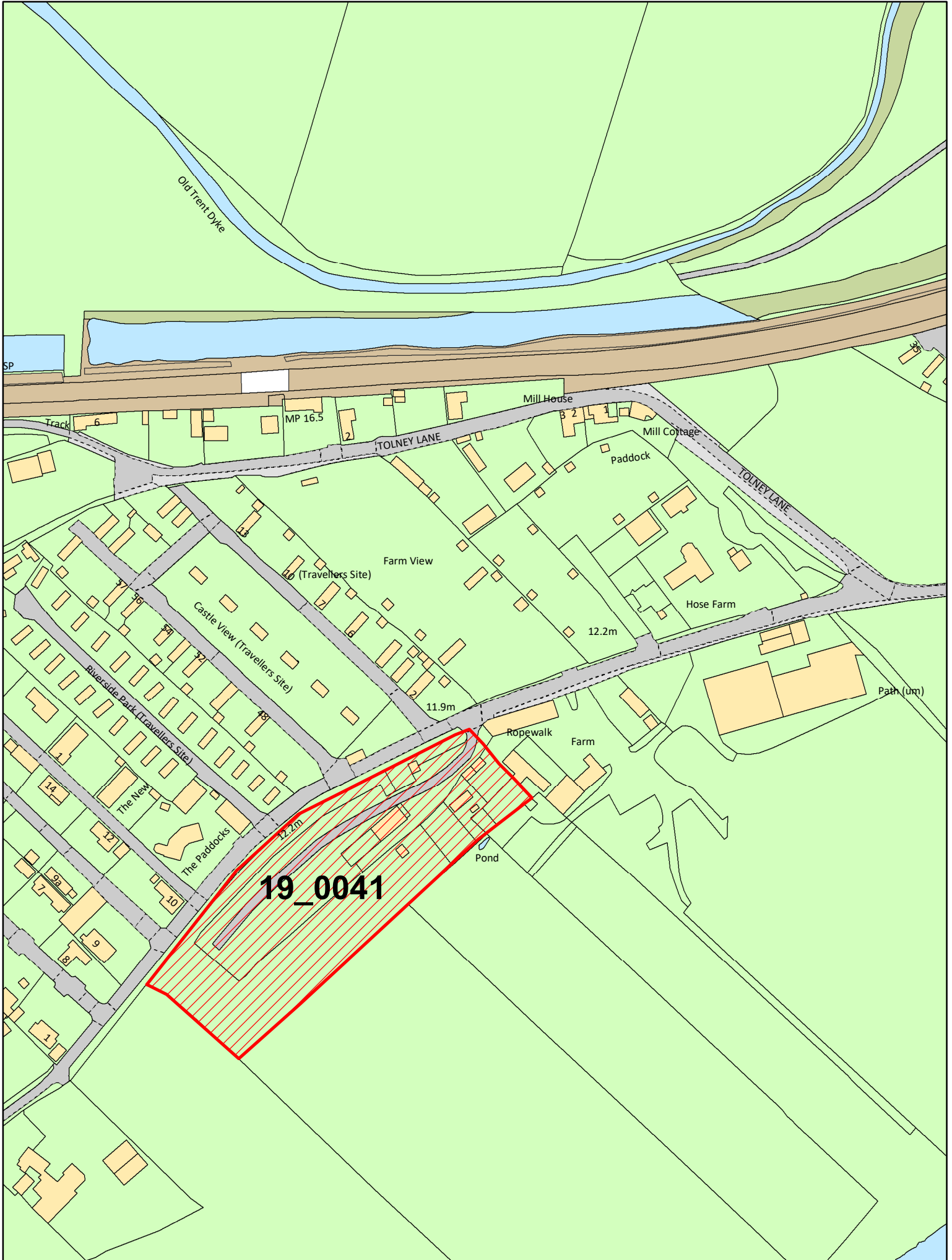
**Achievability Conclusion: May be Achievable**

**Additional Comments**

Yield: 17 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0042 Site Address: The Burrows, Tolney Lane, Newark**  
**Housing/Employment/Both: G&T Area (Ha): 0.23ha**  
**Parish: Newark Ward: Castle**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: Site is Available  
**Achievability Conclusions: Achievable**  
 Achievability Comments: Site is Achievable

**OVERALL CONCLUSION:**

**Site may be suitable but is at significant flood risk- sitting within the functional floodplain. The level of risk to the site would not be directly reduced through provision of the flood resiliency improvements to Tolney Lane, though there would be resiliency benefits to the wider area. Suitability of the site would be dependent upon the ability of the site to pass the Sequential and Exception Tests. New pitches should be located in the areas of the site at least risk. Demonstration that there is sufficient highways capacity at the Tolney Lane / Great North Road junction will be required. Site is considered available and achievable.**

**Approximate yield: 2 pitches**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.23ha Greenfield Area: 0ha  
 Area Character: Edge-of-settlement  
 Setting: Concentration of caravan sites  
 Current Use: Tolerated G&T Pitches

**Policy: May be Suitable**

Current Policy Status: SP3, DM8, CP10 Other Policy Constraints: Location of existing tolerated site suitable in principle for allocation under CP4 and CP5

Conflicting Issues: Area at risk of flooding

**Access to Services: May be Suitable**

| <b>Within 800m or 10mins walking</b> |                              | <b>Within 30mins travel by public transport</b> |                 |
|--------------------------------------|------------------------------|---|-----------------|
| Primary School: No                   | Bus Stop: No                 | Secondary School: No                            | Retail Area: No |
| GP/Health Centre: No                 | Cash Machine Post Office: No | Further Education: No                           | Hospital: No    |
| Store of Local Importance: No        |                              | Supermarket: No                                 | Employment: No  |

## Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form

Proximity to town centre: No  
Green Space Standards: Within 800m of a publicly accessible green space

Proximity to Transport Node: No  
Green Space Strategy Comments: None

Access to Services Comments: Site is located within reasonable walking distance of Newark Town Centre, with proximity to services and facilities in that location. Whilst there would be a likely dependence on travel by private motor vehicle to access these, those trips would be limited in duration given the location. This level of access would be preferred to a Traveller site in an isolated open countryside location.

### Physical Constraints: May be Suitable

Highway Engineers Comments: Over the years, Tolney Lane has hosted increasingly significant numbers of traveller pitches from this single point of access. We have held concerns for a number of years that whilst the parcels in themselves would be unlikely to trigger the need for assessment, the overall numbers, established on a piecemeal basis would. There is significant congestion experienced around the junction of Tolney Lane with Great North Road and the opportunity should be taken if formally allocating these sites to consider the impact comprehensively.

Any sites with a capacity of more than 30 pitches should be assessed regardless.

Whilst potentially not a matter of highway safety or capacity, the Nottinghamshire Highway Design Guide requires two points of access, for connectivity and to reduce capacity issues at individual junctions. There have also been longstanding concerns regarding a site at risk of flooding being accessed by a single point of access.

The recommendation for two points of access is also reflected in the Good Practice Guide 'Designing Gypsy and Traveller Sites'

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely.

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: 100% FZ3, 100% FZ2

Surface Water Flooding: No surface water flood risk issues identified from Environment Agency mapping

Identified within the SFRA: Functional Floodplain

Flood Risk Comments: Site is wholly within Flood Zone 3a (the functional floodplain). The full defence of Tolney Lane has been considered through an assessment of flood alleviation options, and discounted due to the increased level of risk this would cause elsewhere. The more limited option of raising a section of the road and defence of some existing sites would not lead to a direct reduction in flood risk to this site, though there would be benefits to the wider area from an

**Newark & Sherwood Gypsy & Traveller Land Availability Assessment – Site Assessment Form**

increase in resiliency. The site sitting within the functional floodplain would make it sequentially less preferable to sites at lesser risk. Caravans are a highly vulnerable use in flood risk terms and following national Planning Practice Guidance are not compatible with Flood Zone 3b.

|   |  |
|---|--|
| <b>Landscape, Biodiversity and Built Heritage Constraints: Suitable</b> |  |
| Impact on views: No   | Impact on existing recreational use: No          |
| Protected Species/Habitats: Unknown                                     | Tree Preservation Order: No                      |
| Natural Features on site: No  |  |
| Conservation Area: No   | Heritage asset (designated & non designated): No |

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site not assessed as part of the Pitch Delivery work, consequently no contact made with landowners. The site does however have a need identified through the GTAA and is an established tolerated Traveller site. Consequently, the site is considered available to meet its GTAA need.

Achievability Comments: Subject to sufficient capacity within the site, given it is an established tolerated Traveller site then it is considered achievable.

|  |  |
|--|--|
| Ownership Constraints: None known  | Ownership Comments: Within Traveller ownership |
| Legal Issues: None   | Legal Comments: None                           |
| Timescale: Years 0-15<br>GTAA site with current and future need identified | Availability Other Issues: None                |

Viability Comments: Given ownership and tolerated status there are no viability concerns

**Availability Conclusion: Available**

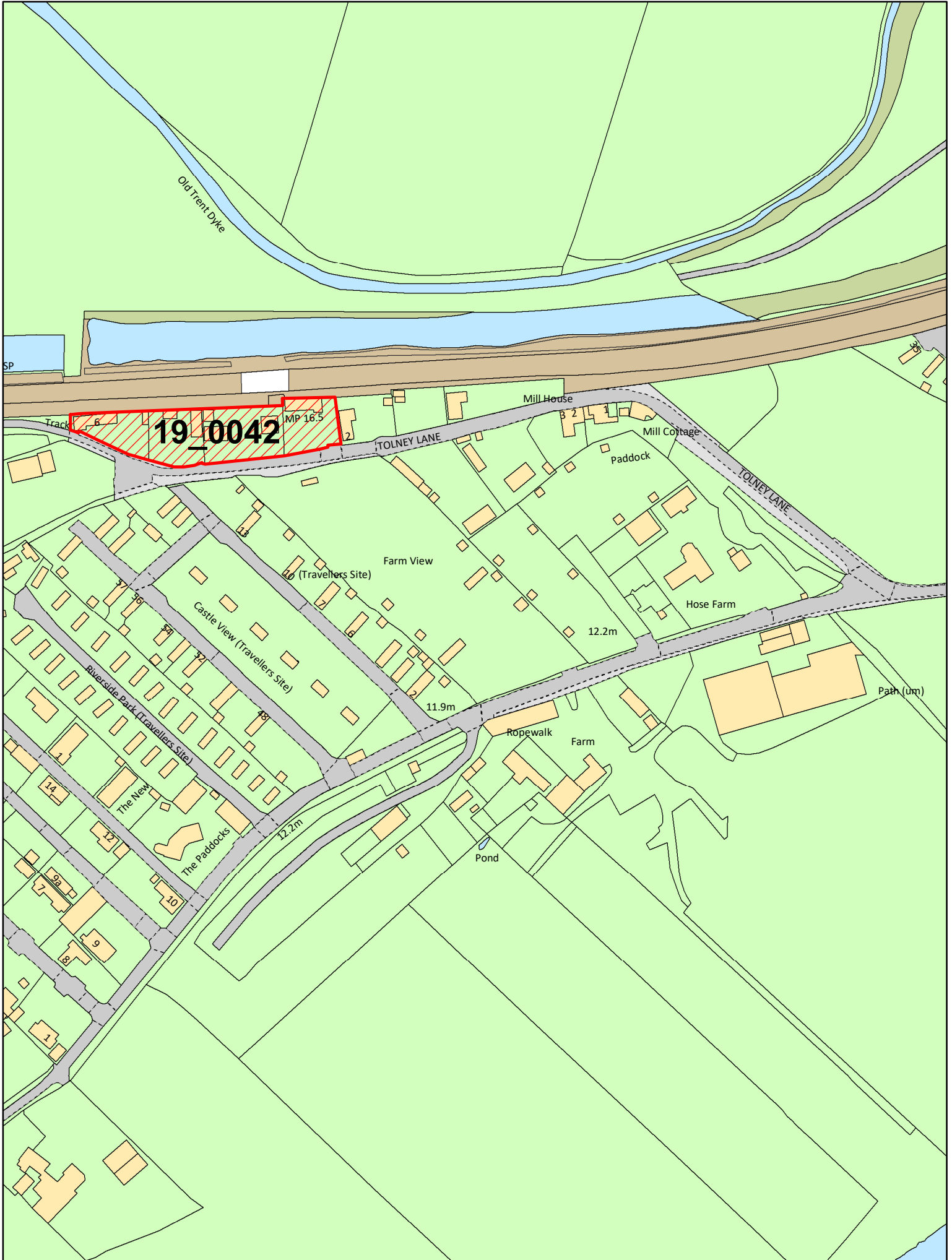
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield: 2 pitches



# GTLAA 2022 Sites (Portrait)



**Site Reference Number: 19\_0043 Site Address: Newark Road, Wellow**  
**Housing/Employment/Both: G&T Area (Ha): 0.43ha**  
**Parish: Wellow Ward: Caunton**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Not Available**  
 Availability Comments: Site not submitted by owner and no GTAA need  
**Achievability Conclusions: May be Achievable**  
 Achievability Comments: Likely to be achievable for additional pitches but unavailable

**OVERALL CONCLUSION:**

**Existing authorised site. Site not submitted by owners and has no GTAA need, consequently not considered available. Though may be achievable to meet future needs generated by occupants. Subject to acceptability in terms of impact on the Conservation Area.**

**Approximate yield: 0**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Close to urban boundary PDL/Greenfield: PDL  
 Area: PDL Area: 0.43ha Greenfield Area: 0ha  
 Area Character: Residential  
 Setting: semi-urban  
 Current Use: Authorised G&T pitches

**Policy: Suitable**

Current Policy Status: Authorised G&T site Other Policy Constraints: Location of existing authorised site suitable in principle for allocation under CP4 and CP5  
 Conflicting Issues: SP3/DM8

**Access to Services: May be Suitable**

|   |                                |  |                  |
|---|--------------------------------|--|------------------|
| <b>Within 800m or 10mins walking</b>                                  |                                | <b>Within 30 mins travel by public transport</b>                       |                  |
| Primary School: No  | Bus Stop: No                   | Secondary School: Yes  | Retail Area: Yes |
| GP/Health Centre: No  | Cash Machine / Post Office: No | Further Education: Yes   | Hospital: No     |
| Store of Local Importance: No   |                                | Supermarket: Yes   | Employment: Yes  |
| Proximity to town centre: Over 1km to a town centre                   |                                | Proximity to Transport Node: Over 1km to a major public transport node |                  |
| Green Space Standards: Within 800m of publicly accessible green space |                                | Green Space Strategy Comments: None                                    |                  |

**Physical Constraints: May be Suitable**

Highway Engineers Comments: This should not be accessed via the A616 as potentially indicated and instead retain existing access onto Wellow road.

See also comments in relation to considering sites comprehensively in a TS/TA.

Topography Constraints: None

Contaminated Land: Maybe

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: N/A

Access to Utilities: Unknown, but likely

Site Apparatus: Existing G&T pitches

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding: No surface water flood risk issues identified from Environment Agency mapping

Identified within the SFRA: No

SFRA Comments: Within Flood Zone 1

**Landscape, Biodiversity and Built Heritage Constraints: May be Suitable**

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Wellow Dam and Grassland Local Wildlife Site located nearby / SSSI Risk Impact Zone

Tree Preservation Order: No

Natural Features on site: Site well screened

Conservation Area: Within Wellow Conservation Area

Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**



**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site not submitted by landowner, or identified through Pitch Delivery work. Site has no need identified through the GTAA. Not considered available

Achievability Comments: May be able to accommodate additional pitches, though in private ownership and has no GTAA need identified.

Ownership Constraints: Unknown

Ownership Comments: Within Traveller ownership

Legal Issues: None

Legal Comments: None

Timescale: N/A

Availability Other Issues: None

Viability Comments: Given planning status and ownership is considered likely to be available to need future need generated by occupants.

**Availability Conclusion:** Not Available

**Achievability Conclusion:** May be Achievable

**Additional Comments**

Yield: 0 pitches



# GTLAA 2022 Sites (Portrait)

