



# **STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT**

## **ADDENDUM REPORT 2022**

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## **1.0 Introduction**

- 1.1 This report is an addendum to the Strategic Housing and Employment Land Availability Assessment published in 2021 and includes a list of additional sites which were submitted to, or after, the Options Report consultation on the Allocations and Development Management DPD which took place in summer 2021. The assessment of these newly submitted sites forms the basis of this addendum.
- 1.2 There are a number of sites which are already in the 2021 SHELAA, or in a previous version of the SHELAA but were resubmitted to the 2021 Options Report consultation, and as a result have been given a new reference number and an updated site assessment. These sites are:
- i. 16\_0023 Land off Warsop Lane, Rainworth is now 21\_0022
  - ii. 16\_0069 Land east of Bullpit Road, Balderton is now 21\_0017
  - iii. 16\_0173 Land at Crew Lane / Fiskerton Road (part of site) is now 21\_0012
  - iv. 16\_0197 Stables opp. 28 Old Great North Rd, Sutton-on-Trent is now 21\_0021
- 1.3 Other changes since the 2021 SHELAA was published are detailed below:
- i. 16\_0017 – Site area reduced at request of landowner
  - ii. 16\_0018 – site removed at request of landowner
- 1.4 On a point of clarity, where site assessments refer to percentages within flood zones 2 and 3, these figures are not cumulative (i.e., flood zone 2 and 3 cannot be added together), but relative to the flood zone in question only.
- 1.5 When considering this addendum, it is important to remember that its findings do not in themselves determine whether or not a site should be allocated for development through the Local Plan or granted Planning Permission. The results of this addendum will not prejudice any future decision of the Council on either of these matters.
- 1.6 This addendum should be read in conjunction with the 2021 SHELAA Report.

**Please refer to the Housing Land Supply Statement for the latest position on housing land supply and the Employment Land Availability Study for the latest position on employment land.**

**<https://www.newark-sherwooddc.gov.uk/monitoring/>**

## 2.0 Summary Results

2.1 The following tables show the summary results of all the site assessments of the sites submitted to the 2021 Options Report consultation. This includes potential housing, employment or retail land which may be available within the District and possible delivery timescales.

### Housing

	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	0	0	0	0
Total May be Suitable Dwellings	0	79	0	79
<b>Grand Total</b>	<b>0</b>	<b>79</b>	<b>0</b>	<b>79</b>

### Employment

Employment Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Employment Land	0	0	0	0ha
Total May be Suitable Employment Land	0	4.64ha	0	4.64ha
<b>Grand Total</b>	<b>0ha</b>	<b>4.64ha</b>	<b>0ha</b>	<b>4.64ha</b>

### Retail

Retail Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Retail Land	0	0	0	0ha
Total May be Suitable Retail Land	0	0	0	0ha
<b>Grand Total</b>	<b>0ha</b>	<b>0ha</b>	<b>0ha</b>	<b>0ha</b>

2.2 The following tables give the individual results of the site assessments organised by Parish within the Plan Areas.

### Newark and Rural South Sub-Area

#### Newark - Housing

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0014	Land north of Beacon Hill Road	Site Submission	Not Suitable	15.5ha	0	N/A

#### Balderton - Housing

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0017	Bullpit Road	Site Submission	Not Suitable	4.64ha	0	N/A



### **Coddington - Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0007	Land at Old Hall Gardens	Site Submission	Not Fully Assessed (Settlement too Small)	2.60ha	0	N/A

### **North Muskham - Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0018	Land off Crab Lane	Site Submission	Not Fully Assessed (Settlement too Small)	0.40ha	0	N/A

### **South Muskham - Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0019	Land north of Main Street	Site Submission	Not Fully Assessed (Settlement too Small)	0.49ha	0	N/A

## **Collingham Sub Area (2)**

### **Besthorpe - Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0003	Land adjoining Willow Cottage	Site Submission	Not Fully Assessed (Settlement too Small)	0.80ha	0	N/A
21_0004	Land adjoining Wingroves Cottage	Site Submission	Not Fully Assessed (Settlement too Small)	0.19ha	0	N/A

## **Rural North Sub-Area**

### **Cromwell – Employment**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0016	Tarmac	Site Submission	Not Fully Assessed (Settlement too Small)	22ha	0	N/A

### **Sutton on Trent - Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0021	The Old Stables, Great North Road	Site Submission	May be Suitable	0.34ha	5	5-10yrs

### **Southwell Area**

#### **Fiskerton – Housing**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0006	Land at Marlock Close	Site Submission	Not Fully Assessed (Settlement too Small)	2.06ha	0	0

#### **Southwell – Housing and Employment**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0012	Land off Crew Lane	Site Submission	May be Suitable	4.75ha	Submission states up to 74 dwellings + 1,000sqm animal veterinary hospital	5-10 years

### **Nottingham Fringe Area**

#### **Oxton**

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0002	East of Main Street	Site Submission	Not Suitable (Green Belt)	0.37ha	0	N/A
21_0008	Land at Forest Road and Windmill Hill	Site Submission	Not Suitable (Green Belt)	1.03ha	0	N/A
21_0009	Land east of Windmill Hill	Site Submission	Not Suitable (Green Belt)	0.25ha	0	N/A
21_0010	Old Hall Plant Nursery	Site Submission	Not Suitable (Green Belt)	4.08ha	0	N/A
21_0011	South of Hatfield Lane	Site Submission	Not Suitable (Green Belt)	1.02ha	0	N/A

## Sherwood Area

### Bilsthorpe - Employment

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0001	Bilsthorpe Business Park	Site Submission	Not Suitable	11.34ha	0	N/A

### Edwinstowe - Employment

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0005	Land at Blackhills Farm	Site Submission	May be Suitable	4.54ha	4.54ha	5-10yrs

### Walesby - Employment

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0015	Walesby Forest	Site Submission	Not Fully Assessed (Settlement too Small)	2.92ha	0	N/A

## Mansfield Fringe Area

### Rainworth - Housing

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0020	Mansfield Road	Site Submission	Not Suitable	23.67ha	0	N/A
21_0022	Warsop Lane	Site Submission	Not Suitable (Green Belt)	3.90ha	0	N/A

### Rainworth - Employment

Ref	Address	Source	Suitable?	Site Area (Ha)	Capacity Estimate (0-15yrs)	Availability Timescale
21_0013	Rufford Colliery	Site Submission	Not Suitable	27.35ha	0	N/A

### 3.0 Conclusions & Findings

- 3.1 The tables below summarise the number of potential housing, employment or retail land which may be available on all of the SHELAA sites within the District. This is the combined totals of the 2021 SHELAA and this addendum.

#### Housing

	0-5yrs	5-10yrs	10-15yrs	Total
Total Suitable Dwellings	1,373	2,402	2,284	<b>6,059</b>
Total May be Suitable Dwellings	2	1,131	88	<b>1,221</b>
<b>Grand Total</b>	<b>1,375</b>	<b>3,353</b>	<b>2,372</b>	<b>7,280</b>

#### Employment

Employment Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Employment Land	25.93ha	58.64ha	12.5ha	<b>97.07ha</b>
Total May be Suitable Employment Land	0ha	40.30ha	0ha	<b>40.30ha</b>
<b>Grand Total</b>	<b>25.93ha</b>	<b>98.94ha</b>	<b>12.5ha</b>	<b>137.37ha</b>

#### Retail

Retail Land in Hectares	0-5yrs	5 -10yrs	10-15yrs	Total
Total Suitable Retail Land	0ha	0.32ha	0ha	<b>0.32ha</b>
Total May be Suitable Retail Land	0ha	0ha	0ha	<b>0ha</b>
<b>Grand Total</b>	<b>0ha</b>	<b>0.32ha</b>	<b>0ha</b>	<b>0.32ha</b>

## **Appendix 1: Site Assessments**

<b>Site Reference Number: 21_0001</b>		<b>Site Address: Bilsthorpe Business Park, Eakring Road</b>	
<b>Housing/Employment/Both: Employment</b>		<b>Area (Ha): 11.34ha</b>	
<b>Parish: Bilsthorpe</b>		<b>Ward: Bilsthorpe</b>	
<b>Suitability Conclusion: Not Suitable</b>			
<b>Availability Conclusion: Available within 5-10 Years</b>			
Availability Comments: Nothing to suggest the site is not available.			
<b>Achievability Conclusions: Not Achievable</b>			
Achievability Comments: Highway's constraints suggest the site is unlikely to be achievable.			
<b>OVERALL CONCLUSION:</b>			
Highway's constraints mean this site is not suitable. The site is in open countryside and is adjacent to an existing business park. The site available, but unlikely to be achievable. Land contamination issues would need to be investigated and mitigated if necessary. Any impact on the Local Wildlife Site would also need to be investigated. Consideration must be given to the conservation comments and mitigated where necessary.			

## SUITABILITY

<b>Character Land Use Location: May be Suitable</b>	
Location: Adjacent to existing business park	PDL/Greenfield: PDL
	Area: PDL 11.34ha Area: Greenfield
Area Character: Industrial / Open Land	
Setting: Countryside	
Current Use: Vacant land	
<b>Policy: May be Suitable</b>	
Current Policy Status: Outside but close to the village envelope - SP3 & DM8	Other Policy Constraints:
Conflicting Issues: Business Park away from existing settlement	

<b>Access to Services: May be Suitable</b>	
<b>Within 800m or 10mins walking</b>	
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 (c.8.5km)	
Green Space Standards: Over 400m of publicly accessible green space	
<b>Within 30mins travel by public transport</b>	
Secondary School: No	Retail Area: No
Further Education: No	Hospital: No
Supermarket: Yes	Employment: Yes
Proximity to Transport Node: Over 1km from major public transport node	
Green Space Strategy Comments: 765m	

<b>Physical Constraints: Not Suitable</b>
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## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Development would require major improvements to the A614 /Deerdale Lane junction. However, suitable improvements have been investigated as part of the A614 junction improvement scheme. After scheme design and costing it became evident, that following the return of significant utility diversion cost estimates for the A614 Deerdale Lane junction in October 2020, that the Deerdale Lane junction improvement scheme would be disproportionately expensive to construct. The impact of any development here therefore is unlikely to be able to be cost effectively mitigated. Transport Assessment / Travel Plan may be required.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality: 100% Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: Rising main brick structure

Neighbour Issues: No

Flood Zone: FZ1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: Local Wildlife Site – Bilsthorpe Colliery

Tree Preservation Order: No

Natural Features on site: Yes (trees)

Conservation Area: No

Heritage asset (designated & non designated): None on site, but Rufford Abbey (Grade II Listed) and Park lodge (Grade II Listed) within the vicinity of the site.

Conservation Comments:

The site is situated in the wider setting of several designated heritage assets, including: Bilsthorpe Conservation Area to the south, Eakring Conservation Area to the east and Rufford Abbey Park and Garden and associated listed lodge to the north. The existing business park has little/no visual impact on the setting of these designated heritage assets due to the intervening land levels and mature trees/greenery which screen the site. Therefore, any new development on the site of similar heights and sited to minimise its impact will likely have no impact on the setting and significance of these heritage assets.

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Subject to the heights of any new development, the proposal is unlikely to have an impact on the setting of the surrounding designated heritage assets.

**Suitability Conclusion:** Not Suitable

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owners confirmed site is available for development in October 2021.

Achievability Comments: Highways constraints mean this site is unlikely to be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Not Achievable

### Additional Comments

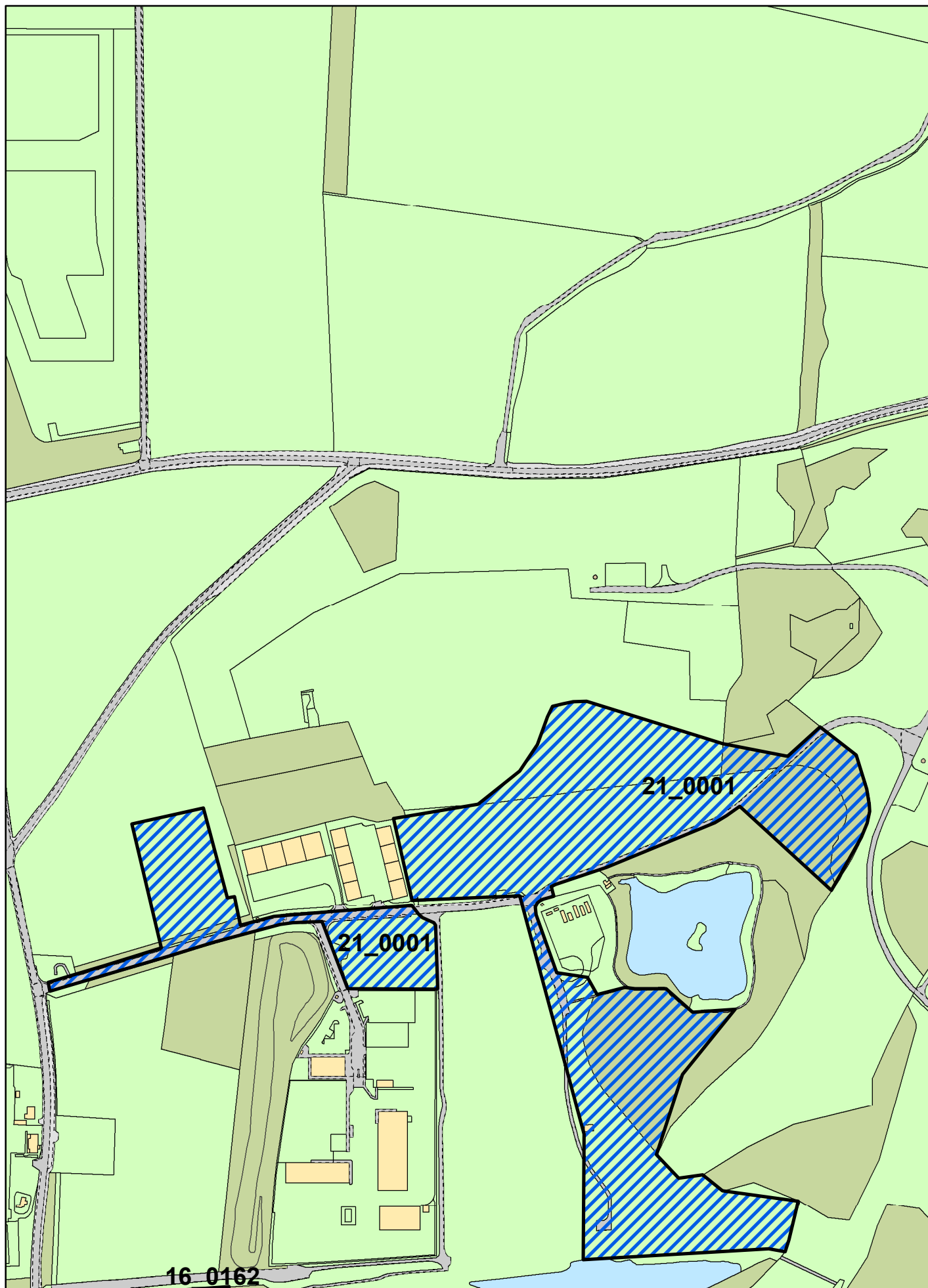
Part of 16\_0046.

Yield:





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0002 Site Address: Land east of Main Street, Oxtou**  
**Housing/Employment/Both: Housing Area (Ha): 0.37ha**  
**Parish: Oxtou Ward: Dover Beck**

**Suitability Conclusion: Not Suitable – Green Belt**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.**

## SUITABILITY

### Character Land Use Location:

Location:

PDL/Greenfield:

Area: PDL

Area: Greenfield 0.37ha

Area Character:

Setting :

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services :

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site:

Conservation Area :

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

### Availability Conclusion:

### Achievability Conclusion:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

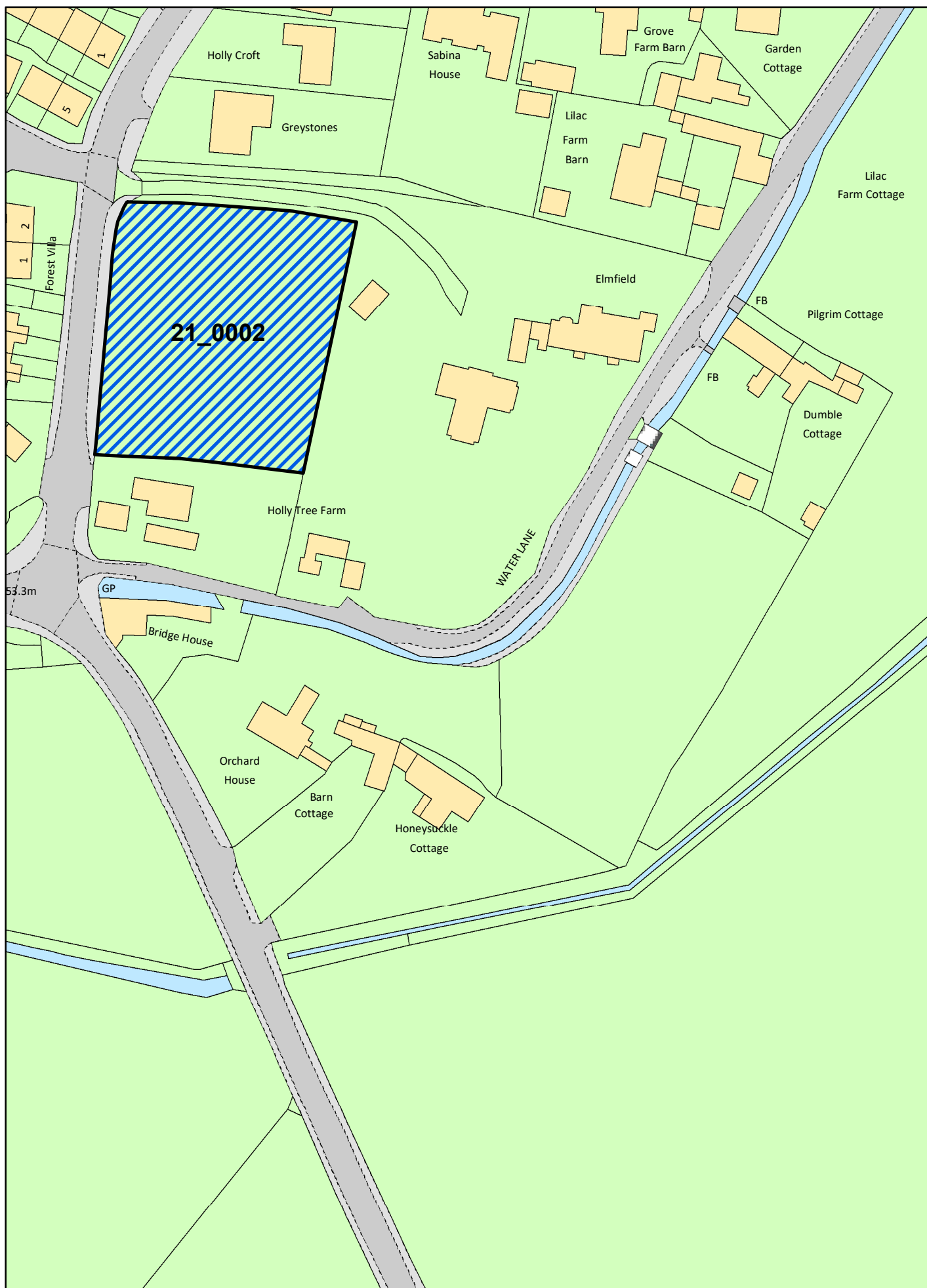
**Additional Comments**

Part of 16\_0185

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0003 Site Address: Land adjoining Willow Cottage, Besthorpe**  
**Housing/Employment/Both: Housing Area (Ha): 0.80ha**  
**Parish: Besthorpe Ward: Collingham**

**Suitability Conclusion: Not Fully Assessed – Settlement too Small**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location: Main Open Area

PDL/Greenfield:

Area: PDL

Area: Greenfield 0.80ha

Area Character:

Setting:

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

**Physical Constraints:**

Highway Engineers Comments: This is served by a single-track road and additional vehicles will increase conflict. Development land could be used to widen the carriageway across the site frontage and allow for a footway to offset issues over the site frontage, the currently narrowest section of Low Road. However, there is not a large frontage to highway and being on a bend (albeit shallow) could significantly restrict visibility and therefore suitable access is in question.

Topography Constraints:

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

Agricultural land quality: Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 96% FZ3, 100% FZ2 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: | Impact on existing recreational use:

Protected Species/Habitats: Near to Local Wildlife Site Tree Preservation Order:

Natural Features on site:

Conservation Area: Heritage asset (designated & non designated):

**Suitability Conclusion:  
AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

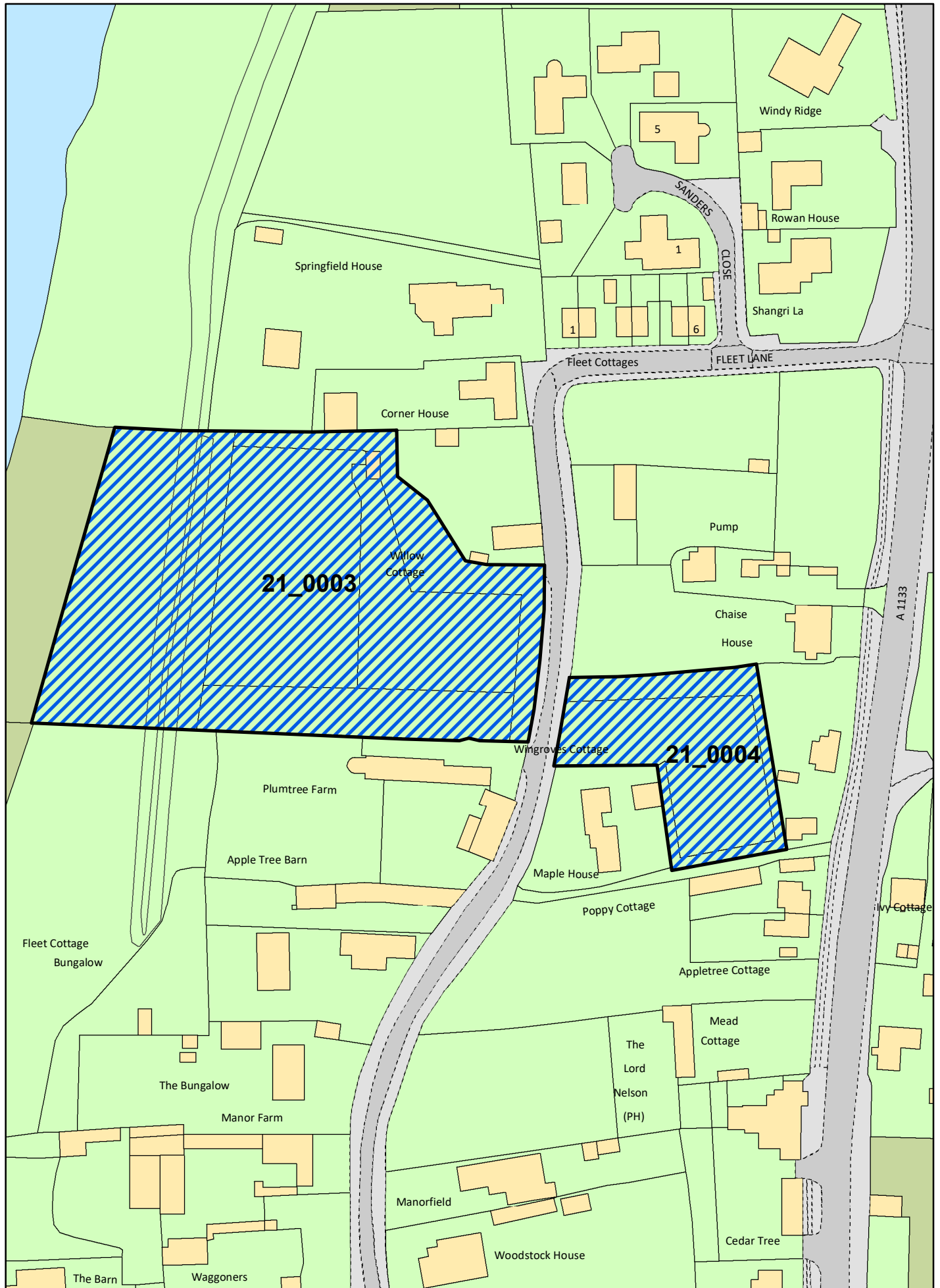
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:
<b>Availability Conclusion:</b>
<b>Achievability Conclusion:</b>
<b>Additional Comments</b>
Yield: Unknown





# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 21_0004</b>		<b>Site Address: Land to Rear of Wingroves Cottage, Besthorpe</b>	
<b>Housing/Employment/Both: Housing</b>		<b>Area (Ha): 0.19ha</b>	
<b>Parish: Besthorpe</b>		<b>Ward: Collingham</b>	
<b>Suitability Conclusion: Not Fully Assessed – Settlement too Small</b>			
<b>Availability Conclusion:</b>			
Availability Comments:			
<b>Achievability Conclusions:</b>			
Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.			

<b>SUITABILITY</b>			
<b>Character Land Use Location:</b>			
Location:	PDL/Greenfield:		
	Area: PDL	Area: Greenfield 0.19ha	
Area Character:			
Setting:			
Current Use:			
<b>Policy:</b>			
Current Policy Status:	Other Policy Constraints:		
Conflicting Issues:			

<b>Access to Services:</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine /	Further Education:	Hospital:
	Post Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 100% FZ3, 100% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

### Availability Conclusion:

### Achievability Conclusion:

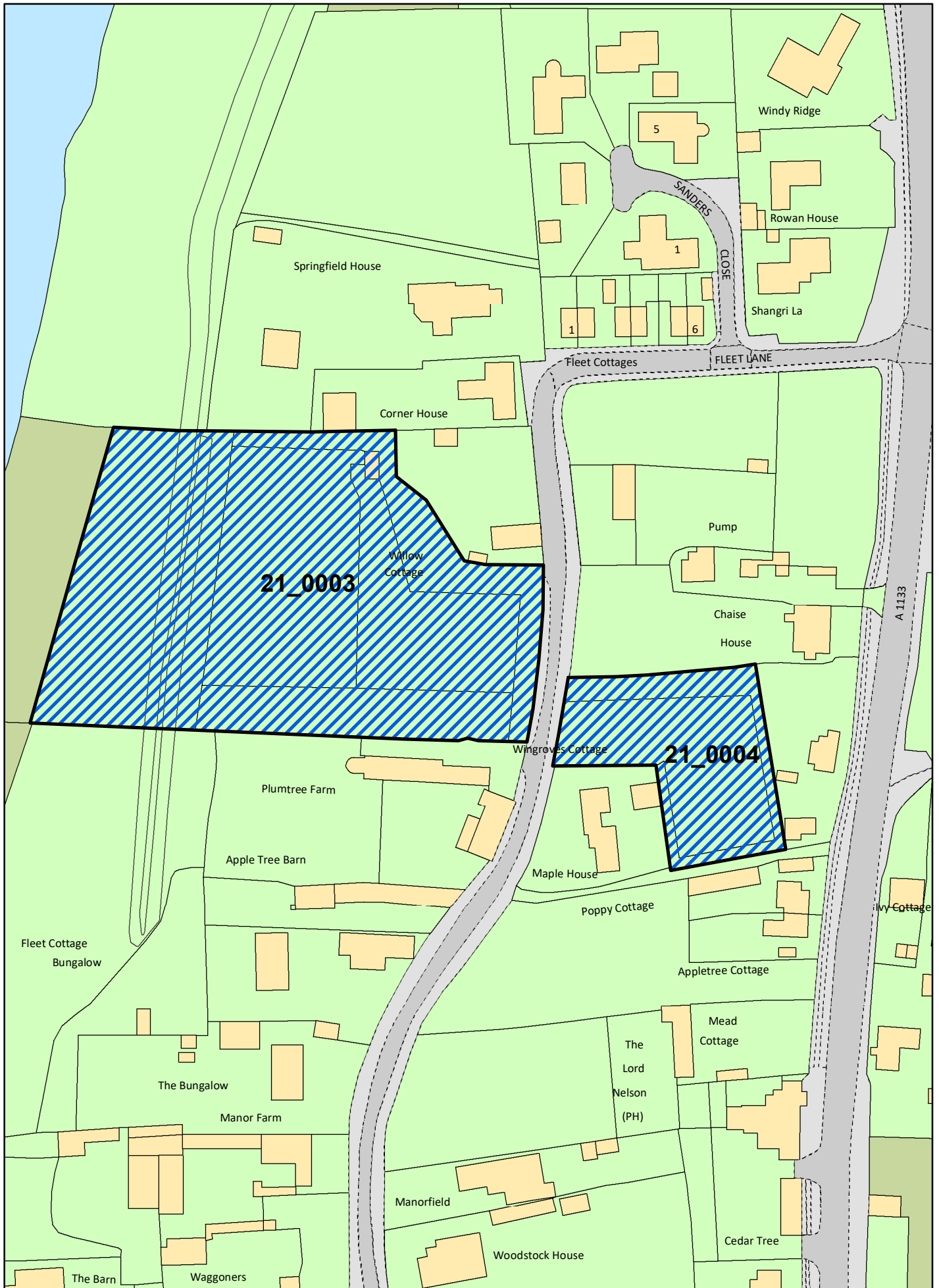
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: Unknown



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0005 Site Address: Land at Blackhills Farm, Edwinstowe**  
**Housing/Employment/Both: Employment Area (Ha): 4.54ha**  
**Parish: Edwinstowe Ward: Edwinstowe & Clipstone**

**Suitability Conclusion: May be Suitable**

**Availability Conclusion: Available**

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

**Achievability Conclusions: Achievable**

Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site is in the open countryside close to the urban boundary and therefore may be suitable for development if the boundary changes as part of any future Development Plan proposals. Possible contamination issues would need to be investigated and mitigated if necessary. Proximity to Thoresby Colliery (SHaP4) will provide additional access to services in the future.**

**SUITABILITY**

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

Location: Outside of the urban boundary, over road from ShAP4

PDL/Greenfield:

Area: PDL

Area: Greenfield 4.54ha

Area Character: Rural / Residential

Setting: Sherwood Forest / Rural

Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Outside Urban Boundary

Other Policy Constraints: SP3/DM8

Conflicting Issues:

**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 400m from publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes

Retail Area: No

Further Education: Yes

Hospital: No

Supermarket: Yes

Employment: No

Proximity to Transport Node: Over 1km from a major public transport node.

Green Space Strategy Comments:

**Physical Constraints: May be Suitable**

Highway Engineers Comments: There appears ample site frontage to achieve a suitable access, but it is likely to require a ghost island right turn; if not for capacity, for highway safety. It is likely that at least part of the layby to the east would have to be removed. Transport Assessment / Travel Plan may be required.

Topography Constraints: None

Contaminated Land?: Maybe      Contamination Category: B – Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality: Grade 3: Good to Moderate      Access to Utilities: Yes

Site Apparatus: Unknown      Neighbour Issues: None known

Flood Zone: 1      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Yes      |      Impact on existing recreational use:

Protected Species/Habitats: Unknown      Tree Preservation Order: No

Natural Features on site: Trees and hedges

Conservation Area: No      Heritage asset (designated & non designated): adjacent to Non-Designated Heritage Asset

Conservation Comments:

Blackhills Farm is a historic farmstead that is considered to comply with the Council's Criteria for identifying non-designated heritage assets. The age of the farmhouse and associated barns and their composite architectural form represents a good example of post-Enclosure estate style farmsteads, with group value and historic association with Thoresby Estate. Blackhills Cottages to the north also comply with the Criteria and contribute to the setting and significance of the farmstead.

Commercial/industrial development on the land adjacent to these heritage assets could have an impact. The potential loss of open aspect and farm setting could be detrimental to their relative significance for example. However, it is acknowledged that the openness of fields to the south would ensure that setting was retained to some extent. It is also acknowledged that the redevelopment of the colliery site to the north has set a precedent for large-scale development. Green landscaping and a strong buffer might assist mitigate impact.

**Suitability Conclusion: May be Suitable**

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**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site remains available at September 2021

Achievability Comments: No evidence suggests site is not achievable.

Ownership Constraints: None known.

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

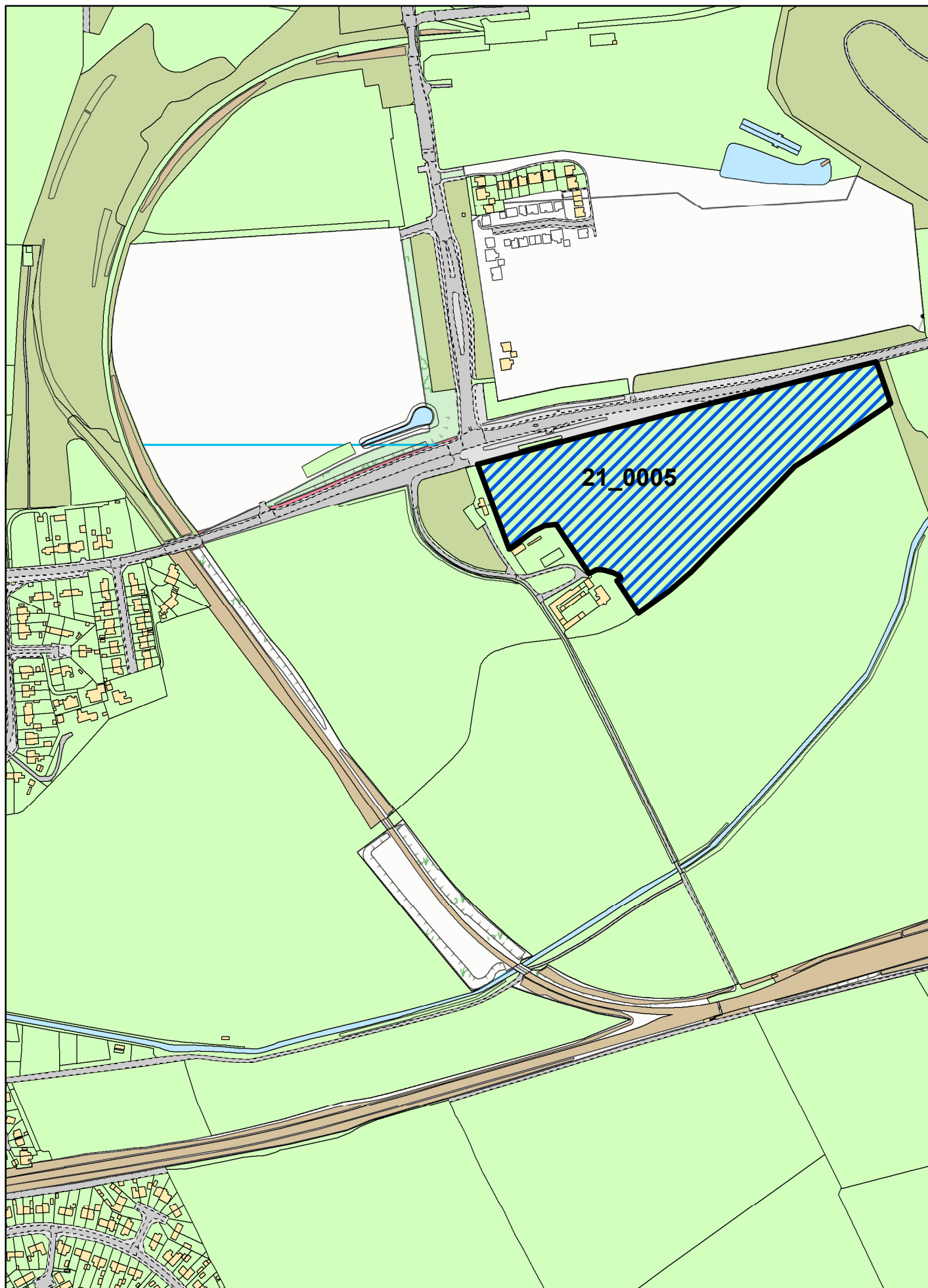
**Additional Comments**

Submitted for employment uses, specifically Class E(g) (I-III), B2 or B8





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0006 Site Address: Land to the West of Marlock Close, Fiskerton**  
**Housing/Employment/Both: Housing Area (Ha): 2.06ha**  
**Parish: Fiskerton Ward: Trent**

**Suitability Conclusion: Not Fully Assessed – Settlement too Small**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location: Village (outside but adjoining village envelope)

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 2.06ha

Area Character: Residential / Countryside

Setting: Countryside / Edge of settlement

Current Use: Agriculture

### Policy:

Current Policy Status: Outside but adjacent to the village envelope- SP3 & DM8

Other Policy Constraints:

Conflicting Issues: Outside village envelope

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

**Physical Constraints:**

Highway Engineers Comments: There may be visibility issues as the existing footways are less than 2 metres. The available width for creation of an access point will not allow geometry suitable to serve development greater than 5 dwellings.

Topography Constraints: No

Contaminated Land?: Possibly

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

Agricultural land quality:

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues: No

Flood Zone: 56% FZ3, 100% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area: No

Heritage asset (designated & non designated):  
No

Conservation comments:

The site is located on the edge of Fiskerton, outside the conservation area boundary. Modern development along Marlock Close, Green Drive and Longmead Drive separate the site and the conservation area, resulting in the site being very detached from the conservation area. To the southwest of the site the HER identifies Cropmarks, therefore there is possible archaeological potential on the adjacent site.

The development of this site for housing is unlikely to cause any harm to the conservation area.

**Suitability Conclusion:**

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

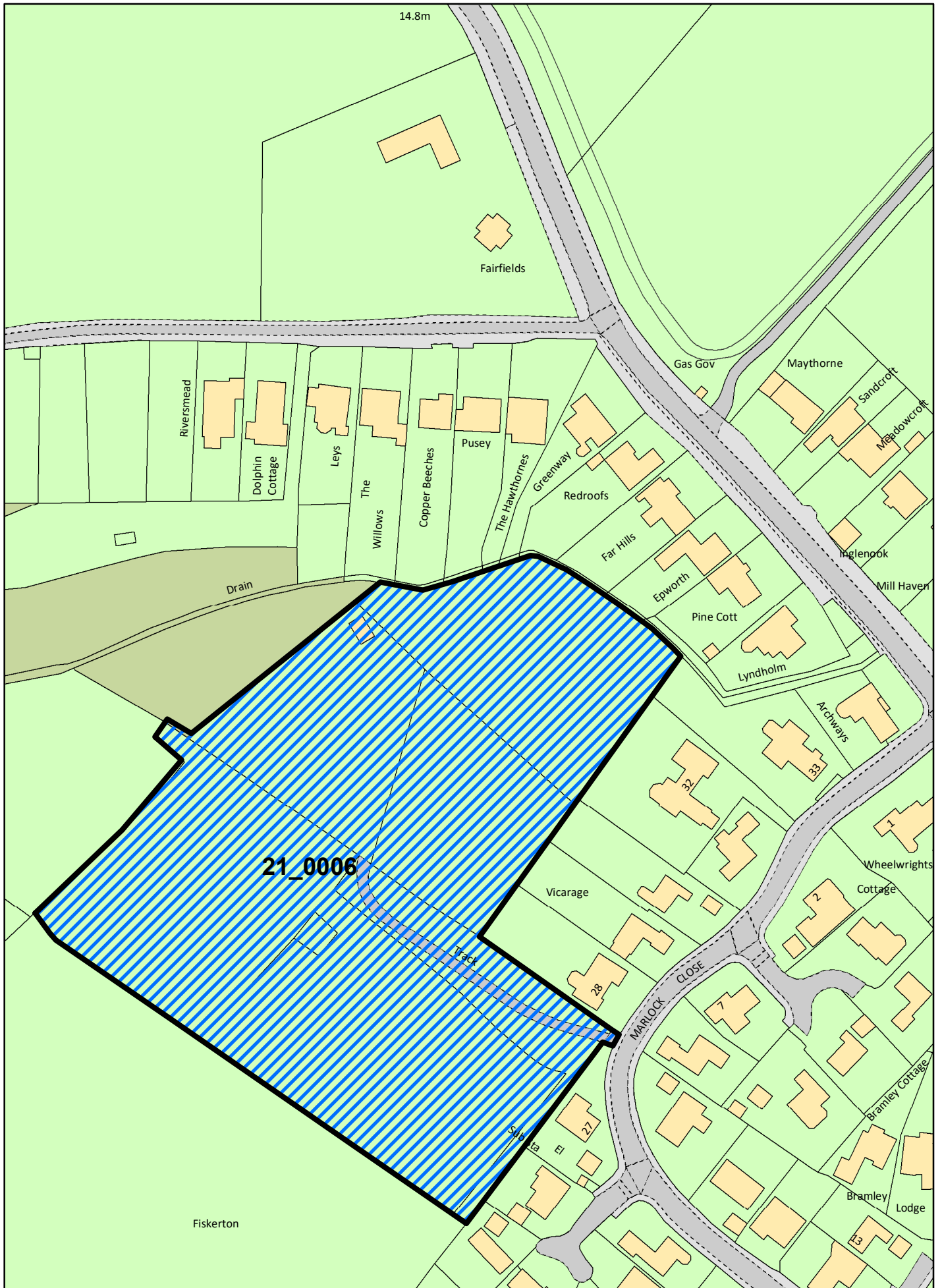
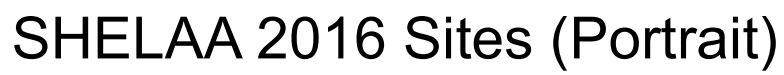
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Yield:



**Site Reference Number: 21\_0007 Site Address: Land off Old Hall Gardens, Coddington**  
**Housing/Employment/Both: Housing Area (Ha): 2.60ha**  
**Parish: Coddington Ward: Balderton North & Coddington**

**Suitability Conclusion: Not Fully Assessed – Settlement too Small**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location: Village (outside but adjoining village envelope)

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 2.60ha

Area Character: Residential / Countryside

Setting : Countryside / Edge of settlement

Current Use: Equestrian

### Policy:

Current Policy Status: Outside but adjacent to the village envelope- SP3 & DM8

Other Policy Constraints:

Conflicting Issues: Outside village envelope

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

**Physical Constraints :**

Highway Engineers Comments: Only one available connection to adopted highway off Old Hall Drive. The proposed access incorporates part of the land belonging to 16 Old Hall Drive and at the interface with existing highway measures approximately 10 metres. However, it appears that this may not allow sufficient residual access width/grounds for parking for number 16 to the front. This could be overcome with accommodation works off the new access, but at the other end, the area within the red line is only around 8 metres in width, which is insufficient for the geometries of adoptable highway.

Should the above width issues be addressed, this will only still allow the bare minimum carriageway width to access the site. Whilst the development quantum is not known, such geometry will not support significant dwelling numbers.

A Public Right of Way runs across the site. Such unadopted highway as this should be kept as green walkways rather than being consumed into the development footways, as the latter is detrimental to enjoyment of the existing facility.

Topography Constraints: No

Contaminated Land?:

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

Agricultural land quality:

Access to Utilities: Yes

Site Apparatus:

Neighbour Issues: No

Flood Zone: FZ1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site:

Conservation Area :

Heritage asset (designated & non designated):

**Suitability Conclusion:**

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

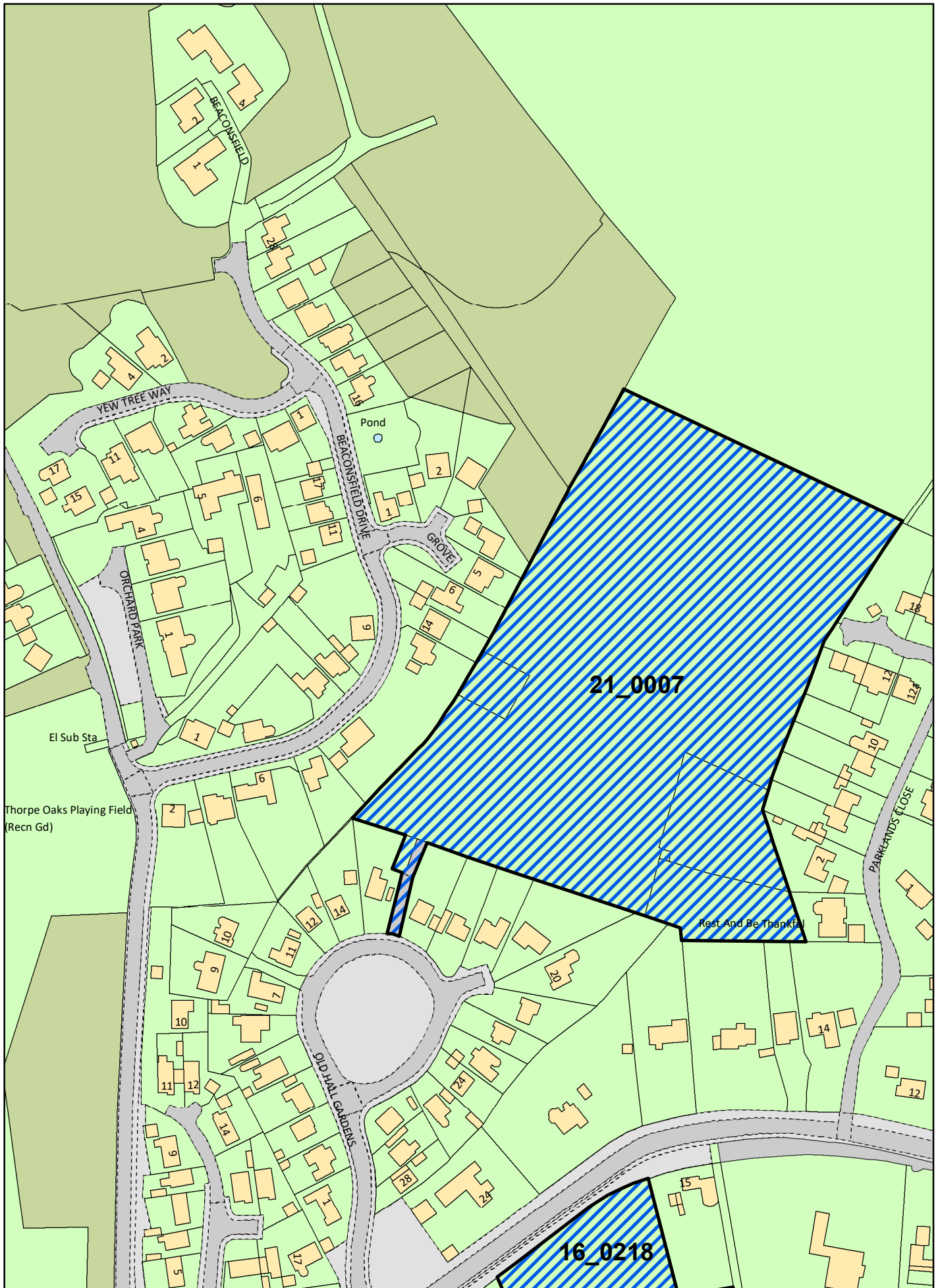
**Additional Comments**

Yield:





# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 21_0008</b>		<b>Site Address: Land between Forest Road and Windmill Hill</b>	
<b>Housing/Employment/Both: Housing</b>		<b>Area (Ha): 1.03ha</b>	
<b>Parish: Oxton</b>		<b>Ward: Dover Beck</b>	
<b>Suitability Conclusion: Not Suitable – Green Belt</b> <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
<b>Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.</b>			

**SUITABILITY**

<b>Character Land Use Location:</b>			
Location:	PDL/Greenfield:		
	Area: PDL	Area: Greenfield 1.03ha	
Area Character:			
Setting:			
Current Use:			
<b>Policy:</b>			
Current Policy Status:		Other Policy Constraints:	
Conflicting Issues:			

<b>Access to Services:</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine /	Further Education:	Hospital:
	Post Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

### Availability Conclusion:

### Achievability Conclusion:

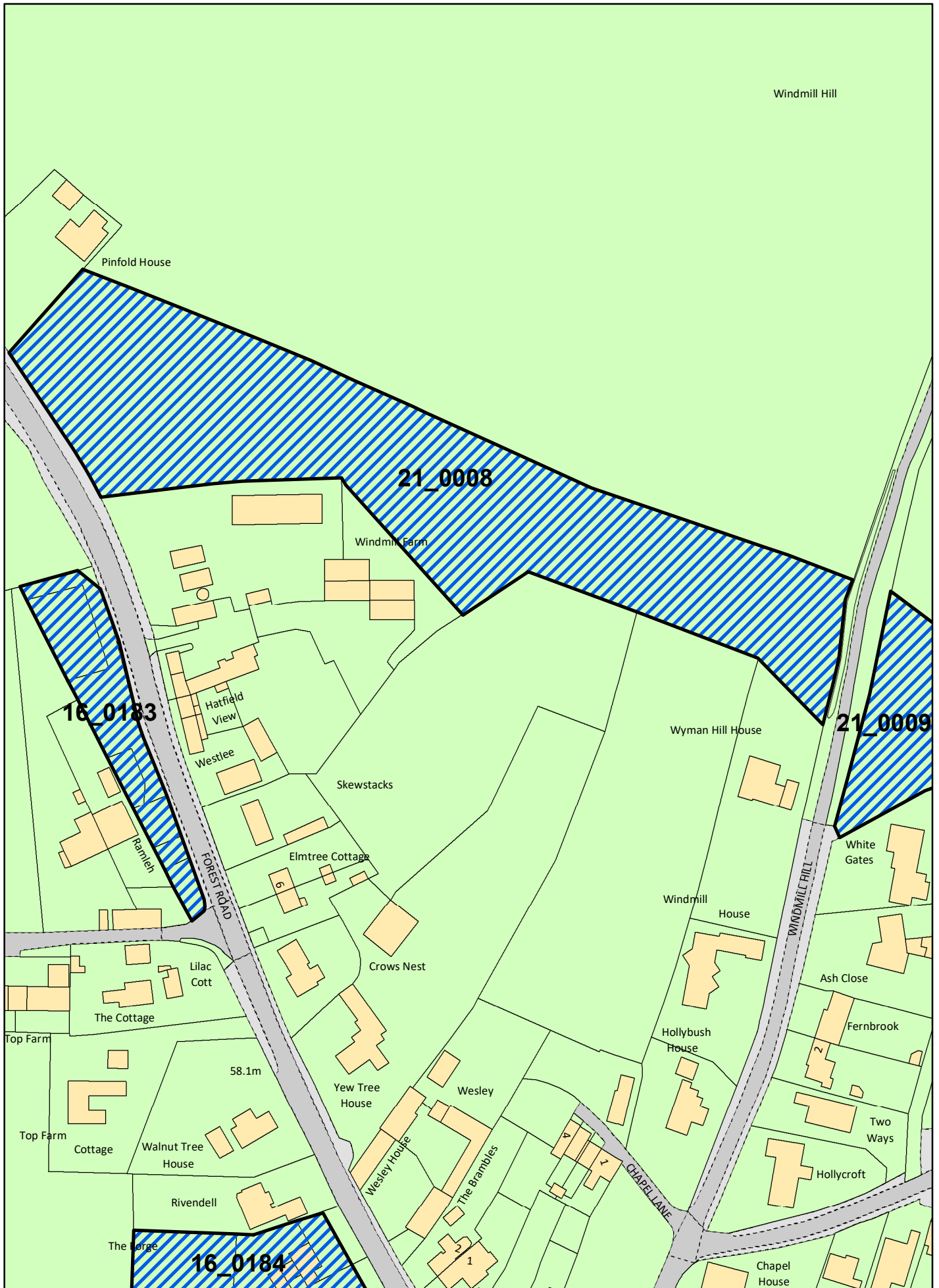
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0009 Site Address: Land to the east of Windmill Hill, Oxton**  
**Housing/Employment/Both: Housing Area (Ha): 0.25ha**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Not Suitable – Green Belt**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.**

## SUITABILITY

### Character Land Use Location:

Location:

PDL/Greenfield:

Area: PDL

Area: Greenfield 0.25ha

Area Character:

Setting:

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

### Availability Conclusion:

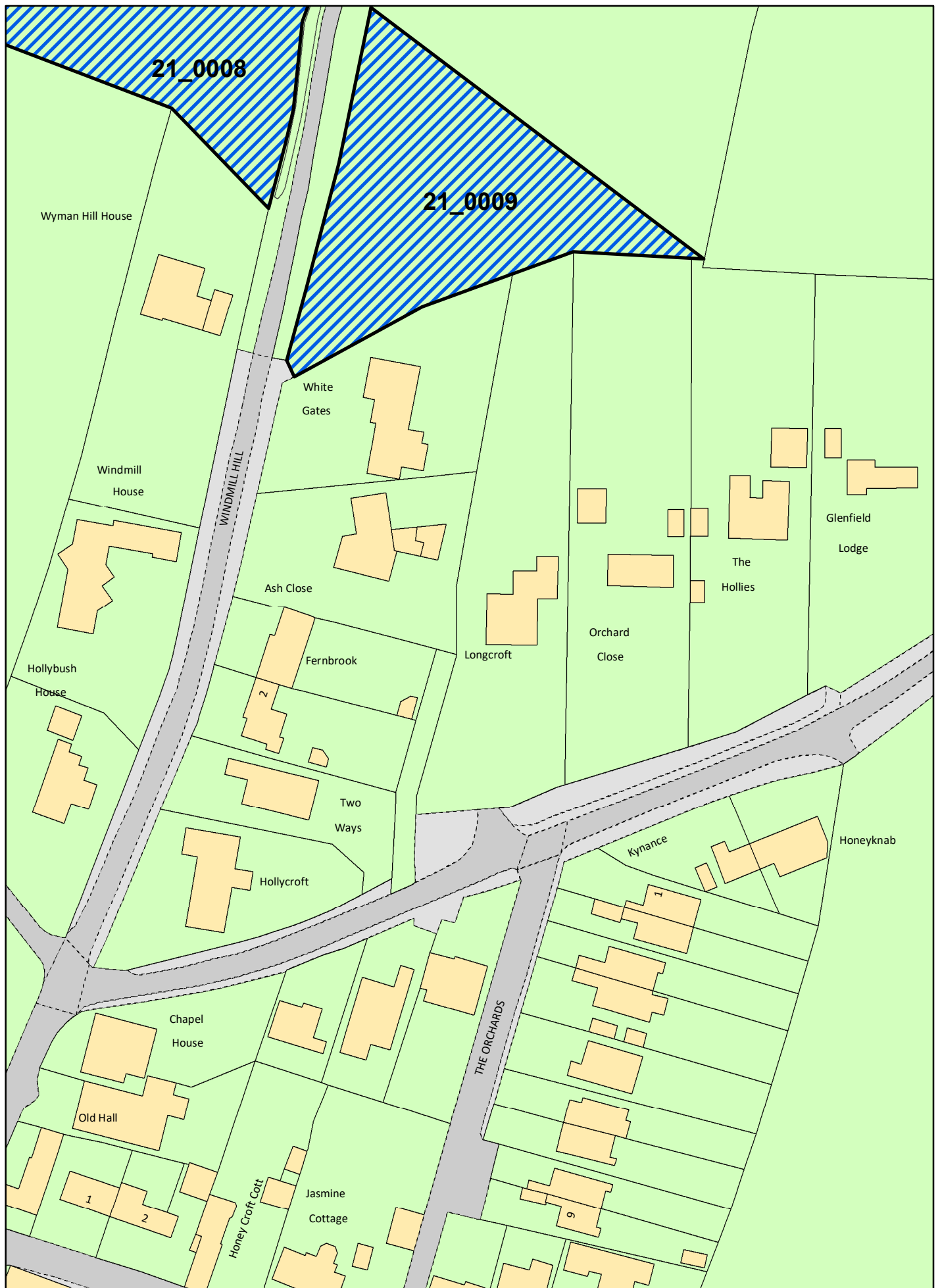
### Achievability Conclusion:

<b>Additional Comments</b>
Yield:





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0010 Site Address: Old Hall Plant Nursery, Oxton**  
**Housing/Employment/Both: Housing Area (Ha): 4.08ha**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Not Suitable – Green Belt**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.**

## SUITABILITY

### Character Land Use Location:

Location:

PDL/Greenfield:

Area: PDL

Area: Greenfield

Area Character:

Setting:

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1% FZ2, 1% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats: Adjacent to a LWS

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

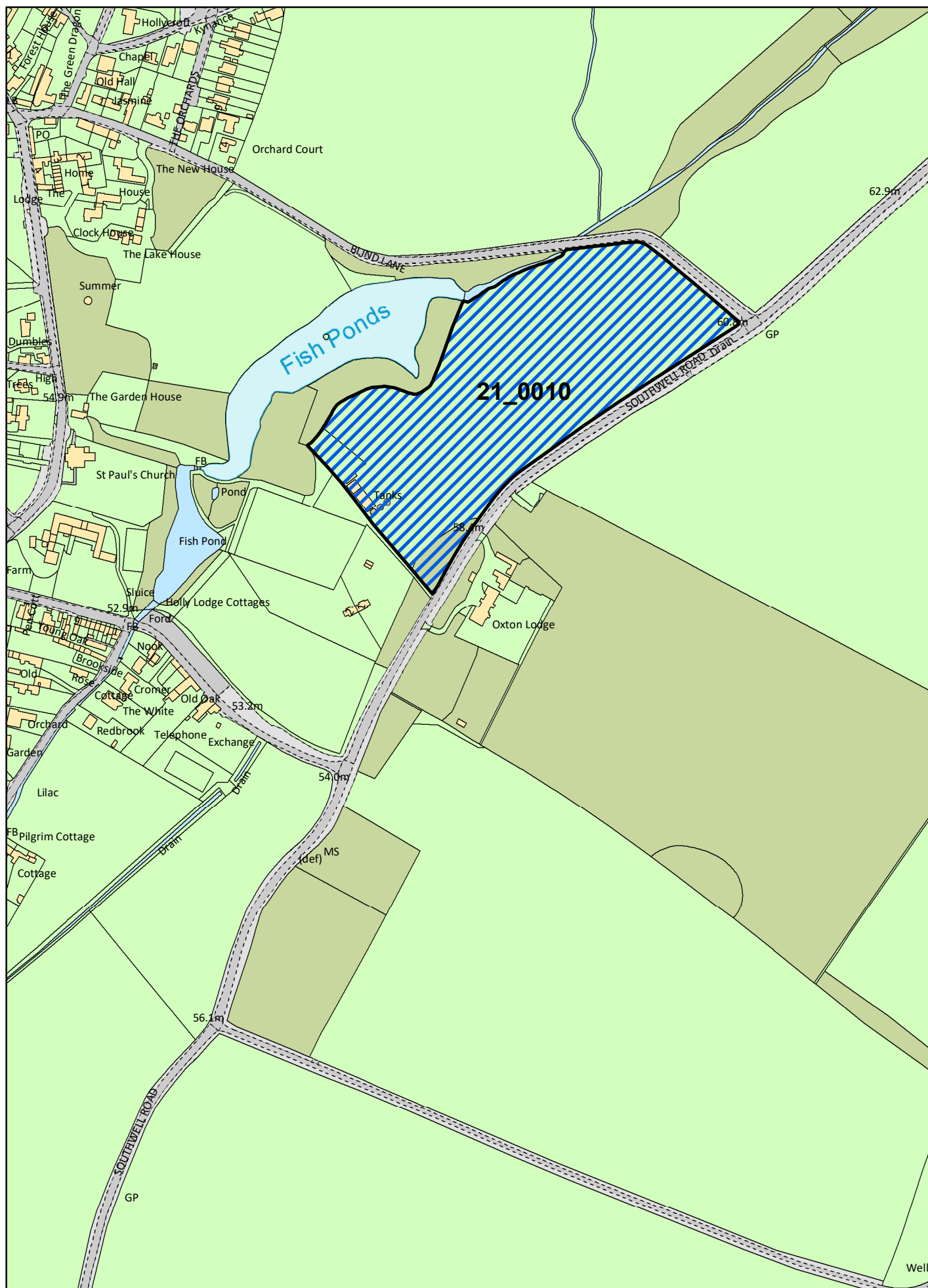
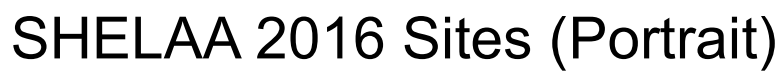
### Availability Conclusion:

### Achievability Conclusion:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield:



<b>Site Reference Number: 21_0011</b>		<b>Site Address: South of Hatfield Lane, Oxton</b>	
<b>Housing/Employment/Both: Housing</b>		<b>Area (Ha): 1.02ha</b>	
<b>Parish: Oxton</b>		<b>Ward: Dover Beck</b>	
<b>Suitability Conclusion: Not Suitable – Green Belt</b> <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
<b>Not fully assessed due to Green Belt location. Green Belt boundary is not being amended as part of the Plan Review.</b>			

**SUITABILITY**

<b>Character Land Use Location:</b>			
Location:		PDL/Greenfield:	
		Area: PDL	Area: Greenfield
Area Character:			
Setting:			
Current Use:			
<b>Policy:</b>			
Current Policy Status:		Other Policy Constraints:	
Conflicting Issues:			

<b>Access to Services:</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine /	Further Education:	Hospital:
	Post Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

### Availability Conclusion:

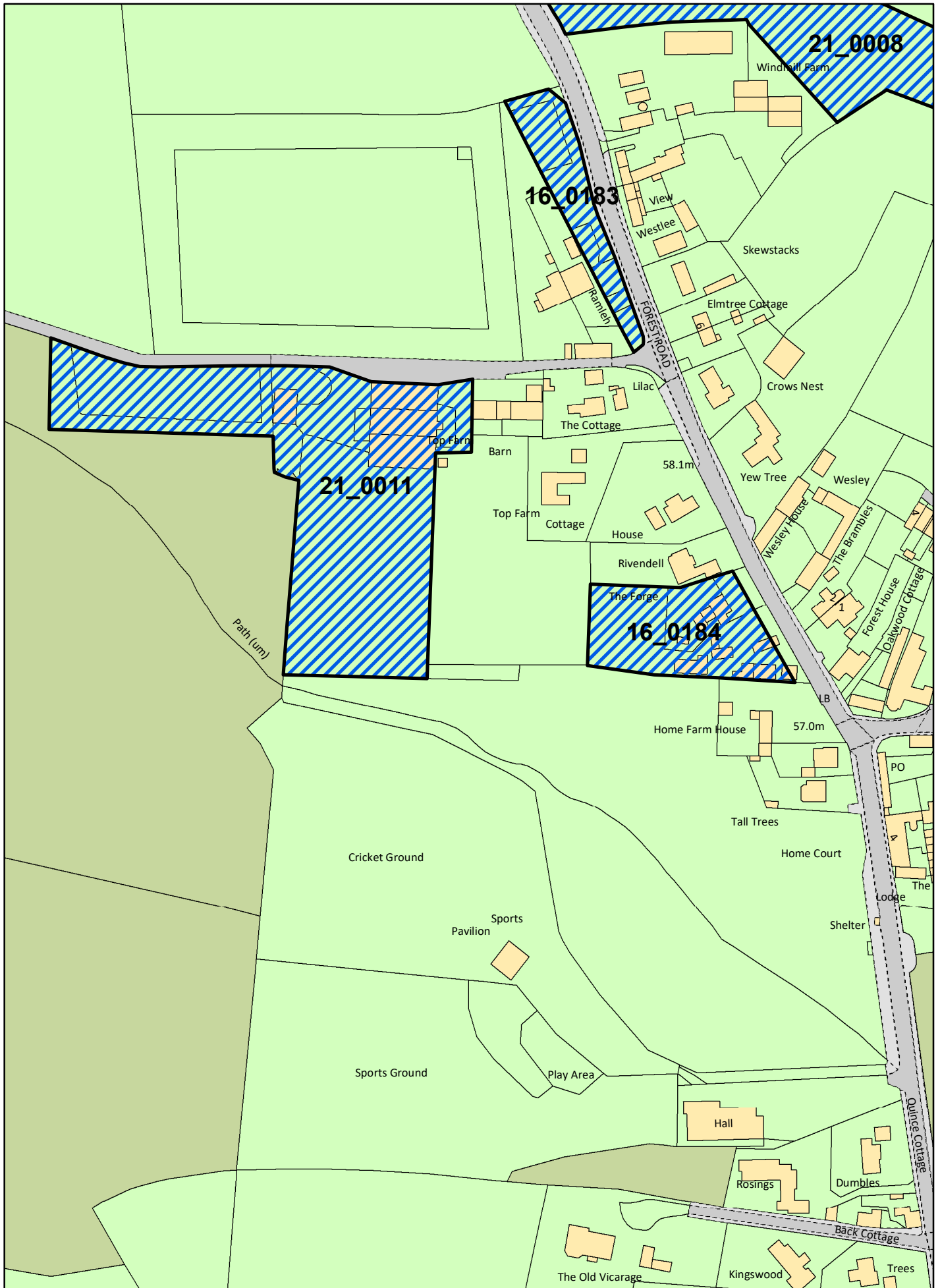
### Achievability Conclusion:

Additional Comments	
Yield:	





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0012 Site Address: Land at Crew Lane / Fiskerton Road, Southwell**  
**Housing/Employment/Both: Both Area (Ha): 4.75ha**  
**Parish: Southwell Ward: Southwell**

**Suitability Conclusion: May be Suitable**

**Availability Conclusion: Available**

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

**Achievability Conclusions: Achievable**

Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**May be suitable for development if the boundary changes as part of any future Development Plan proposals. Access to the site is constrained with poor connectivity and visibility. Any development would need to satisfactorily demonstrate that these issues can be overcome. Potential contamination issues at the site would need to be investigated and mitigate if necessary. Part of the site lies within Flood Zone 2 and proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of PROWs within the site.**

**SUITABILITY**

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

Location: Adjacent to urban boundary

PDL/Greenfield: 4.75ha

Area: PDL

Area: Greenfield 4.75ha

Area Character: Countryside

Setting: Countryside

Current Use: Agricultural

**Policy: May Be Suitable**

Current Policy Status: Adjacent to urban boundary

Other Policy Constraints: SP3, DM8

Conflicting Issues: Countryside

**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:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre (3.7km)

Green Space Standards: Over 400m from a publicly accessible green space

**Within 30mins travel by public transport**

Secondary School: Yes

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket:

Employment: Yes

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

Green Space Strategy Comments: 559m

**Physical Constraints: May be Suitable**

Highway Engineers Comments: Any development here would significantly increase traffic along Crew Lane Close to the west. The Highway Authority is already in receipt of significant numbers of complaints along this length of highway, related to volume (due to its unsuitability to serve anything beyond the houses fronting it) and speed of vehicles using it as a cut through. Crew Lane Close has no footway, and any development should be required to address this, potentially closing Crew Lane Close and providing a turning head. Without this, it is unlikely that the development can be suitably mitigated, and it is therefore recommended that this provision is demonstrated as possible prior to allocation.

Crew Lane itself is narrow and is unlikely to be able to support additional traffic in its current form; a narrow country lane with no footways linking the development to local facilities or to the bridleway to the west.

There are potential visibility constraints from the southernmost parcel, due to the bend. A change in priority could be considered suitable here as an option to overcome this. Any change in priorities would need to meet the geometric parameters within the Nottinghamshire Highway Design Guide.

Transport Assessment / Travel Plan may be required.

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 known

Flood Zone: 5% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Possible

Impact on existing recreational use:  
Southwell FP2/SouthwellBW5/SouthwellFP6

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: Trees/Hedges

Conservation Area: No

Heritage asset (designated & non designated):  
Partially within Shrunken Medieval Village.

**Conservation Comments:**

As per the advice previously given, it is likely that the archaeology will not have such an arbitrary edge and there may well be archaeological significance within the southern part of the allocation area too. As per previous advice, we should defer to our archaeological colleague at LCC - Matt Adams - to establish the likely archaeological significance of this area and whether archaeological evaluation is actually required. At the very least I would anticipate a WSI to be agreed as part of any planning approval.

Depending on scale development in this identified site could affect the setting of the CA, but if retained at the existing height of development on Crew Lane is unlikely to impact setting.

The Workhouse is a landmark structure in wider landscape views, and the importance of this is specifically included in our Southwell Landscape Study and in our Local Plan Policy SoWH. Views out from the Workhouse itself will also need to be considered, which may extend some distance, and the National Trust will be best to advise here. The key mitigation here I expect would be height and intervening landscaping. The setting of the heritage assets here must be given careful consideration in the planning process.

Southwell has a specific 'view cone' policy on its other landmark structures, being the Minster, Archbishop's Palace and Holy Trinity church. Again, height would be the key factor to avoid having any impact on the setting of these heritage assets.

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Landowner confirms the site is available for development.

Achievability Comments: There is no evidence to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

**Achievability Conclusion: Achievable**

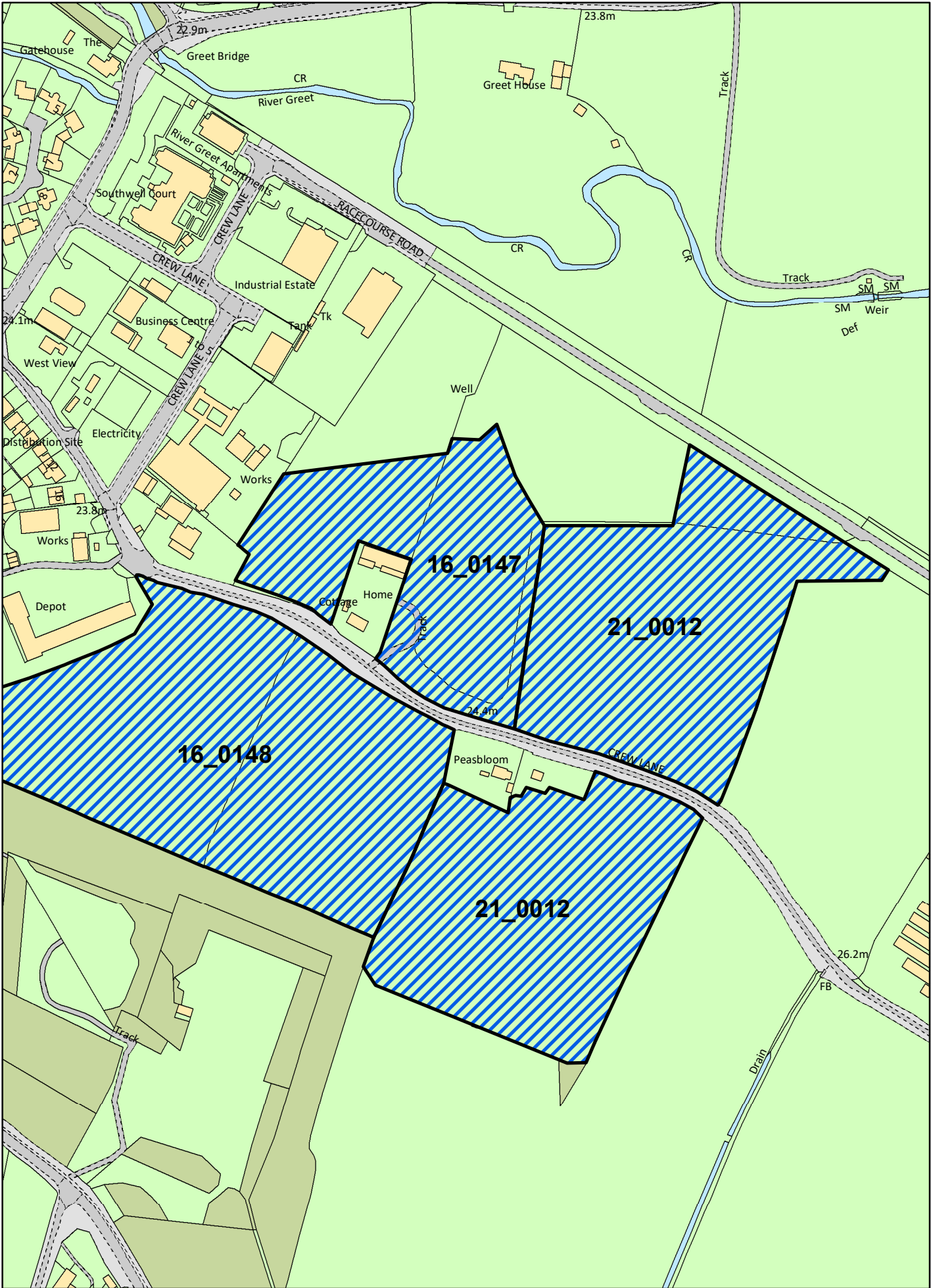
**Additional Comments**

Part of 16\_0173.

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



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0013 Site Address: Rufford Colliery, Rainworth**  
**Housing/Employment/Both: Employment Area (Ha): 27.35ha**  
**Parish: Rainworth Ward: Rainworth North & Rufford**

**Suitability Conclusion: Not Suitable**

**Availability Conclusion: Available**

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

**Achievability Conclusions: Achievable**

Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

The site is located within the open countryside away from the settlement boundary. The site is not suitable for residential development in highways terms. Development of the site would likely have a harmful impact on the setting and significance of NDHAs associated with Rufford Colliery. Some of the harm could be minimised and reduced by heritage-related interpretation of the colliery history, sensitive design of new builds and possible landscaping to minimise visual impact on the wider surroundings. Land contamination issues would need to be investigated and mitigated if necessary. Any Development would need to take account of the Public Right of Ways in the locality. Overall, the site is therefore not suitable for development.

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Away from Settlement boundary PDL/Greenfield:  
Area: PDL Area: Greenfield  
Area Character: Rural / Former Industrial  
Setting: Rural / Former Industrial  
Current Use: Former colliery

**Policy: Not Suitable**

Current Policy Status: Away from settlement boundary Other Policy Constraints: SP3 / DM8  
Conflicting Issues: In open countryside

**Access to Services: Not 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 400m from

**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: c.1km

publicly accessible green space

**Physical Constraints: May be Suitable**

Highway Engineers Comments: For residential this would be unsustainable, but for employment use, there is an access to the major road network, built to accommodate HGV traffic (capacity subject to a TA)

Topography Constraints: Undulating

Contaminated Land?: Yes	Contamination Category: A – Potentially contaminative usage has been identified at the site.
Agricultural land quality: N/A	Access to Utilities: No known constraints.
Site Apparatus: Former Colliery	Neighbour Issues: None Known
Flood Zone: FZ1	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

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

Impact on views: Yes	Impact on existing recreational use: FP3 PROW lies to the southeast of the site. Rufford BWS PROW is located to north and west of site.
Protected Species/Habitats: Unknown	Tree Preservation Order: No
Natural Features on site: Local Wildlife Site, Rainworth Heath Nature Reserve	
Conservation Area: No	Heritage asset (designated & non designated): Rufford Colliery Non-Designated Heritage Asset (HER: M6253)
Conservation Comments:	
<p>The proposed site is situated on top of the Rufford Colliery, identified on the Historic Environment Record (HER), and also north of the early-20th century planned colliery village (also identified on the HER). Both are considered Non-Designated Heritage Assets as they represent important examples in the district of early-20th century colliery and mining developments. From a desk-based assessment, it does not appear that any historic buildings at the colliery remain. However, the proposed development of the allocation could diminish the historic association with the former colliery and mining use of the land, but some of this harm could potentially be mitigated by heritage-related interpretation on the site.</p>	
Development of the site would have some impact on the wider setting of the colliery village	



## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

because, as mentioned above, it may diminish and erode the historic association with the mine. In addition, the colliery village is on elevated ground and development of the site may impact wider views from parts of the planned village. This visual impact could be minimised by sensitive design or landscaping of the site.

Development of the site would likely have a harmful impact on the setting and significance of NDHAs associated with Rufford Colliery. Some of the harm could be minimised and reduced by heritage-related interpretation of the colliery history, sensitive design of new builds and possible landscaping to minimise visual impact on the wider surroundings.

**Suitability Conclusion:** Not Suitable

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at September 2021

Achievability Comments: Nothing to suggest the site is not available

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

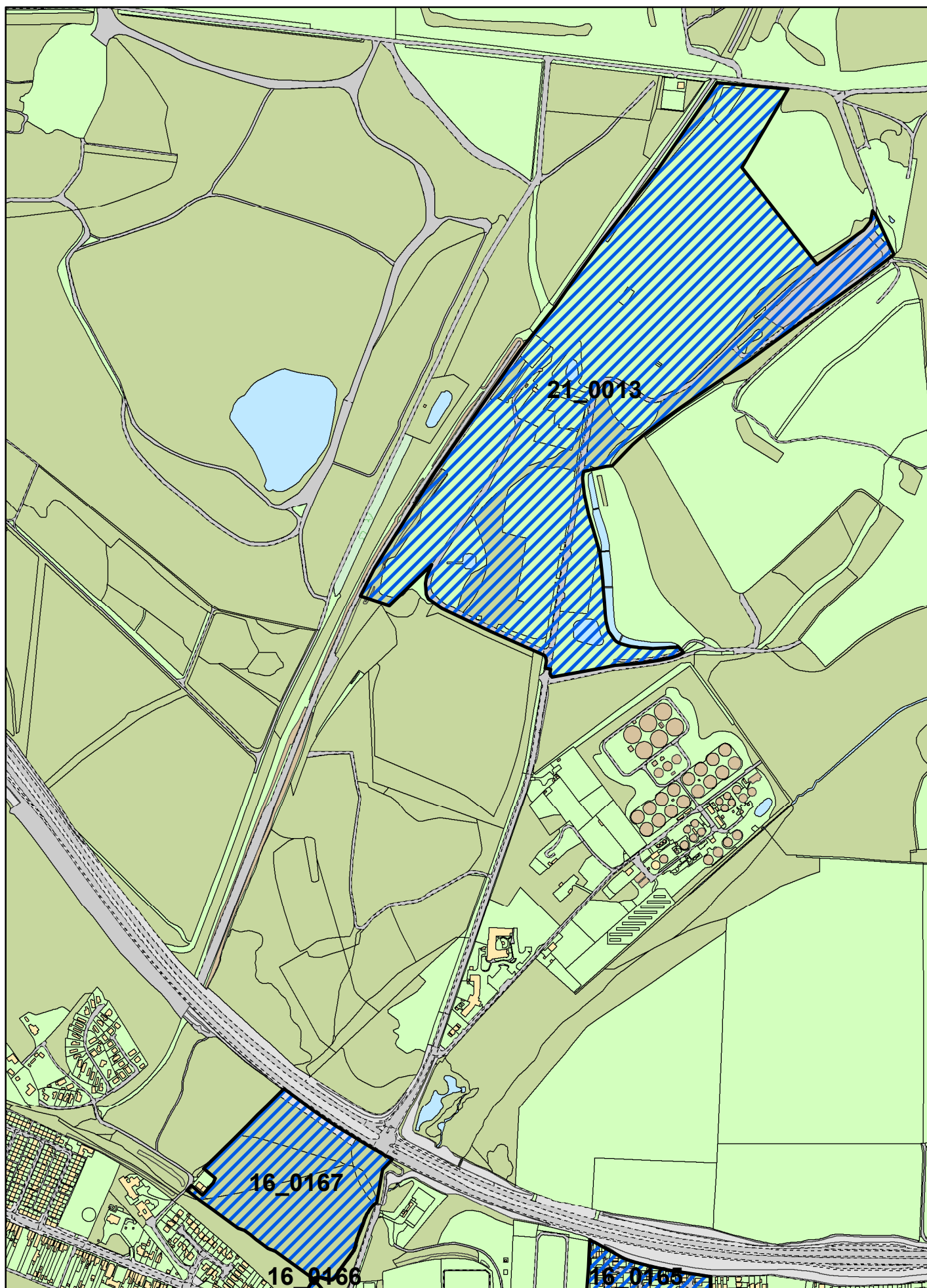
**Achievability Conclusion:** Achievable

### Additional Comments

Yield: Submission states 800,000sqft of storage and distribution units to include ancillary office accommodation, together with 17,000sqft of office units.



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0014 Site Address: Land north of Beacon Hill Road (adj. NUA/HO/5)**  
**Housing/Employment/Both: Housing Area (Ha): 15.5ha**  
**Parish: Newark Ward: Beacon & Bridge**

**Suitability Conclusion: Not Suitable**

**Availability Conclusion: Available**

Availability Comments: Developer confirms site is available within 5-10 years

**Achievability Conclusions: Achievable**

Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**

**The Highway's Authority do not consider appropriate access can be provided, which alongside its location in open countryside is therefore considered not suitable for development. Land contamination, TPO and proximity to Local Wildlife Site issues would need to be investigated and mitigated if necessary.**

**SUITABILITY**

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

Location: Adjacent to urban boundary

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 15.5ha

Area Character: Residential / Countryside

Setting: Residential / Countryside

Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: Adjacent to urban boundary

Other Policy Constraints: SP3 / DM8

Conflicting Issues: Open Countryside

**Access to Services: Not Suitable**

**Within 800m or 10mins walking**

Primary School: No

Bus Stop: No

GP/Health Centre: No

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

**Within 30mins travel by public transport**

Secondary School: No

Retail Area: No

Further Education: No

Hospital: No

Supermarket:

Employment: No

Proximity to Transport Node:

Green Space Strategy Comments:

**Physical Constraints: Not Suitable**

Highway Engineers Comments:

The HA have already been approached by a developer regarding the parcel of land to the north and east, adjacent to the A1, outside of the planning process, and gave the following detailed comments (the issue which would be difficult to overcome i.e., almost 500 dwellings served by one point of access in bold):

*“The nearest adopted highway is the unnamed road between the A1, and Beacon Hill Road where the Persimmon Estate is accessed from in the form of a roundabout. This roundabout is under the jurisdiction of National Highways. This is the sole point of vehicular access for the existing Persimmons estate.*

*Three possible access options have been identified. Potential for access between the A1 and Beacon Hill Road on the unnamed road would require discussions with National Highways, however it is understood subsequently that this is unsupported.*

*The other two options identified are off Speedwell Close, and Lily Lane respectively. The location of a new access on Speedwell Close would create a crossroads junction with Snowdrop Avenue, which would limit plot numbers and should be ideally avoided. Instead, opposite side roads should normally be staggered by at least 15m centres, and right/left staggers are preferable to left/right so as to reduce conflicting movements as per the revised Nottinghamshire Highway Design Guide.*

*Both existing roads also only have one active frontage at present so have been designed with only one footway beside the existing built form. Any development off either of them would necessitate the provision of footway in lieu of existing grass verge / service strips to ensure pedestrian connectivity can be achieved to the new homes.*

*However, as already identified the existing housing estate only has one point of access to the existing highway network, not the two suggested - Beacon Hill/A1 slip and Lavender Way are the same access point. As outlined in the Design Guide, typically a residential access way would only serve up to 200 dwellings; above this would require a residential street which has multiple points of access onto the wider network which this estate does not have. The extension indicated would see significant additional numbers of vehicles, (suggested 300 dwellings) which would make for very unsatisfactory development from a single point of access, having potential to create issues related to both capacity and safety.*

*Permitting further development therefore off the two possible locations described above, would just increase the amount of traffic utilising the junctions of Gerbera Drive, and Snowdrop Avenue on Lavender Way. It is also noted that many of the existing properties along Lavender Way don't have frontage parking, and instead rely upon parking courts which are unpopular with residents. As such, whilst appreciating that this proposal is still at feasibility stage, in reality how much of the available width of the estate's spine road, and adjoining roads is taken up by discriminate parking would warrant investigation.*

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

*As for non-sustainable modes, the development of further residential dwellings behind the existing estate furthers the distance which residents would need to walk to reach local services and facilities. The estate does not benefit from a bus service, with nearest stops on Beacon Hill Road itself and the extant highway layout within the estate was not designed to cater for buses. Any future residents would need to have improved pedestrian connectivity to maximise opportunities for travel by means other than private car; this would necessitate as a minimum closer investigation of the Beacon Hill Road junction.”*

The parcel to the west could have two points of access via Blackbrook Road and Normanton Road, but these are only internal access points and the development as a whole is served by a single point of access with no genuine connectivity.

Topography Constraints: Undulating

Contaminated Land?: Maybe

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

Agricultural land quality: Grade 3 (Good to Moderate)

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: Proximity to A1

Flood Zone: FZ1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Maybe

Impact on existing recreational use: Beacon Hill Conservation Park (SSSI CS12) is located to the west of the site.

Protected Species/Habitats: Close proximity to Local Wildlife Site

Tree Preservation Order: TPO N178

Natural Features on site: Trees/Hedges

Conservation Area: No

Heritage asset (designated & non designated): No

Conservation Comments:

The site is located within Newark, however outside of the conservation area boundary. To the east of the site (over the A1) there is Coddington Conservation Area. Nottinghamshire HER identifies the site to the east as the historic park and garden associated with Coddington Hall (MMNT26661). The historic Coddington Hall and park & garden has been largely redeveloped.

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Immediately around the site, there are a number of modern dwelling housing developments. The development of the site for housing is unlikely to be harmful to the conservation area or non-designated heritage assets.

**Suitability Conclusion: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Developer confirms site is available

Achievability Comments: There is no evidence to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: Mineral rights in favour of 3<sup>rd</sup> party

Legal Comments: Under negotiation to agree terms for sterilisation

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

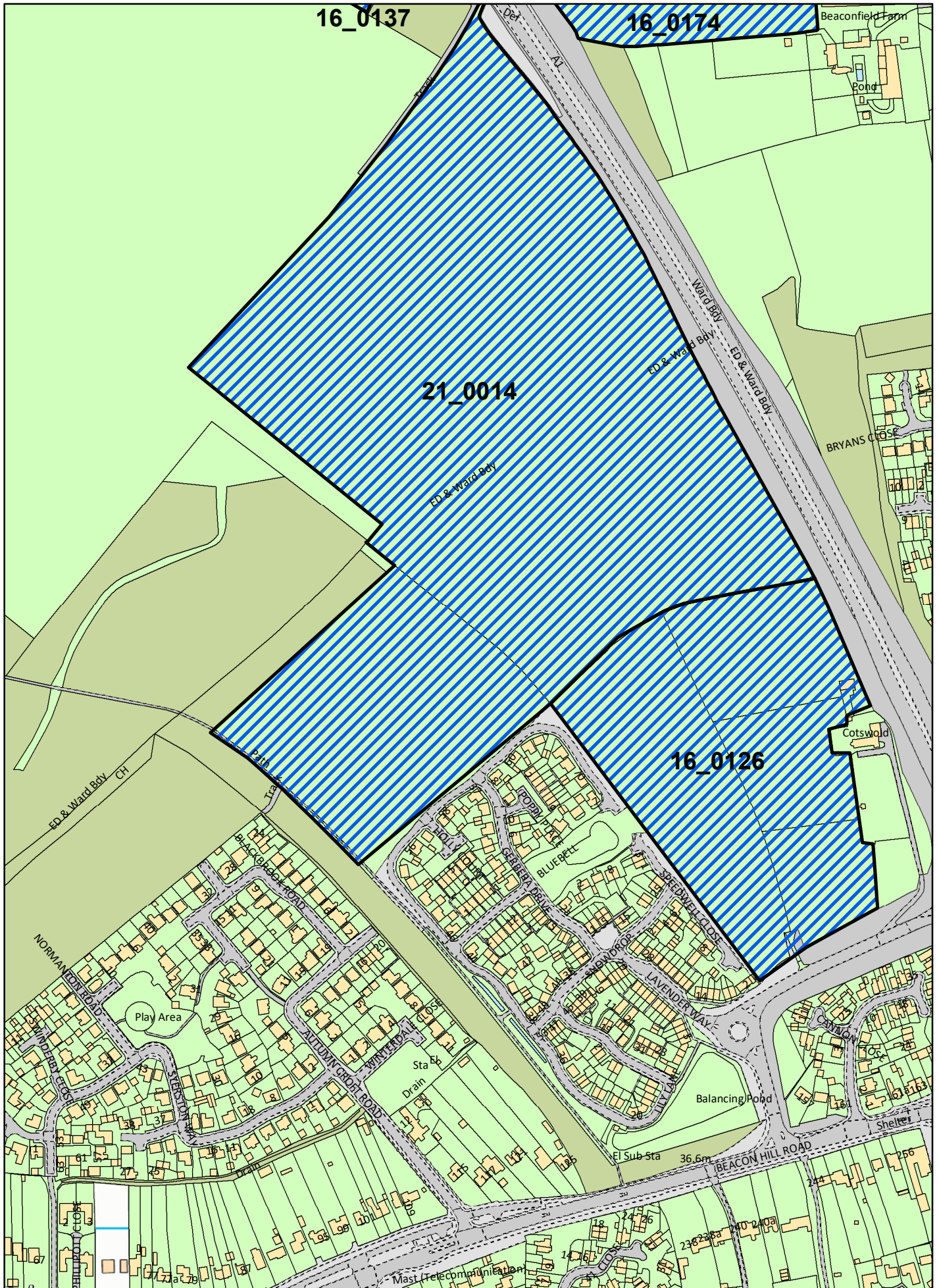
**Achievability Conclusion: Achievable**

### Additional Comments

Yield: Site submission states circa 300 dwellings



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 21_0015</b>		<b>Site Address: Walesby Forest, Walesby</b>	
<b>Housing/Employment/Both: Employment</b>		<b>Area (Ha): 2.92ha</b>	
<b>Parish: Walesby</b>		<b>Ward: Boughton</b>	
<b>Suitability Conclusion: Not Fully Assessed – Settlement too Small</b> <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy.</b>			

**SUITABILITY**

<b>Character Land Use Location:</b>			
Location:		PDL/Greenfield:	
		Area: PDL	Area: Greenfield
Area Character:			
Setting:			
Current Use:			
<b>Policy:</b>			
Current Policy Status:		Other Policy Constraints:	
Conflicting Issues:			

<b>Access to Services:</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine /	Further Education:	Hospital:
	Post Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	



**Physical Constraints:**

Highway Engineers Comments: An unsustainable site, particularly if residential. Would require significant lengths of footway to link it to the adjacent village footway network. The road network would not lend itself well to commercial uses. National speed limit roads would also not be conducive to residential development and simply reducing the speed limit would not impact on speeds – the environment itself should enforce any speed limit and as a standalone rural site, it is unlikely a suitable speed reduction could be achieved.

Similarly, national speed limit roads impact on the required geometry and visibility for any access roads. Without understanding of the actual speeds here it is not possible to say whether suitable access can be achieved.

Topography Constraints:

Contaminated Land?: No

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

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats: Lies partially within and adjacent to Local Wildlife Site

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

**Suitability Conclusion:**

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

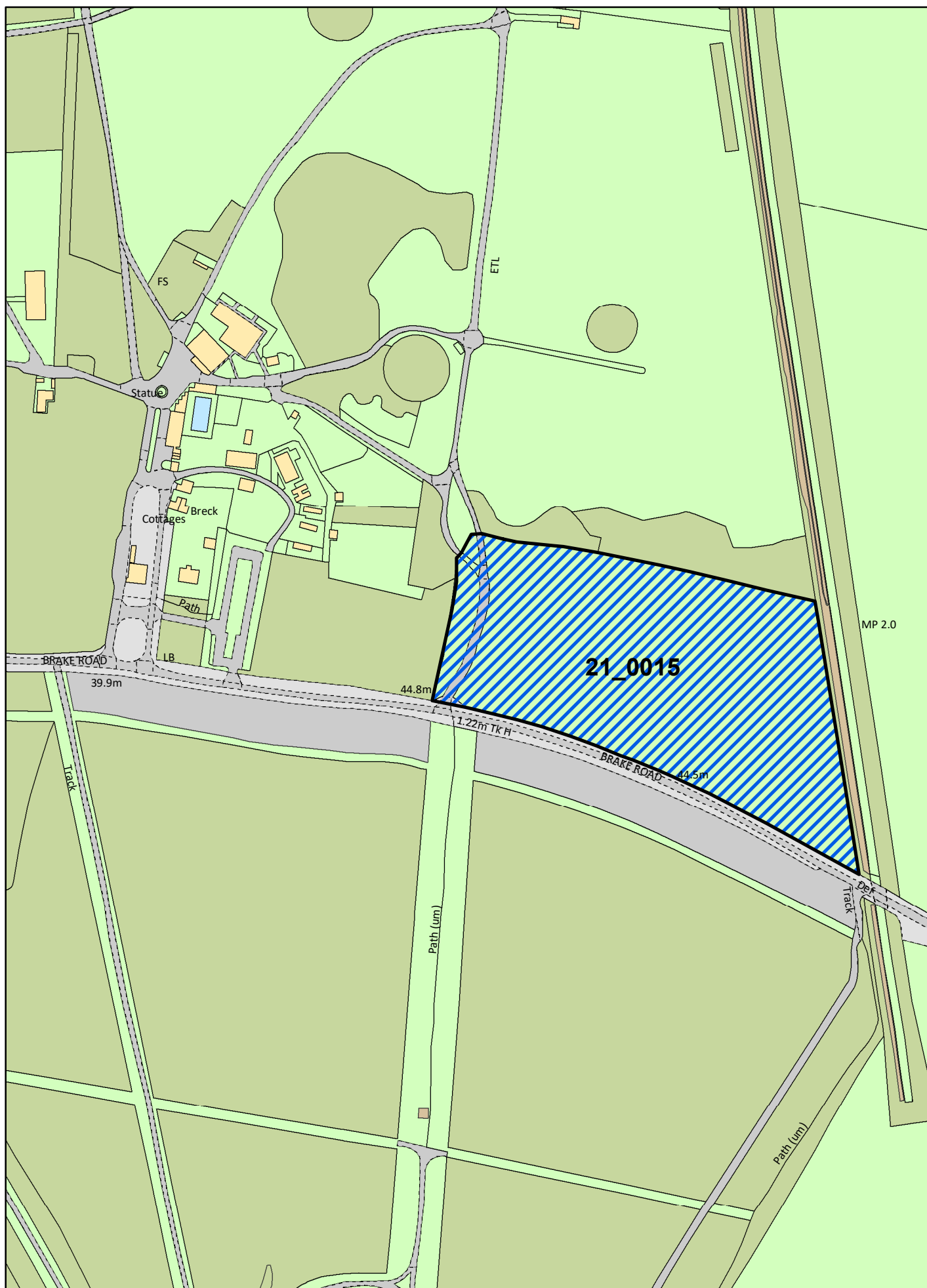
**Achievability Conclusion:**

**Additional Comments**

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0016 Site Address: Land east of the A1 (Tarmac), Cromwell**  
**Housing/Employment/Both: Employment Area (Ha): 22ha**  
**Parish: Cromwell Ward: Muskham**

**Suitability Conclusion: Not Fully Assessed – Settlement too Small**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location:

PDL/Greenfield:

Area: PDL

Area: Greenfield

Area Character:

Setting:

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### Physical Constraints:

Highway Engineers Comments: Both commercial or residential would have connectivity/sustainability issues, and whilst an access is existing, it is a crossroad layout which may create issues in terms of safety if traffic (therefore conflict) is increased. The assessment of this would depend on numbers, both existing and proposed, in all directions. Whilst there is significant amounts of adopted highway (and development land) which in theory would allow improvements, the topography would make this very costly to achieve in practice.

Topography Constraints:

Contaminated Land?:

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

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 100% FZ3, 100% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints:

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats: Majority of site is Local Wildlife Site

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

### Suitability Conclusion:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

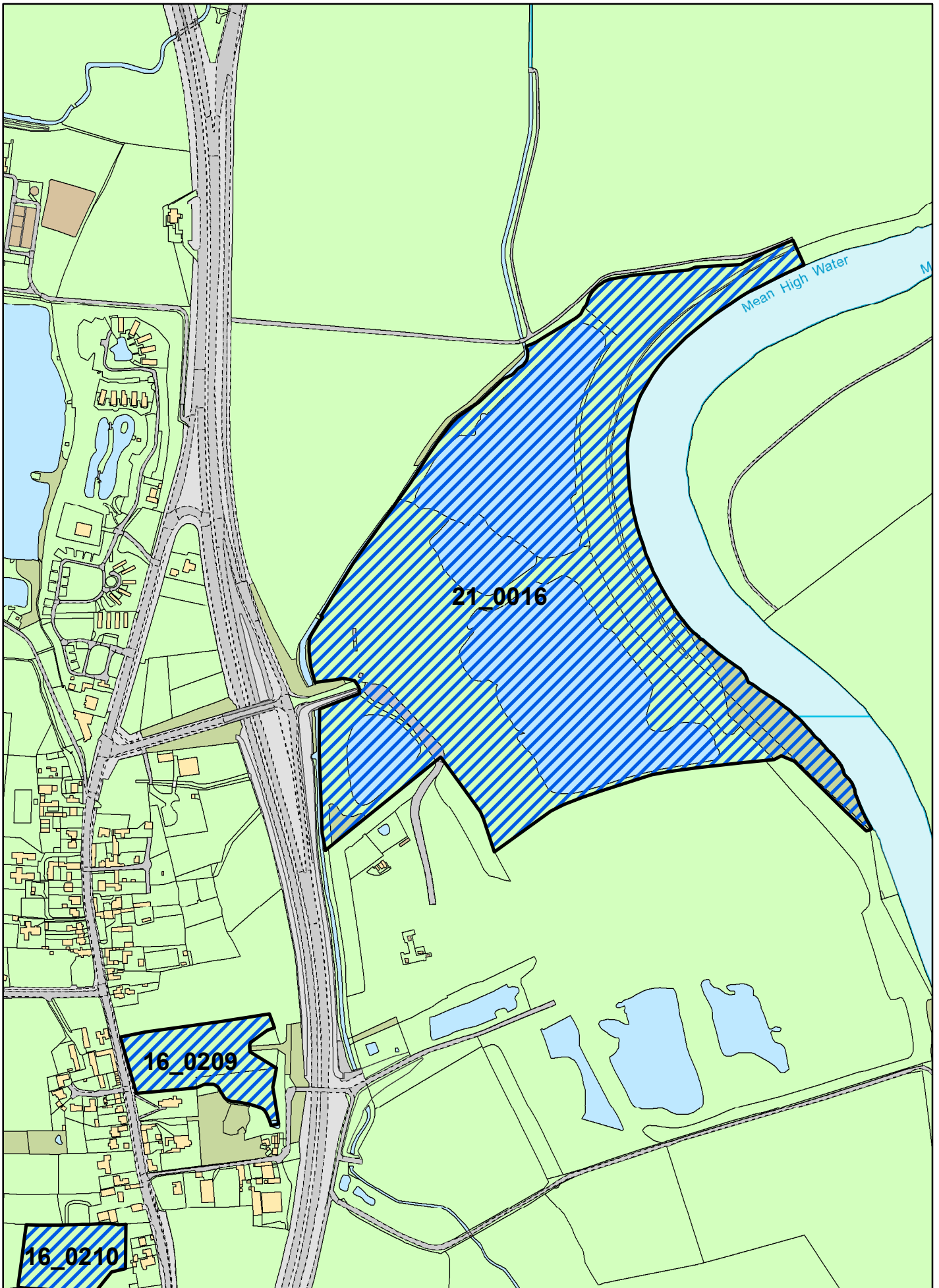
**Achievability Conclusion:**

**Additional Comments**

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0017 Site Address: Land east of Bullpit Road, Balderton**  
**Housing/Employment/Both: Housing Area (Ha): 4.64ha**  
**Parish: Balderton Ward: Balderton North & Coddington**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site would not be achievable

**OVERALL CONCLUSION:**

**The site lies outside of the main built-up area, separated by the East Coast Mainline, within open countryside and is therefore not considered suitable for development. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact of the adjacent Local Wildlife Site.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Urban Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 4.64ha  
 Area Character: Rural / Agricultural with Newark  
 Urban Area immediately to the south.  
 Setting: Countryside  
 Current Use: Agricultural

**Policy: Not Suitable**

Current Policy Status: SP3 & DM8 Other Policy Constraints:  
 Conflicting Issues: Outside the main built-up area and within open countryside

**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

Primary School: Yes Bus Stop: Yes  
 GP/Health Centre: No Cash Machine /  
 Post Office: No  
 Store of Local Importance:  
 Proximity to town centre: 5k from town  
 centre  
 Green Space Standards: Within 400m 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 public  
 transport node (c.3km)  
 Green Space Strategy Comments: 205m



**Physical Constraints: May be Suitable**

Highway Engineers Comments:

The existing highway is narrow and would have to be widened, alongside a development side footway to link to the existing footway to the south. However, the frontage is relatively short and the national speed limit approach from the north may create difficulties in terms of finding an access location which provides appropriate visibility.

Topography Constraints: None

Contaminated Land?: Maybe

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

Agricultural land quality: 100% Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: No

Neighbour Issues: Adjacent East Coast Mainline

Flood Zone: FZ1

Surface Water Flooding: 1% at Medium risk, 3% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: 5/333 Local Wildlife Site abuts the site.

Tree Preservation Order: No

Natural Features on site: Perimeter trees

Conservation Area: No

Heritage asset (designated & non designated): Potential archaeological interest

**Suitability Conclusion: Not Suitable**

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirmed site in 2021/2022.

Achievability Comments: No evidence shows site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

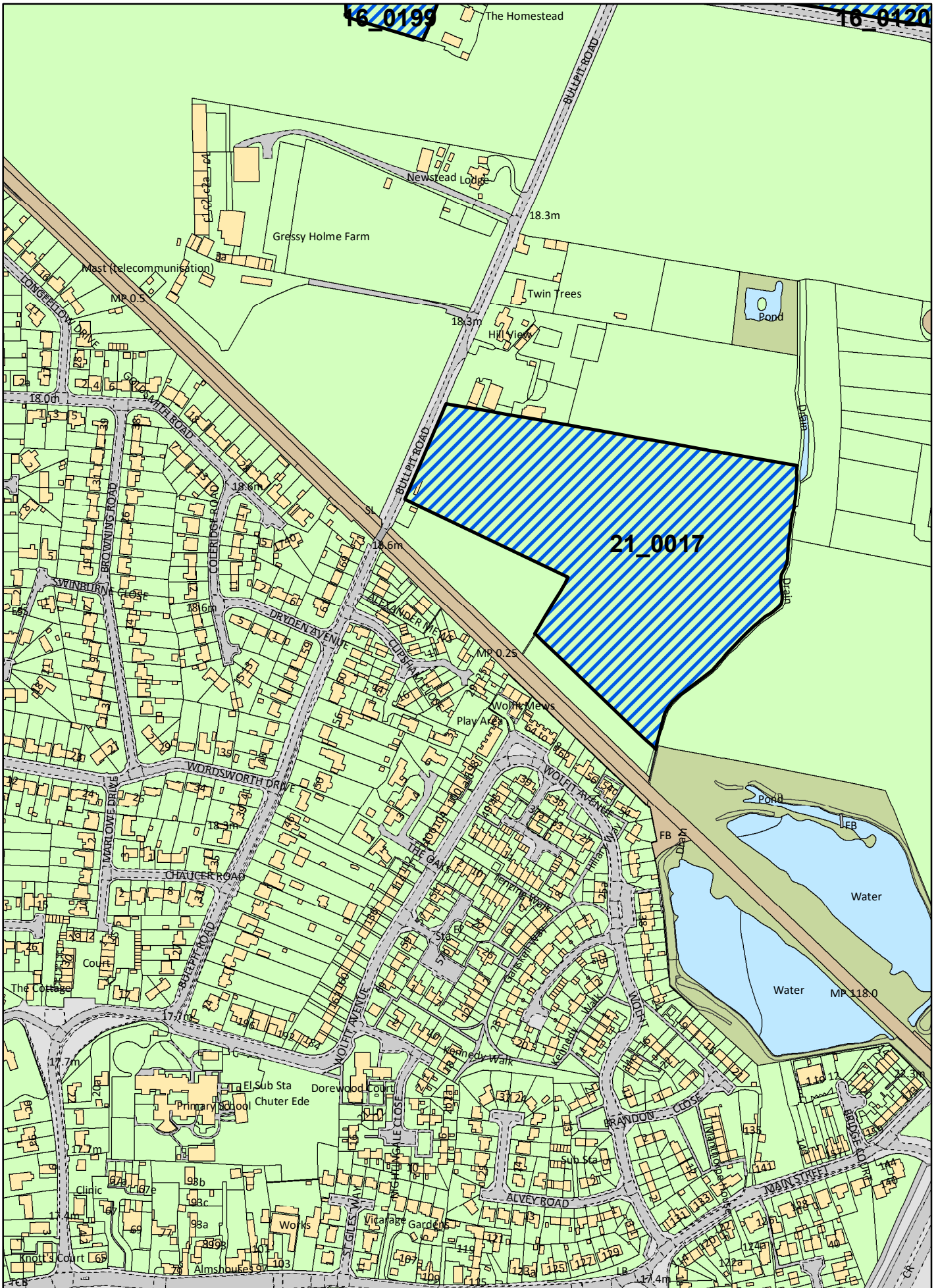
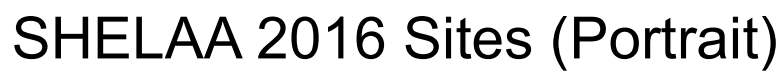
**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Previously 16\_0069

Yield:



<b>Site Reference Number: 21_0018</b>		<b>Site Address: Land off Crab Lane, North Muskham</b>	
<b>Housing/Employment/Both: Housing</b>		<b>Area (Ha): 0.40ha</b>	
<b>Parish: North Muskham</b>		<b>Ward: Muskham</b>	
<b>Suitability Conclusion: Not Fully Assessed – Settlement too Small</b> <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.</b>			

**SUITABILITY**

<b>Character Land Use Location:</b>			
Location:		PDL/Greenfield:	
		Area: PDL	Area: Greenfield
Area Character:			
Setting:			
Current Use:			
<b>Policy:</b>			
Current Policy Status:		Other Policy Constraints:	
Conflicting Issues:			

<b>Access to Services:</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine /	Further Education:	Hospital:
	Post Office:		
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints:**

Highway Engineers Comments: Crab Lane is a very narrow adopted highway with no footways and an increase in vehicular use could result in issues as residents will be faced with additional vehicles to pass alongside an increase in pedestrians in the road. However, the site fronts what is possibly the narrowest section of Crab Lane and could provide improvements, widening the road along the site frontage to offset issues and also providing a turning facility for additional delivery vehicles associated with any further dwellings, which otherwise would not be able to turn around.

Topography Constraints:

Contaminated Land?:

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

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 98% FZ3, 100% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

**Suitability Conclusion:**

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

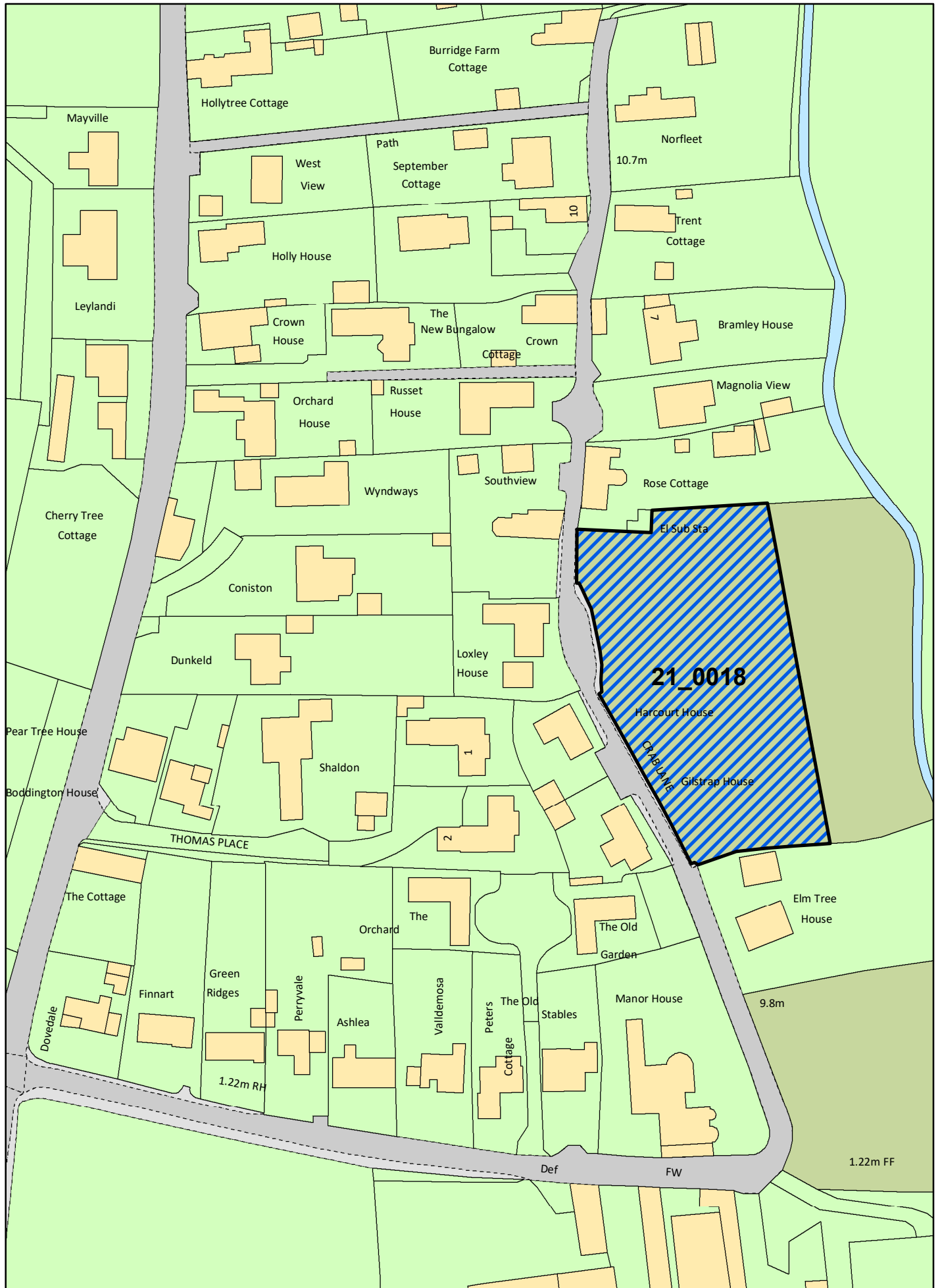
**Achievability Conclusion:**

**Additional Comments**

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0019 Site Address: Land north of Main Street, South Muskham**  
**Housing/Employment/Both: Housing Area (Ha): 0.49ha**  
**Parish: South Muskham Ward: Muskham**

**Suitability Conclusion: Not Fully Assessed – Settlement too Small**

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy.**

## SUITABILITY

### Character Land Use Location:

Location:

PDL/Greenfield:

Area: PDL

Area: Greenfield

Area Character:

Setting:

Current Use:

### Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

### Access to Services:

#### Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine /

Post Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

#### Within 30mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:



**Physical Constraints:**

Highway Engineers Comments: We were formally consulted on an outline application on this site in 2019 and it was highlighted back then that there are significant issues with visibility at the access here. It does not appear that suitable visibility would be available.

Topography Constraints:

Contaminated Land?:

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

Agricultural land quality:

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 100% FZ2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site:

Conservation Area:

Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

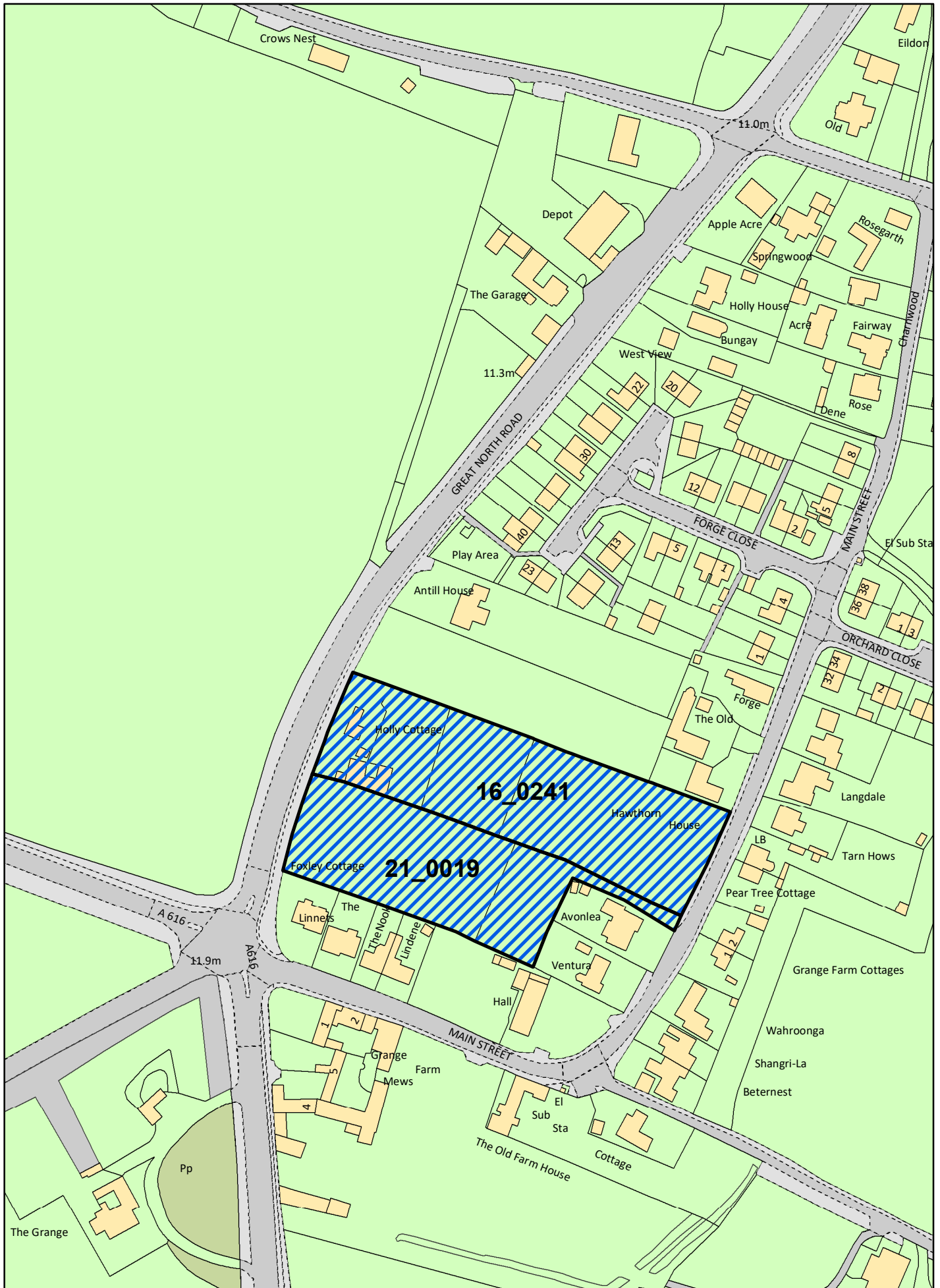
Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion:
Achievability Conclusion:
Additional Comments
Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0020 Site Address: Land north of Mansfield Road, Rainworth**  
**Housing/Employment/Both: Housing Area (Ha): 23.67ha**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Not Suitable**

**Availability Conclusion: Available**

Availability Comments: Agent confirms site is available

**Achievability Conclusions: Achievable**

Achievability Comments: There is nothing to suggest the site is not achievable.

**OVERALL CONCLUSION:**

**The site is in open countryside, separated from the urban boundary by a Local Wildlife Site and is therefore not considered suitable for development. Land contamination issues would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from the urban boundary  
by a Local Wildlife Site

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 23.67ha

Area Character: Rural

Setting: Countryside

Current Use: Agriculture

**Policy: Not Suitable**

Current Policy Status: Away from urban  
boundary

Other Policy Constraints: SP3/DM8

Conflicting Issues: 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:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

**Within 30mins travel by public transport**

Secondary School: Yes

Retail Area: No

Further Education:

Hospital: No

Supermarket:

Employment: Yes

Proximity to Transport Node:

Green Space Strategy Comments:

**Physical Constraints: May be Suitable**

Highway Engineers Comments: There is an extensive site frontage to this site, which should allow a suitable access point to be achieved. Transport Assessment / Travel Plan would be required.

Topography Constraints: Undulating

Contaminated Land?: Maybe

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

Agricultural land quality: Grade 3 (Good to  
Moderate)

Access to Utilities: Likely, no known constraints

Site Apparatus: None

Neighbour Issues: None known

Flood Zone: FZ1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Unknown

Impact on existing recreational use:

Protected Species/Habitats: Adjacent to Local  
Wildlife Site

Tree Preservation Order: No

Natural Features on site: Trees/Hedges

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms site is available

Achievability Comments: Nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available**

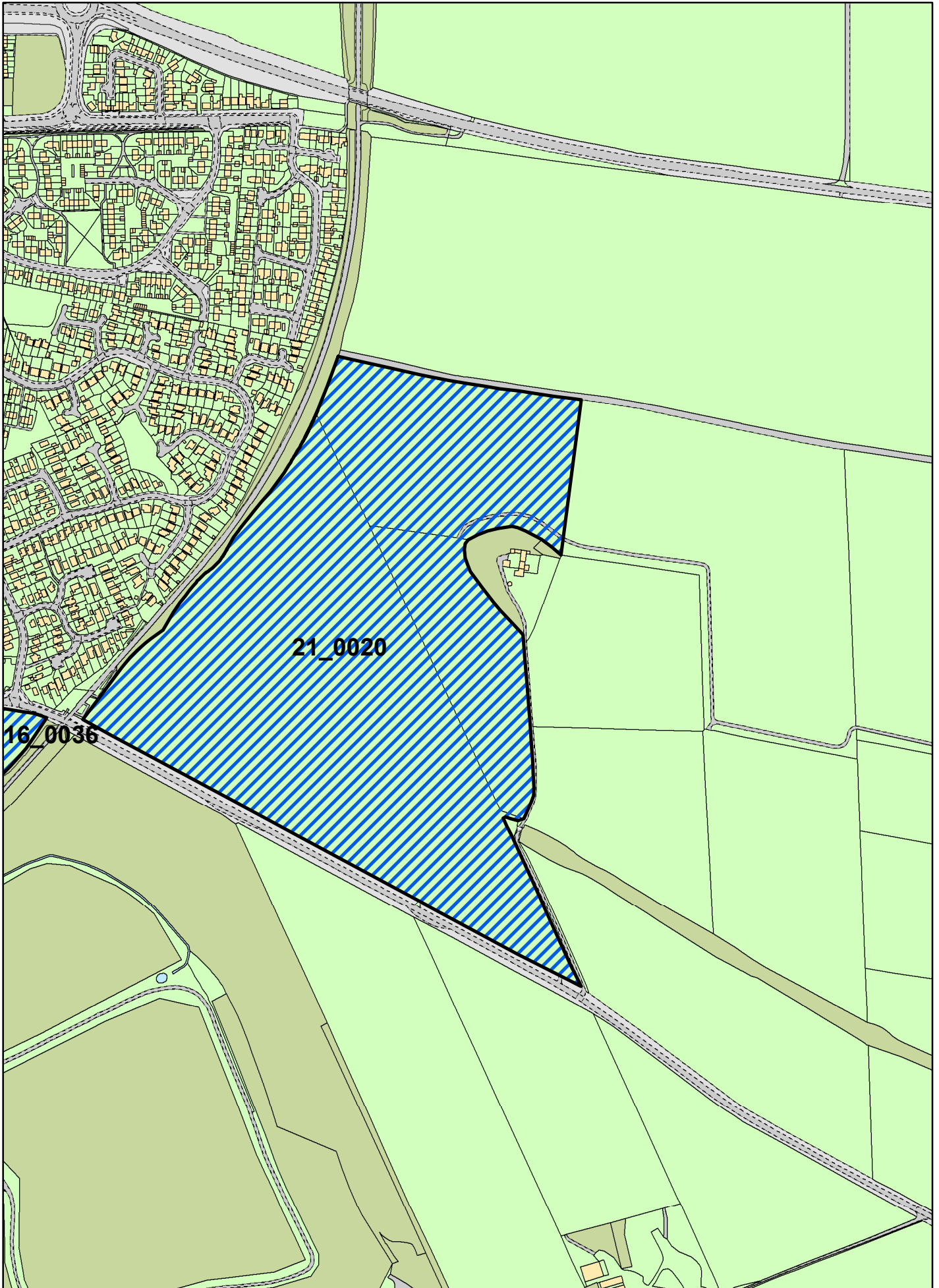
**Achievability Conclusion: Achievable**

**Additional Comments**

Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 21\_0021 Site Address: Stables opposite 28 Old Great North Road, Sutton-on-Trent**

**Housing/Employment/Both: Housing**

**Area (Ha): 0.34ha**

**Parish: Sutton-on-Trent**

**Ward: Sutton-on-Trent**

**Suitability Conclusion: May be Suitable**

**Availability Conclusion: Available**

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

**Achievability Conclusions: Achievable**

**Achievability Comments:** Nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**

The site may be suitable for development if the boundary changes as part of any future Development Plan proposals and is considered available and achievable. There is sufficient road frontage to ensure that safe access can be provided with adequate visibility. Any potential development would need to address any potential impact of the heritage asset nearby and the site's location adjacent to the Conservation Area. Any potential contamination issues will need to be addressed and mitigated if necessary.

**SUITABILITY**

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

**Location:** Village (outside but adjacent village boundary)

**PDL/Greenfield:** Greenfield

**Area:** PDL

**Area:** Greenfield 0.34ha

**Area Character:** Edge-of-Settlement

**Setting:** Residential

**Current Use:** Stables

**Policy: May be Suitable**

**Current Policy Status:** Outside but adjacent village boundary

**Other Policy Constraints:**

**Conflicting Issues:** SP3 / DM8



**Access to Services: May be Suitable**

**Within 800m or 10mins walking**

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

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

**Within 30mins travel by public transport**

Secondary School: Yes      Retail Area: No  
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: 483m

**Physical Constraints: Suitable**

Highway Engineers Comments: There is sufficient road frontage to ensure that safe access can be provided with adequate visibility

Topography Constraints: No

Contaminated Land?: Possibly

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

Agricultural land quality: Grade 2 (Very Good)

Access to Utilities: Unknown

Site Apparatus: Stable building and internal  
fencing

Neighbour Issues: Railway line along western  
boundary

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats: None Apparent

Tree Preservation Order: No

Natural Features on Site: Mature Vegetation to East Coast Main Line and B1164

Conservation Area: Adjacent to

Heritage asset (designated & non designated):  
Opposite

**Suitability Conclusion: May be Suitable**

## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

### AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site was submitted 2018 and 2021 and availability confirmed Summer 2021.

Achievability Comments: Nothing to suggest site is unachievable. Site may be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

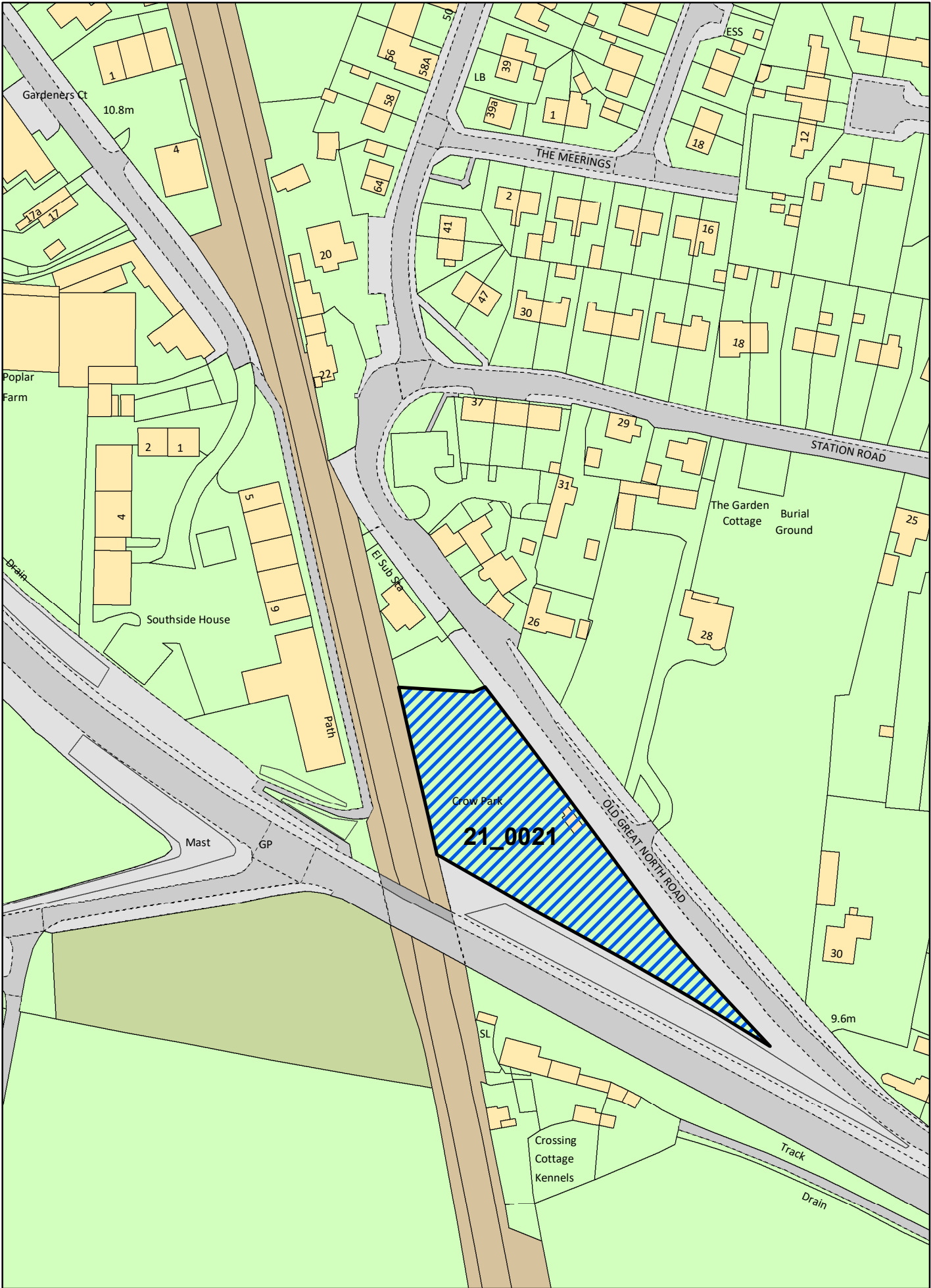
**Achievability Conclusion:** Achievable

### Additional Comments

Yield: 5 (due to shape and topography constraints)



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 21_0022 Site Address Land off Warsop Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 3.90ha</b>
<b>Parish: Rainworth</b>	<b>Ward: Rainworth South &amp; Blidworth</b>
<b>Suitability Conclusion:</b> Not Suitable - Green Belt <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Separated from urban boundary	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 3.90ha
Area Character: Countryside	
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>	
<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:
GP/Health Centre: No      Cash Machine /	Further Education: Yes      Hospital: No
Post Office:	
Store of Local Importance:	Supermarket:      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: Over 400m from publicly accessible green space	Green Space Strategy Comments: 793m

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints: Eastern part of site on top of ridge, western part of site on falling ground

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 (Good-  
Moderate)

Access to Utilities: Yes

Site Apparatus: Telegraph poles and line  
adjacent to southern boundary

Neighbour Issues: No

Flood Zone:

Surface Water Flooding: 0.1% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats:

Tree Preservation Order:

Natural Features on site: No

Conservation Area: No

Heritage asset (designated & non designated):  
No

**Suitability Conclusion:** Not Suitable – Green Belt

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Landowner confirmed availability in 2021/22

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Achievability Conclusion:**

**Additional Comments**

Previous Ref: 16\_0023. Now a smaller area to reflect changes to land ownership.



# SHELAA 2016 Sites (Portrait)

