



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

## **MAIN REPORT 2021**

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## **1.0 Introduction**

- 1.1 The National Planning Policy Framework ('NPPF') provides Councils with a statutory requirement to produce a Strategic Housing Land Availability Assessment ('SHLAA'), as set out in paragraph 67: *"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...planning policies should identify a sufficient supply and mix of sites"*
- 1.2 The NPPF is also clear that planning policies *"should have a clear economic vision and strategy which positively and proactively encourages sustainable economic growth"*. To support this economic growth, planning policies should *"set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period"*.
- 1.3 The Newark and Sherwood Strategic Housing and Economic Land Availability Assessment ('SHELAA') responds to both the housing and employment requirements as set out in the NPPF. There are advantages to carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. An assessment should:
- identify specific, deliverable sites (for years one to five of the plan period) and specific, developable sites or broad locations with potential for development for years 6-10 and, where possible, for years 11-15 of the Plan;
  - assess their development potential;
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 This report provides an update to the Strategic Housing and Employment Land Availability Assessment published in 2017 and should be read in conjunction with the Planning Practice Guidance and Nottingham Outer Housing Market Area SHLAA Methodology (2008) report which sets out how Ashfield District Council, Newark & Sherwood District Council and Mansfield District Council have undertaken SHLAA's for each District.
- 1.5 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.

## **2.0 Purpose of the Report**

- 2.1 This assessment forms a key part of the evidence base underpinning the Newark & Sherwood Plan Review. It tests whether there is sufficient land to meet objectively assessed needs in respect of housing and employment and helps the Council to understand the level of growth that can be planned for and the areas of the District where growth could be accommodated. Importantly, it provides an assessment of available land to inform the continued suitability of existing allocations and any potentially suitable alternative sites which may be available if required to meet the objectively assessed housing and employment needs of Newark and Sherwood District.
- 2.2 The SHELAA incorporates an assessment of land available for employment and housing purposes including sites submitted as part of the 'Call for Sites' which was undertaken alongside the Local Development Framework Plan Review – Issues Paper Consultation which took place in October and November 2015. The Council contacted all landowners / agents of these sites in June 2019 to confirm whether their land should be considered in future iterations of the SHELAA and resulted in some sites being removed from the SHELAA. In addition, whilst no formal 'Call for Sites' exercise has been undertaken in 2019-2021, a number of sites have been submitted by landowners / agents for consideration in the SHELAA during the consultation on the Amended Allocations & Development Management DPD Issues Paper and Gypsy and Traveller Call for Sites exercise in July / August 2019.
- 2.3 This update brings together the Main Report from 2017, the addendum and additional sites which have come forward since then in preparation for the forthcoming Allocations and Development Management Development Plan Document Review.
- 2.4 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The SHELAA simply determines which sites may be suitable, available and achievable for housing and employment development.**

### 3.0 Methodology

3.1 The District Council has followed the standard methodology for assessing housing and economic land availability as set out in the PPG with regard to the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report.

3.2 There are a number of stages to the methodology<sup>1</sup>, these are as follows:

1. Identification of sites and broad locations;
2. Sites / broad location assessment
3. Windfall assessment;
4. Assessment review;
5. Final Evidence base.

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

3.3 In accordance with the PPG, the area for assessment comprises<sup>2</sup> the district of Newark and Sherwood. The PPG requires plan-makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

3.4 For the purposes of this SHELAA, the following methodology has been used:

- Residential: 5+ dwellings or 0.25ha in size; and
- Employment: 0.25ha in size or 500 square meters of floorspace.

3.5 The PPG outlines potential sources that may be used to collate the SHELAA sites as part of a 'desktop review'; these are listed in the table below. The second column sets out the data sources typically used for such categories of sites in Newark & Sherwood:

| Type of Site  | Potential Data Source(s)   |
|---|--|
| Existing housing and economic development allocations and site development briefs not yet with planning permission. | Adopted Development Plan   |
| Planning permissions for housing and economic development that are unimplemented or under construction.             | Contained in separate NSDC Housing Land database and employment land monitoring. |
| Planning applications that have been refused (including those subject to appeal) or withdrawn.                      | Contained in separate NSDC Housing Land database and employment land monitoring. |
| Undetermined planning applications, including those subject to pending legal (Section 106) agreements.              | Contained in separate NSDC Housing Land database and employment land monitoring. |
| Land in local authority ownership   | Engagement within NSDC and general day-to-day liaison.                           |
| Surplus public land / land likely to become surplus   | Engagement with public bodies via informal 'call for sites' exercise.            |

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

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

|  |                          |
|--|--------------------------|
| Rural sites  | Desktop review           |
| Redevelopment / redesign of established employment areas | Existing SHELAA sites    |
| Sites in and adjoining settlements                       | Local Knowledge          |
| Potential urban extensions                               | Local Plan evidence base |

- 3.6 Landowners with sites previously contained in the SHELAA have been contacted to confirm if they would like their site to remain in the SHELAA.
- 3.7 Whilst there has been no formal ‘call for sites’ exercise, landowners and agents have been able to submit new sites ongoing throughout the Plan Review process. Sites in the planning process have also been identified.
- 3.8 Sites were identified for inclusion in the SHELAA in Summer 2020. It must be noted that the SHELAA does not align with the Five Year Housing Land Supply and should be viewed separately. The Five Year Land Supply can be viewed at:  
<https://www.newark-sherwooddc.gov.uk/monitoring/>

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

- 3.9 Stage 1 results in a list of identified sites for further assessment for housing and economic development. Stage 2 involves an assessment of the development potential of these sites, and whether they are considered deliverable or developable. The NPPF provides definitions of ‘deliverable’ and ‘developable’ as follows:

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

*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

- 3.10 The assessment is thus an assessment of potential capacity, availability, suitability and achievability.
- 3.11 The PPG advises that the site capacity should be derived from existing Local Plan policies on density. As a ‘rule of thumb’, the starting point (including where site capacity is not specified in site submissions) for determining site capacity is based on the following proportions may be applied to the gross site area to give an indication of net developable area for different sizes of sites. For larger sites, the reduction may reflect access roads, open space, sustainable drainage systems, etc.:

| Housing  |                      |   |
|--|----------------------|---|
| Site Size  | Net Developable Area | Density   |
| Newark Urban Area  |                      |   |
| Up to 2ha  | 100%                 | 40dph   |
| 2ha to 4ha   | 80%                  |   |
| 4ha+   | 65%                  |   |
| Elsewhere  |                      |   |
| Up to 2ha  | 100%                 | 30dph   |
| 2ha to 4ha   | 80%                  |   |
| 4ha+   | 65%                  |   |
| Employment   |                      |   |
| Type   | Ratio                | Comment   |
| Serviced plot on industrial estate fronting road   | 100%                 |   |
| Area of land that could easily subdivide into serviced plots with road frontage                                | 100%                 |   |
| Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate. | 95%                  | Provision for spur road   |
| Major undeveloped part of industrial estate or extension to industrial estate                                  | 90%                  | Provision for roads and landscaping to one or more sides                        |
| Small local allocation, requiring infrastructure   | 90%                  | Provision for spur road, but landscaping likely to be minimal                   |
| Level site allocated for industrial estate   | 85%                  | Provision for spur road and landscaping   |
| Site allocated for industrial estate where terracing or bunding is required                                    | 75%                  | Provision for spur road and landscaping   |
| Land allocated for business park with high landscape quality.  | 75%                  | Provision for spur road, extensive landscaping, balancing ponds etc             |
| Land allocated for employment use where a singer end user could be in the market.                              | 100%                 | All land to be taken by single user, surplus areas to be kept for its expansion |

- 3.12 However, whilst the table above is the starting point, the proportion of deliverable net developable area in respect of potential sites for economic development, is likely to greatly vary on a site by site basis, depending upon specific site characteristics. For example, depending on the size and setting of the site and its proposed use, it may or may not need landscaping, access roads and parking, a Sustainable Urban Drainage Scheme (SuDs) or ecological mitigation.
- 3.13 The gross site area to floorspace ratio, will also vary depending on both the use class and the site location; for example, a town centre office development would generate a large amount of floorspace compared to a distribution yard which may not include any floorspace.



3.14 For these reasons, and to cautiously take account of site specific constraints, when considering the housing or employment potential of sites (nos. dwellings / amount of floorspace), the Council will have regard to:

- The yield set out in any planning permission or Local Plan allocation;
- The yield indicated in 'Call for Sites' submissions;
- Site constraints, including parts of the site that may not be developable (e.g. due to flood risk or nature conservation value) or that are need for infrastructure / open space, etc.;
- Density assessments based on Local Plan policy, and on local circumstances.

#### Assessment of Suitability

3.15 The PPG requires an assessment of the suitability of the site for the intended use, or mix of uses. These may include, but are not limited to: market housing, affordable housing, self-build, housing for older people, and economic development sites. The assessment of the suitability of sites is guided by the Development Plan and national policy, and by market and industry requirements.

3.16 The Council will assess the suitability, availability and achievability of each potential site taking into consideration a number of factors (see Appendix 1: Assessment Criteria of Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008)).

3.17 By considering the 'performance'; of each site against the criteria, a judgement can be made as to the site's suitability for development. It may also be necessary to consider whether mitigation may allow for some constraints to be overcome.

#### Assessment of Achievability

3.18 A site is considered achievable where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.

3.19 As it is impractical to undertake a detailed viability assessment of each of the SHELAA sites, the Council has drawn from the following in order to make an assessment of achievability:

- Information taken from Call for Sites forms
- Informal discussions with landowners
- Existence of any interested parties

- Existing evidence base
- Build rates for similar / nearby sites
- Residential market strength in the area
- Identified constraints, e.g. ground conditions, abnormal costs

3.20 The SHELAA takes a ‘policy-off’ approach, for example, where a site lies within the Green Belt, national and local planning policy provide a presumption against development. However, where such a constraint applies, this will not mean that a site is removed from the assessment, rather, the constraints are recorded, and it be noted that existing policies would need to change through the plan-making process for such constraints to be overcome.

#### Assessment of Deliverability / Developability

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

3.22 Each site has been assigned a time period for expected delivery as follows:

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

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

3.23 NPPF paragraph 70 states:

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

3.24 The SHELAA does not normally include sites that are less than 5 dwellings (net); such small sites are likely to make up a significant proportion of any windfall contribution. Therefore, whilst calculating the appropriateness and size of a windfall allowance in the housing trajectory is an important task, this is done as part of the Housing Monitoring Report and Five Year Housing Land Supply Statement, and not as part of this SHELAA study.

**Stage 4: Assessment Review**

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

**Stage 5: Final Evidence Base**

- 3.26 The final SHELAA comprises a list of all the sites identified and assessed, along with a judgment as to their availability, suitability and achievability. Each housing site identified is accompanied by a site plan, details on potential capacity, estimated timeframe for delivery, policy constraints / designations, and performance against sustainability criteria, for example proximity to services such as public transport. Employment sites are set out in a separate schedule.
- 3.27 As described above, the SHELAA forms an important part of the evidence base for emerging local plans, and for housing and employment land monitoring.

#### **4.0 Sites Omitted or not Fully Assessed**

- 4.1 There are a large number of small sites with planning permission within Newark & Sherwood District as can be seen in the Council's annual Housing Monitoring and 5 Year Land Supply Reports <http://www.newark-sherwooddc.gov.uk/monitoring/>. As outlined in Section 3, sites with less than five dwellings, or smaller than 0.25 hectares, have not been included within the SHELAA, as the Planning Practice Guidance deems sites of this nature too small for assessment. As a consequence of this, there are some gaps within the site numbering and some allocated sites do not appear within the report as they already have the benefit of planning permission and are currently under construction.
- 4.2 An updated desktop appraisal has been undertaken on all sites submitted to the Council through the Call for Sites in 2015 and new sites have also been subject to a desktop appraisal with the exception of those sites located within the Green Belt or sites which are designated as a Main Open Areas or Open Breaks. As these designations were fully assessed as part of the formulation of the Allocations & Development Management DPD, no further amendments are to be considered as part of the Review. Similarly, sites not located within main settlements have not been fully assessed as they are not considered appropriate locations for growth in line with the Amended Core Strategy's settlement hierarchy (SP1 Settlement Hierarchy).

## **5.0 Site Appraisals**

- 5.1 This report presents an analysis of the potential capacity for residential and employment sites from both within and outside the planning process over a 0-5, 5-10 and 10-15 year time period. Sources of sites include:
- Sites submitted by landowners/agents (not currently in the planning system);
  - Unimplemented/outstanding planning permissions for housing (sites which are not started or where development has commenced but has now stalled);
  - Allocations from the Adopted Core Strategy and Allocations & Development Management DPD.
- 5.2 Some sites have come forward from more than one source. Where this is the case the most up to date position has been included. For example, where owners have submitted a site to the SHELAA where it is already allocated, the source is noted as allocated; similarly where an allocated site now has the benefit of planning permission, it is noted as either outline or full planning permission.
- 5.3 Sites submitted to the Council have been visited and site appraisals undertaken. Where sites are categorised as 'Suitable' or 'May be Suitable' subject to policy change/mitigation, this does not mean that planning permission would be granted or that it will be allocated for housing/employment within the Plan Review. There may be overriding factors which have not been identified. In the same vein, sites which have been assessed as being 'Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 5.4 The owners and developers of sites allocated within the Core Strategy and Allocations & Development Management Development Plan Documents have been contacted to ascertain if they wish their sites to continue to be allocated; whether any new information has come to light which could prevent/alter the ability of the site to accommodate development; and details of any plans for progressing towards development of the site. This information has been fed into the assessments.
- 5.5 In early 2019 all landowners/agents were contacted to confirm their ongoing interest in being part of this process. Sites where landowners/agents did not respond or where the response was negative have been removed.
- 5.6 The full Site Assessment Details form part of an appendix document and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.

## 6.0 Summary Results

6.1 The following tables show the summary results of all the site assessments including the potential housing, employment or retail land which may be available within the District and the possible delivery timescales.

### 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            | 1,057        | 88           | <b>1,147</b> |
| <b>Grand Total</b>              | <b>1,375</b> | <b>3,459</b> | <b>2,372</b> | <b>7,206</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            | 35.66ha        | 0ha           | <b>35.66ha</b>  |
| <b>Grand Total</b>                    | <b>25.93ha</b> | <b>94.30ha</b> | <b>12.5ha</b> | <b>132.73ha</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> |

6.2 The following tables give the individual results of the site assessments organised by Parish within the Plan Areas. A summary Plan Areas results table is also included at the end of each section.

## Newark Area

### Newark Area - Newark and Rural South Sub Area (1) - Housing

| Local Plan Review Reference | Parish     | Address                                      | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate (0-15Yrs) | Availability Timescale |
|-----------------------------|------------|--|-----------------|------------------------|-----------------------|-----------------------------|------------------------|
| 16_0178                     | Averham    | Land east and west of Staythorpe Road        | Site Submission | Not Suitable           | 2.21                  | 0                           | N/A                    |
| 16_0179                     | Averham    | Land west of the Close and Pinfold Cottage   | Site Submission | Not Suitable           | 0.48                  | 0                           | N/A                    |
| 16_0180                     | Averham    | Manor Farm off Staythorpe Road               | SHLAA 2008      | Not Suitable           | 0.73                  | 0                           | N/A                    |
| 16_0181                     | Averham    | Land South of Church Lane                    | Site Submission | Not Suitable           | 0.77                  | 0                           | N/A                    |
| 16_0001                     | Balderton  | Land at Denton Close                         | SHLAA 2008      | Not Suitable           | 1.62                  | 0                           | N/A                    |
| 16_0069                     | Balderton  | Land east of Bullpit Lane                    | Site Submission | Not Suitable           | 4.64                  | 0                           | N/A                    |
| 16_0118                     | Balderton  | Flowserve, Hawton Lane                       | SHLAA 2008      | Suitable               | 15.57                 | 322                         | 5-10                   |
| 16_0131                     | Balderton  | Land north of Lowfield Lane (NUA/Ho/10)      | Allocation      | Suitable               | 5.65                  | 170                         | 10-15                  |
| 16_0199                     | Balderton  | The Homestead, Barnby Road                   | SHLAA 2008      | Not Suitable           | 0.45                  | 0                           | N/A                    |
| 16_0218                     | Coddington | Blacks Farm, 27 Newark Road                  | SHLAA 2008      | Not Suitable           | 2.63                  | 0                           | N/A                    |
| 16_0182                     | Elston     | Land at Pinfold Lane                         | Site Submission | Not Suitable           | 2.28                  | 0                           | N/A                    |
| 16_0237                     | Farndon    | Land off School Lane                         | SHLAA 2008      | Not Suitable           | 1.05                  | 0                           | N/A                    |
| 16_0121                     | Fernwood   | Land around Fernwood (NAP2C)                 | Allocation      | Suitable               | 325.83                | 1,320                       | 0-15                   |
| 16_0175                     | Kelham     | Trentside Farm, off Blacksmith Lane          | Site Submission | Not Suitable           | 1.63                  | 0                           | N/A                    |
| 16_0176                     | Kelham     | Land at Corner Fm, off A617 and Broadgate Ln | Site Submission | Not Suitable           | 1.49                  | 0                           | N/A                    |
| 16_0177                     | Kelham     | Land north east of Ollerton Road             | Site Submission | Not Suitable           | 0.33                  | 0                           | N/A                    |
| 16_0002                     | Newark     | Newark Bowbridge Lane (NAP2A)                | Allocation      | Suitable               | 281.52                | 1,185                       | 0-15                   |
| 16_0045                     | Newark     | Tarmac Site, Hawton Lane                     | Site Submission | May be Suitable        | 8.59                  | 270                         | 10-15                  |
| 16_0094                     | Newark     | Howes Court/William Street                   | SHLAA 2008      | May be Suitable        | 0.97                  | 46                          | 10-15                  |
| 16_0099                     | Newark     | Castlegate (The Gap Site)                    | Previous PP     | Not Suitable           | 0.11                  | 0                           | N/A                    |

|         |               |  |                 |              |        |     |       |
|---------|---------------|--|-----------------|--------------|--------|-----|-------|
| 16_0120 | Newark        | Land East of Newark (NAP2B)                        | Allocation      | Suitable     | 120.14 | 490 | 5-15  |
| 16_0122 | Newark        | Land at Alexander Ave (NUA/HO/1)                   | Allocation      | Suitable     | 0.49   | 20  | 10-15 |
| 16_0123 | Newark        | Land south of Quibells Lane (NUA/Ho/2)             | Allocation      | Suitable     | 1.17   | 25  | 0-10  |
| 16_0124 | Newark        | Lincoln Road (NUA/Ho/3)                            | Allocation      | Suitable     | 0.93   | 24  | 10-15 |
| 16_0125 | Newark        | Yorke Drive Policy Area (NUA/Ho/4)                 | Allocation      | Suitable     | 17.03  | 190 | 5-10  |
| 16_0126 | Newark        | Land north of Beacon Hill, Newark                  | Allocation      | Suitable     |        | 200 | 10-15 |
| 16_0127 | Newark        | Land between 55 & 65 Millgate (NUA/Ho/6)           | Allocation      | Suitable     | 0.33   | 10  | 5-10  |
| 16_0129 | Newark        | Land at Bowbridge Road (NUA/Ho/8)                  | Allocation      | Suitable     | 2.49   | 86  | 10-15 |
| 16_0130 | Newark        | Land at Bowbridge Road (Newark Storage) (NUA/Ho/9) | Allocation      | Suitable     | 4.25   | 150 | 10-15 |
| 16_0134 | Newark        | Land at NSK, Northern road (NUA/MU/3)              | Allocation      | Suitable     | 10.11  | 150 | 10-15 |
| 16_0135 | Newark        | Land at Bowbridge Road (NUA/MU/4)                  | Allocation      | Suitable     | 5.26   | 55  | 5-10  |
| 16_0239 | Newark        | Land north of Malt Kiln Lane                       | SHLAA 2008      | Not Suitable | 2.96   | 0   | N/A   |
| 16_0240 | Newark        | Land north of Quibells Lane                        | SHLAA 2008      | Not Suitable | 1.92   | 0   | N/A   |
| 16_0243 | Newark        | St Mary's Gardens                                  | SHLAA 2008      | Suitable     | 2.09   | 10  | 10-15 |
| 16_0244 | Newark        | Land between Greenway and Elizabeth Road           | SHLAA 2008      | Not Suitable | 0.22   | 0   | N/A   |
| 16_0264 | Newark        | Land north of Barnby Road                          | SHLAA 2008      | Not Suitable | 1.35   | 0   | N/A   |
| 16_0119 | North Muskham | South of Muskham School                            | Site Submission | Not Suitable | 1.12   | 0   | N/A   |
| 16_0230 | North Muskham | Land at Trent Farm                                 | SHLAA 2008      | Not Suitable | 3.17   | 0   | N/A   |
| 16_0241 | North Muskham | Land at Holly Grange                               | SHLAA 2008      | Not Suitable | 0.68   | 0   | N/A   |

| <b>Housing - Newark Area - Newark and Rural South Sub Area (1)</b> | <b>0-5yrs</b> | <b>5-10yrs</b> | <b>10-15yrs</b> | <b>Total</b> |
|--|---------------|----------------|-----------------|--------------|
| Total Suitable Dwellings   | 840           | 1,572          | 1,995           | <b>4,407</b> |
| Total May be Suitable Dwellings                                    | 0             | 0              | 316             | <b>316</b>   |
| <b>Grand Total</b>   | <b>840</b>    | <b>1,572</b>   | <b>2,311</b>    | <b>4,723</b> |



### Newark Area - Newark and Rural South Sub Area (1) - Employment

| Local Plan Review Reference | Parish     | Address                                 | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate (ha) | Availability Timescale |
|-----------------------------|------------|---|-----------------|------------------------|-----------------------|------------------------|------------------------|
| 16_0174                     | Coddington | Newlink Business Park                   | Site Submission | May be Suitable        | 47.54                 | 35.66                  | 5-10                   |
| 16_0121                     | Fernwood   | Land around Fernwood (NAP2C)            | Allocation      | Suitable               | 325.83                | 15                     | 0-5                    |
| 16_0002                     | Newark     | Land South of Newark (NAP2A)            | Allocation      | Suitable               | 281.52                | 30                     | 0-15                   |
| 16_0132                     | Newark     | North of the A17 (NUA/MU/1)             | Allocation      | Suitable               | 21.79                 | 5.93                   | 0-5                    |
| 16_0137                     | Newark     | West of the A1 Stephenson Way (NUA/E/2) | Allocation      | Suitable               | 8.19                  | 8.19                   | 5-10                   |
| 16_0138                     | Newark     | Telford Drive (NUA/E/3)                 | Allocation      | Suitable               | 0.99                  | 0.99                   | 5-10                   |
| 16_0139                     | Newark     | NUA/E/4 - Former County Highways Depot  | Allocation      | Suitable               | 2.07                  | 2.07                   | 5-10                   |
| 16_0120                     | Newark     | East of Newark (NAP2B)                  | Allocation      | Suitable               | 120.14                | NYN <sup>3</sup>       | 5-15                   |

| Employment Land in Hectares - Newark Area - Newark and Rural South Sub Area (1) | 0-5yrs       | 5-10yrs      | 10-15yrs     | Total        |
|---|--------------|--------------|--------------|--------------|
| Total Suitable Employment Land  | 25.93        | 23.75        | 12.50        | <b>62.18</b> |
| Total May be Suitable Employment Land   | 0            | 35.66        | 0            | <b>35.66</b> |
| <b>Grand Total</b>  | <b>25.93</b> | <b>59.41</b> | <b>12.50</b> | <b>97.84</b> |

<sup>3</sup> Not Yet Known

### Newark Area - Collingham Sub Area (2) – Housing

| Local Plan Review Reference | Parish       | Address                              | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|--------------|--------------------------------------|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0074                     | Collingham   | Oaklands Close                       | SHLAA 2008      | May be Suitable        | 2.16                  | 25                | 5-10                   |
| 16_0082                     | Collingham   | Land West of High Street             | SHLAA 2008      | May be Suitable        | 1.76                  | 37                | 5-10                   |
| 16_0188                     | Collingham   | Land at 124 High Street              | SHLAA 2008      | May be Suitable        | 0.58                  | 2                 | 0-5                    |
| 16_0203                     | Collingham   | Land off Station Close and Dykes End | Site Submission | May be Suitable        | 3.12                  | 56                | 5-10                   |
| 16_0208                     | Collingham   | Land off High Street                 | SHLAA 2008      | Not Suitable           | 0.56                  | 0                 | N/A                    |
| 16_0216                     | Collingham   | The Mulberries, Potter Hill Road     | SHLAA 2008      | Not Suitable           | 1.04                  | 0                 | N/A                    |
| 16_0267                     | Collingham   | Land off Cross Lane, Collingham      | Site Submission | Not Suitable           | 17                    | 0                 | N/A                    |
| 20_0001                     | Collingham   | Land North of Station Road           | Site Submission | Not Suitable           | 7.78                  | 0                 | N/A                    |
| 16_0211                     | Harby        | Land south of Wigsley Road           | SHLAA 2008      | Not Suitable           | 2.78                  | 0                 | N/A                    |
| 16_0189                     | South Scarle | Land north of Swinderby Road         | SHLAA 2008      | Not Suitable           | 1.92                  | 0                 | N/A                    |

| Housing - Newark Area - Collingham Sub Area (2) | 0-5yrs   | 5-10yrs    | 10-15yrs | Total      |
|---|----------|------------|----------|------------|
| Total Suitable Dwellings                        | 0        | 0          | 0        | 0          |
| Total May be Suitable Dwellings                 | 2        | 118        | 0        | 120        |
| <b>Grand Total</b>                              | <b>2</b> | <b>118</b> | <b>0</b> | <b>120</b> |

### Newark Area - Collingham Sub Area (2) – Employment

| Local Plan Review Reference | Parish     | Address                    | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|------------|----------------------------|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 20_0001                     | Collingham | Land North of Station Road | Site Submission | Not Suitable           | 7.78                  | 0                 | N/A                    |

### Newark Area - Rural North Sub Area (3) – Housing

| Local Plan Review Reference | Parish           | Address                                  | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|------------------|--|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0250                     | Carlton on Trent | Village Farm                             | Site Submission | Not Suitable           | 0.63                  | 0                 | N/A                    |
| 16_0251                     | Carlton on Trent | Holly Farm, Ferry Lane                   | Site Submission | Not Suitable           | 0.20                  | 0                 | N/A                    |
| 16_0252                     | Carlton on Trent | Land adjacent A1                         | Site Submission | Not Suitable           | 1.35                  | 0                 | N/A                    |
| 16_0253                     | Carlton on Trent | Land adjacent Old North Road             | Site Submission | Not Suitable           | 0.59                  | 0                 | N/A                    |
| 16_0254                     | Carlton on Trent | Land opposite Gardeners Cottages         | Site Submission | Not Suitable           | 0.65                  | 0                 | N/A                    |
| 16_0255                     | Carlton on Trent | Land rear of Holly Farm                  | Site Submission | Not Suitable           | 0.40                  | 0                 | N/A                    |
| 16_0256                     | Carlton on Trent | Land to rear of Houses, Old North Road   | Site Submission | Not Suitable           | 0.45                  | 0                 | N/A                    |
| 16_0257                     | Carlton on Trent | The Old Stables, Carlton Hall            | Site Submission | Not Suitable           | 0.03                  | 0                 | N/A                    |
| 16_0209                     | Cromwell         | Land east of Great North Road            | SHLAA 2008      | Not Suitable           | 1.43                  | 0                 | N/A                    |
| 16_0210                     | Cromwell         | Land west of Great North Road            | SHLAA 2008      | Not Suitable           | 0.93                  | 0                 | N/A                    |
| 16_0212                     | Norwell          | Land north west of Norwell Lane          | Site Submission | Not Suitable           |                       | 0                 | N/A                    |
| 16_0213                     | Norwell          | Land adjacent St Lawrence Church         | SHLAA 2008      | Not Suitable           | 3.45                  | 0                 | N/A                    |
| 16_0228                     | Norwell          | Land at Primrose End, Woodhouse Road     | SHLAA 2008      | Not Suitable           | 1.56                  | 0                 | N/A                    |
| 16_0232                     | Norwell          | Land east of Norwell Grange, Main Street | SHLAA 2008      | Not Suitable           | 0.47                  | 0                 | N/A                    |
| 16_0234                     | Norwell          | Glebe Cottage, Main Street               | SHLAA 2008      | Not Suitable           | 0.74                  | 0                 | N/A                    |
| 16_0235                     | Norwell          | The Old Farmhouse, School Lane           | SHLAA 2008      | Not Suitable           | 0.44                  | 0                 | N/A                    |
| 16_0242                     | Norwell          | Land at School Lane                      | SHLAA 2008      | Not Suitable           | 1.41                  | 0                 | N/A                    |
| 16_0197                     | Sutton on Trent  | Stables opposite 28 Old Great North Road | Site Submission | May be Suitable        | 0.34                  | 5                 | 5-10                   |
| 16_0202                     | Sutton on Trent  | Land behind Holme View, 2 Main Street    | SHLAA 2008      | Not Suitable           | 1.09                  | 0                 | N/A                    |
| 16_0238                     | Sutton on Trent  | Land behind 24 Main Street               | SHLAA 2008      | May be Suitable        | 1.62                  | 34                | 5-10                   |
| 16_0043                     | Sutton on Trent  | Lindens Farm                             | Site Submission | Not Suitable           | 2.1                   | 0                 | N/A                    |

| Housing - Newark Area - Rural North Sub Area (3) | 0-5yrs   | 5-10yrs   | 10-15yrs | Total     |
|--|----------|-----------|----------|-----------|
| Total Suitable Dwellings                         | 0        | 0         | 0        | 0         |
| Total May be Suitable Dwellings                  | 0        | 39        | 0        | 39        |
| <b>Grand Total</b>                               | <b>0</b> | <b>39</b> | <b>0</b> | <b>39</b> |

## Southwell Area

### Southwell Area - Housing

| Local Plan Review Reference | Parish     | Address                                   | Source          | Suitability Conclusion               | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|------------|---|-----------------|--------------------------------------|-----------------------|-------------------|------------------------|
| 16_0207                     | Bleasby    | Land at Gypsy Lane                        | SHLAA 2008      | Not Suitable                         | 1.06                  | 0                 | N/A                    |
| 16_0044                     | Edingley   | Elmtree Bungalow                          | Site Submission | Not Suitable                         | 2.07                  | 0                 | N/A                    |
| 16_0072                     | Farnsfield | Old Manor Farm, Main Street               | Site Submission | Part Suitable / Part May be Suitable | 0.81                  | 5                 | 0-5                    |
| 16_0236                     | Farnsfield | Land off Cockett Lane                     | SHLAA 2008      | Not Suitable                         | 2.98                  | 0                 | N/A                    |
| 16_0266                     | Farnsfield | Land off Mansfield Road                   | Site Submission | Not Suitable                         | 60                    | 0                 | N/A                    |
| 16_0231                     | Fiskerton  | Gravelly Lane, Fiskerton                  | SHLAA 2008      | Not Suitable                         | 2.55                  | 0                 | N/A                    |
| 16_0262                     | Halam      | Land off St Michaels Close                | SHLAA 2008      | Not Suitable                         | 3.15                  | 0                 | N/A                    |
| 16_0249                     | Normanton  | Land at Pinfold Cottage, Corkhill Lane    | SHLAA 2008      | Not Suitable                         |                       | 0                 | N/A                    |
| 16_0084                     | Rolleston  | Land off Fiskerton Road                   | Prev Permission | Not Suitable                         | 0.06                  | 0                 | N/A                    |
| 16_0143                     | Southwell  | South of Halloughton Road (So/Ho/2)       | Allocation      | Suitable                             | 1.66                  | 38                | 0-5                    |
| 16_0144                     | Southwell  | Land East of Kirklington Road (So/Ho/4)   | Allocation      | Suitable                             | 1.94                  | 45                | 5-10                   |
| 16_0145                     | Southwell  | Land off Lower Kirklington Road (So/Ho/5) | Allocation      | Suitable                             | 3.25                  | 60                | 5-10                   |
| 16_0146                     | Southwell  | Southwell Depot (So/Ho/7)                 | Allocation      | Suitable                             | 0.56                  | 18                | 5-10                   |
| 16_0200                     | Southwell  | Brackenhurst Campus, Nottingham Road      | SHLAA 2008      | Not Suitable                         | 43.73                 | 0                 | N/A                    |
| 16_0205                     | Southwell  | Land west of Allenby Road                 | SHLAA 2008      | May be Suitable                      | 3.29                  | 59                | 5-10                   |
| 16_0217                     | Southwell  | Land off Kirklington Road                 | SHLAA 2008      | Not Suitable                         | 0.70                  | 0                 | N/A                    |
| 16_0080                     | Thurgarton | The Red Lion                              | Site Submission | Not Suitable                         | 0.38                  | 0                 | N/A                    |
| 16_0081                     | Thurgarton | Priory Farm                               | Site Submission | Not Suitable                         | 0.39                  | 0                 | N/A                    |
| 16_0117                     | Upton      | Main Road(Chapel Farm)                    | Prev permission | Not Suitable                         | 0.31                  | 0                 | N/A                    |
| 20_0003                     | Upton      | Windmill Cottage, Hockerton Road          | Site Submission | Not Suitable                         | 1.9                   | 0                 | N/A                    |

| <b>Housing - Southwell Area</b> | <b>0-5yrs</b> | <b>5-10yrs</b> | <b>10–15yrs</b> | <b>Total</b> |
|---------------------------------|---------------|----------------|-----------------|--------------|
| Total Suitable Dwellings        | 43            | 123            | 0               | <b>166</b>   |
| Total May be Suitable Dwellings | 0             | 59             | 0               | <b>59</b>    |
| <b>Grand Total</b>              | <b>43</b>     | <b>182</b>     | <b>0</b>        | <b>225</b>   |

### Southwell Area - Employment

| <b>Local Plan Review Reference</b> | <b>Parish</b> | <b>Address</b>                         | <b>Source</b> | <b>Suitability Conclusion</b> | <b>Site Area in Hectares</b> | <b>Capacity Estimate</b> | <b>Availability Timescale</b> |
|------------------------------------|---------------|--|---------------|-------------------------------|------------------------------|--------------------------|-------------------------------|
| 16_0147                            | Southwell     | Land to the East of Crew Lane (So/E/2) | Allocation    | Suitable                      | 2.25                         | 2.25                     | 5-10                          |
| 16_0148                            | Southwell     | Land south of Crew Lane (So/E/3)       | Allocation    | Suitable                      | 3.47                         | 3.47                     | 5-10                          |

| <b>Employment Land in Hectares - Southwell Area</b> | <b>0-5yrs</b> | <b>5-10yrs</b> | <b>10–15yrs</b> | <b>Total</b>  |
|---|---------------|----------------|-----------------|---------------|
| Total Suitable Employment Land                      | 0             | 5.72ha         | 0               | <b>5.72ha</b> |
| Total May be Suitable Employment Land               | 0             | 0              | 0               | <b>0.00</b>   |
| <b>Grand Total</b>                                  | <b>0</b>      | <b>5.72ha</b>  | <b>0</b>        | <b>5.72ha</b> |

### Southwell Area - Retail

| <b>Local Plan Review Reference</b> | <b>Parish</b> | <b>Address</b>                     | <b>Source</b>   | <b>Suitability Conclusion</b> | <b>Site Area in Hectares</b> | <b>Capacity Estimate</b> | <b>Availability Timescale</b> |
|------------------------------------|---------------|------------------------------------|-----------------|-------------------------------|------------------------------|--------------------------|-------------------------------|
| 16_0025                            | Southwell     | Land opposite Springfield Bungalow | Site Submission | Not Suitable                  | 0.66                         | 0                        | N/A                           |

## Nottingham Fringe Area

### Nottingham Fringe - Housing

| Local Plan Review Reference | Parish  | Address                                | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|---------|--|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0007                     | Lowdham | Land south west of Epperstone Bypass   | Site Submission | Not Suitable           | 6.27                  | 0                 | N/A                    |
| 16_0149                     | Lowdham | Land at Epperstone Road (Lo/Ho/1)      | Allocation      | Suitable               | 0.25                  | 1<br>4            | 0-5<br>5-10            |
| 16_0201                     | Lowdham | Land at Lowdham House, Epperstone Road | SHLAA 2008      | Not Suitable           | 4.6                   | 0                 | N/A                    |
| 16_0204                     | Lowdham | Land at Old Epperstone Road            | SHLAA 2008      | Not Suitable           | 3.04                  | 0                 | N/A                    |
| 16_0245                     | Lowdham | Lowdham Grange Road                    | SHLAA 2008      | Not Suitable           | 1.40                  | 0                 | N/A                    |
| 16_0259                     | Lowdham | Land off Southwell Road                | SHLAA 2008      | Not Suitable           | 9.65                  | 0                 | N/A                    |
| 16_0183                     | Oxton   | Land at Forest Road                    | Site Submission | Not Suitable           | 0.15                  | 0                 | N/A                    |
| 16_0184                     | Oxton   | The Forge, Forest Road                 | Site Submission | Not Suitable           | 0.29                  | 0                 | N/A                    |
| 16_0270                     | Oxton   | Land south of Elmcroft                 | SHLAA 2008      | Not Suitable           | 1.35                  | 0                 | N/A                    |
| 16_0196                     | Bulcote | Land south of Old Main Road            | Site Submission | Not Suitable           | 1.37                  | 0                 | N/A                    |

| Housing - Nottingham Fringe Area | 0-5yrs   | 5-10yrs  | 10-15yrs | Total    |
|----------------------------------|----------|----------|----------|----------|
| Total Suitable Dwellings         | 1        | 4        | 0        | 5        |
| Total May be Suitable Dwellings  | 0        | 0        | 0        | 0        |
| <b>Grand Total</b>               | <b>1</b> | <b>4</b> | <b>0</b> | <b>5</b> |

## Sherwood Area

### Sherwood Area - Housing

| Local Plan Review Reference | Parish              | Address                                     | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|---------------------|---|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0050                     | Bilsthorpe          | The Moor / Noble Foods (Bi/Ho/2)            | Allocation      | Suitable               | 1.86                  | 136               | 5-10                   |
| 16_0048                     | Bilsthorpe          | North of Kirklington Road (Bi/Ho/1)         | Allocation      | Suitable               | 0.95                  | 20                | 10-15                  |
| 16_0162                     | Bilsthorpe          | Land East of Eakring Road (Bi/MU/1)         | Allocation      | Suitable               | 3.95                  | 103               | 0-5                    |
| 16_0206                     | Bilsthorpe          | Land east of Archers Drive                  | SHLAA 2008      | May be Suitable        | 3.38                  | 61                | 5-10                   |
| 16_0261                     | Bilsthorpe          | Land South of Rose Cottage, Farnsfield Road | SHLAA 2008      | May be Suitable        | 0.37                  | 88                | 10-15                  |
| 16_0265                     | Bilsthorpe          | Land off Inkersall Lane                     | Site Submission | Not Suitable           | 60                    | 0                 | N/A                    |
| 16_0059                     | Edwinstowe          | Former Thoresby Colliery                    | Allocation      | Suitable               | 197.65                | 429               | 0-15                   |
| 16_0065                     | Edwinstowe          | Land north of Ollerton Road                 | SHLAA 2008      | Suitable               | 1.43                  | 28                | 0-5                    |
| 16_0160                     | Edwinstowe          | Land north of Mansfield Road (Ed/Ho/2)      | Allocation      | Suitable               | 1.71                  | 50                | 5-10                   |
| 16_0219                     | Edwinstowe          | Land north of Lansbury Road                 | SHLAA 2008      | Not Suitable           | 8.32                  | 0                 | N/A                    |
| 16_0220                     | Edwinstowe          | Land west of Mill Lane                      | SHLAA 2008      | Not Suitable           | 3.22                  | 0                 | N/A                    |
| 16_0221                     | Edwinstowe          | Land between Railway and Mill Lane (West)   | SHLAA 2008      | Not Suitable           | 4.38                  | 0                 | N/A                    |
| 16_0222                     | Edwinstowe          | Land south of Station Street                | SHLAA 2008      | May be Suitable        | 27.71                 | 499               | 5-10                   |
| 16_0223                     | Edwinstowe          | Land south of Sandy Lane                    | SHLAA 2008      | May be Suitable        | 2.31                  | 42                | 5-10                   |
| 16_0224                     | Edwinstowe          | Land adjoining Maythorne Gardens            | SHLAA 2008      | Not Suitable           | 1.48                  | 0                 | N/A                    |
| 16_0225                     | Edwinstowe          | Allotments off Ollerton Road                | SHLAA 2008      | Not Suitable           | 1.99                  | 0                 | N/A                    |
| 16_0226                     | Edwinstowe          | Land south of Boy Lane                      | SHLAA 2008      | Not Suitable           | 1.44                  | 0                 | N/A                    |
| 16_0227                     | Edwinstowe          | Land north of Boy Lane                      | SHLAA 2008      | May be Suitable        | 1.62                  | 34                | 5-10                   |
| 16_0195                     | Egmanton            | Land south of Weston Road                   | Site Submission | Not Suitable           | 8.95                  | 0                 | N/A                    |
| 16_0042                     | Ollerton & Boughton | Land east of Harrow Lane Boughton           | Site Submission | May be Suitable        | 14.79                 | 150               | 5-10                   |
| 16_0064                     | Ollerton & Boughton | Cinder Lane                                 | SHLAA 2008      | Not Suitable           | 3.43                  | 0                 | N/A                    |

|         |                     |   |                 |                 |       |     |       |
|---------|---------------------|---|-----------------|-----------------|-------|-----|-------|
| 16_0111 | Ollerton & Boughton | Garage Court at Maid Marion Way                                     | NSDC            | May be Suitable | 0.28  | 6   | 5-10  |
| 16_0154 | Ollerton & Boughton | Land Between Kirk drive, Stepnall Heights and Hallam Road (OB/MU/2) | Allocation      | Suitable        | 12.96 | 120 | 10-15 |
| 16_0198 | Ollerton & Boughton | The Haven, Wellow Green Cottages, Newark Road                       | Site Submission | Not Suitable    | 0.37  | 0   | N/A   |
| 16_0263 | Ollerton & Boughton | Land at Shannon Caravan Park, Wellow Road                           | SHLAA 2008      | Not Suitable    | 4.28  | 0   | N/A   |
| 16_0190 | Walesby             | Oakham Poultry Farm   | Site Submission | Not Suitable    | 13.03 | 0   | N/A   |
| 16_0191 | Walesby             | Land west of Retford Rd and north of Forest Lne                     | Site Submission | Not Suitable    | 5.06  | 0   | N/A   |
| 16_0192 | Walesby             | Land west of Retford Road and south of Forest Lane                  | Site Submission | Not Suitable    | 5.41  | 0   | N/A   |
| 16_0193 | Walesby             | Land east of Retford Road   | Site Submission | Not Suitable    | 1.93  | 0   | N/A   |
| 16_0194 | Walesby             | Land west of Retford Road   | Site Submission | Not Suitable    | 13.6  | 0   | N/A   |
| 16_0214 | Walesby             | Land west of Green Lane   | SHLAA 2008      | Not Suitable    | 2.22  | 0   | N/A   |
| 16_0215 | Walesby             | Land East of Green Lane   | SHLAA 2008      | Not Suitable    | 1.22  | 0   | N/A   |
| 16_0229 | Walesby             | Land East of Retford Road and South of Walesby                      | SHLAA 2008      | Not Suitable    | 3.82  | 0   | N/A   |
| 16_0246 | Walesby             | Land north of Tuxford Road  | SHLAA 2008      | Not Suitable    | 0.95  | 0   | N/A   |
| 16_0247 | Walesby             | Land East of Retford Road (opposite Forest Lane)                    | SHLAA 2008      | Not Suitable    | 20.43 | 0   | N/A   |
| 16_0248 | Walesby             | Land off Bogg Lane  | SHLAA 2008      | Not Suitable    | 2.13  | 0   | N/A   |
| 16_0271 | Walesby             | Land East of Byefields, Green Lane                                  | Site Submission | Not Suitable    | 0.75  | 0   | N/A   |

| Housing - Sherwood Area         | 0-5yrs     | 5-10yrs      | 10-15yrs   | Total        |
|---------------------------------|------------|--------------|------------|--------------|
| Total Suitable Dwellings        | 274        | 329          | 283        | <b>886</b>   |
| Total May be Suitable Dwellings | 0          | 792          | 88         | <b>880</b>   |
| <b>Grand Total</b>              | <b>274</b> | <b>1,121</b> | <b>371</b> | <b>1,766</b> |



### Sherwood Area - Employment

| Local Plan Review Reference | Parish     | Address                      | Source          | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|------------|------------------------------|-----------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0059                     | Edwinstowe | Thoresby Colliery            | Site Submission | Suitable               | 197.65                | 3.23ha            | 5-10                   |
| 16_0163                     | Bilsthorpe | Land South of Brailwood Road | Allocation      | Suitable               | 2.69                  | 2.39ha            | 5-10                   |
| 16_0190                     | Walesby    | Land off Forest Lane         | Site Submission | Not Suitable           | 13.04                 | 0                 | N/A                    |

| Employment Land in Hectares - Sherwood Area | 0-5yrs   | 5-10yrs       | 10-15yrs | Total         |
|---|----------|---------------|----------|---------------|
| Total Suitable Employment Land              | 0        | 5.62ha        | 0ha      | <b>5.62ha</b> |
| Total May be Suitable Employment Land       | 0        | 0             | 0        | <b>0</b>      |
| <b>Grand Total</b>                          | <b>0</b> | <b>5.62ha</b> | <b>0</b> | <b>5.62ha</b> |

### Sherwood Area – Retail

| Local Plan Review Reference | Parish              | Address                 | Source    | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|---------------------|-------------------------|-----------|------------------------|-----------------------|-------------------|------------------------|
| 16_0158                     | Ollerton & Boughton | OB/Re/1- Rufford Avenue | Allocated | Suitable               | 0.32                  | 0.32              | 5-10                   |

## Mansfield Fringe Area

### Mansfield Fringe - Housing

| Local Plan Review Reference | Parish    | Address   | Source              | Suitability Conclusion | Site Area in Hectares | Capacity Estimate | Availability Timescale |
|-----------------------------|-----------|---|---------------------|------------------------|-----------------------|-------------------|------------------------|
| 16_0020                     | Blidworth | Land East of Cottage Farm, between Cross Lane and Blidworth Lane        | Site Submission     | Not Suitable           | 34.41                 | 0                 | N/A                    |
| 16_0021                     | Blidworth | Cottage Farm, Cross Lane  | Site Submission     | Not Suitable           | 2.32                  | 0                 | N/A                    |
| 16_0083                     | Blidworth | Land south of Dale Lane (east)  | Site Submission     | Not Suitable           | 2.16                  | 0                 | N/A                    |
| 16_0169                     | Blidworth | Land South of Dale Lane (West) (BI/HO/1)                                | Allocation          | Suitable               | 2.08                  | 55                | 5-10                   |
| 16_0171                     | Blidworth | Land South of New Lane (BI/HO/3)  | Allocation          | Suitable               | 3.12                  | 81                | 0-5                    |
| 16_0260                     | Blidworth | Land adjacent Haywood Oaks Lane   | SHLAA 2008          | Not Suitable           | 7.42                  | 0                 | N/A                    |
| 16_0268                     | Blidworth | Land at Dale Lane   | Site Submission     | Not Suitable           | 2.02                  | 0                 | N/A                    |
| 16_0016                     | Clipstone | Land west of Waterfield Way   | Planning Permission | Suitable               | 5.41                  | 84                | 0-5                    |
| 16_0168                     | Clipstone | Former Clipstone Colliery (CL/MU/1)                                     | Allocation          | Suitable               | 27.64                 | 120               | 5-10                   |
| 16_0233                     | Clipstone | Land off Baulker Lane   | SHLAA 2008          | Not Suitable           | 10.43                 | 0                 | N/A                    |
| 16_0258                     | Clipstone | Land north of Woodland Close  | Site Submission     | May be Suitable        | 2.73                  | 49                | 5-10                   |
| 16_0269                     | Clipstone | Land at Cavendish Park  | SHLAA 2008          | Not Suitable           | 31.51                 | 0                 | N/A                    |
| 16_0017                     | Rainworth | Land to the West of Joseph Whittaker School, Blidworth Lane/Warsop Lane | Site Submission     | Not Suitable           | 11.01                 | 0                 | N/A                    |
| 16_0018                     | Rainworth | Land East of New Farm between Blidworth Land and Warsop Lane            | Site Submission     | Not Suitable           | 6.59                  | 0                 | N/A                    |
| 16_0019                     | Rainworth | Land South East of New Farm between Blidworth Land and Warsop Lane      | Site Submission     | Not Suitable           | 5.32                  | 0                 | N/A                    |
| 16_0023                     | Rainworth | Land off Warsop Lane  | Site Submission     | Not Suitable           | 7.38                  | 0                 | N/A                    |
| 16_0036                     | Rainworth | Mansfield Road opposite Lurcher PH                                      | SHLAA 2008          | Not Suitable           | 5.54                  | 0                 | N/A                    |
| 16_0159                     | Rainworth | Land east of East of Warsop Lane (RA/HO/2) Residual                     | Allocation          | Suitable               |                       | 100               | 5-10                   |
| 16_0165                     | Rainworth | Land north of Top Street (RA/HO/1)                                      | Allocation          | Suitable               | 1.93                  | 50                | 0-5                    |

|         |           |                                    |            |          |      |    |       |
|---------|-----------|------------------------------------|------------|----------|------|----|-------|
| 16_0166 | Rainworth | Land at Kirklington Road (RA/MU/1) | Allocation | Suitable | 0.62 | 6  | 10-15 |
| 16_0167 | Rainworth | Land west of Rufford Colliery Lane | Allocation | Suitable | 5.5  | 99 | 5-10  |

| <b>Housing - Mansfield Fringe Area</b> | <b>0-5yrs</b> | <b>5-10yrs</b> | <b>10-15yrs</b> | <b>Total</b> |
|--|---------------|----------------|-----------------|--------------|
| Total Suitable Dwellings               | 215           | 374            | 6               | <b>595</b>   |
| Total May be Suitable Dwellings        | 0             | 49             | 0               | <b>49</b>    |
| <b>Grand Total</b>                     | <b>215</b>    | <b>423</b>     | <b>6</b>        | <b>644</b>   |

### Mansfield Fringe - Employment

| <b>Local Plan Review Reference</b> | <b>Parish</b> | <b>Address</b>                              | <b>Source</b> | <b>Suitability Conclusion</b> | <b>Site Area in Hectares</b> | <b>Capacity Estimate</b> | <b>Availability Timescale</b> |
|------------------------------------|---------------|---|---------------|-------------------------------|------------------------------|--------------------------|-------------------------------|
| 16_0172                            | Blidworth     | Land at Gilbert Way (BI/E/1)                | Allocation    | Suitable                      | 0.33                         | 0.33                     | 5-10                          |
| 16_0168                            | Clipstone     | CI/MU/1 - Former Clipstone Colliery         | Allocated     | Suitable                      | 27.64                        | 12.00                    | 5-10                          |
| 16_0167                            | Rainworth     | Land west of Rufford Colliery Lane (Ra/E/1) | Allocation    | Suitable                      | 5.50                         | 5.50                     | 5-10                          |

| <b>Employment Land in Hectares - Mansfield Fringe Area</b> | <b>0-5yrs</b> | <b>5-10yrs</b> | <b>10-15yrs</b> | <b>Total</b> |
|--|---------------|----------------|-----------------|--------------|
| Total Suitable Employment Land                             | 0             | 17.83          | 0               | <b>17.83</b> |
| Total May be Suitable Employment Land                      | 0             | 0              | 0               | <b>0.00</b>  |
| <b>Grand Total</b>   | <b>0</b>      | <b>17.83</b>   | <b>0.00</b>     | <b>17.83</b> |

**Figure 1 - Areas of Newark & Sherwood**



