



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

EDINGLEY PARISH – SITE ASSESSMENTS

2021

Edingley Parish

The following sites have been submitted within the Parish of Edingley. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

Site Reference Number: 16_0044 Site Address Elmtree Bungalow
Housing/Employment/Both: Housing Area (Ha): 2.07
Parish: Edingley Ward: Southwell

Suitability Conclusion: Not Suitable – 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 heirarchy at this stage.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Village Boundary PDL/Greenfield: Both
 Area: PDL Area: Greenfield

Area Character: Rural / Residential

Setting : Rural / Residential

Current Use: Agricultural / Residential

Policy: Not Suitable

Current Policy Status: SP3 & DM8 Other Policy Constraints:

Conflicting Issues: Site is in the Open Countryside.

Access to Services :

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine / Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 655m	

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Physical Constraints :

Highway Engineers Comments:

Whilst adequate access may be achieved, sustainable transport links in terms of the site's juxtaposition with local facilities and current lack of footway and lighting may be contrary to Planning Policy.

Topography Constraints: No

Contaminated Land?: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 1, 2 & 3

Surface Water Flooding: 1.5% at high risk, 2% at medium risk, 9% 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: footpath touches bottom corner of site, unlikely to be redeveloped but may impact views

Protected Species/Habitats : May be habitat for Great Crested Newt

Tree Preservation Order: No

Natural Features on site: trees, hedges, ditch

Conservation Area : No

Heritage asset (designated & non designated): 370m to Norwood Park Farmhouse

Suitability Conclusion: Not Suitable – Settlement too Small

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability September 2019.

Achievability Comments: Nothing suggests site is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

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Timescale: 0-5 years and 5-10 years (two stages) Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Yield: 37

SHELAA 2016 Sites (Landscape)

