

Newark Parish

- 5.157** Within Newark Parish, 74 sites have been through the full Assessment process. 31 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.158** 30 sites are considered suitable for development and could provide for approximately 1593 dwelling units. It does not include 607 dwellings included in site assessments which had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings. Neither does it include the 178 dwellings identified at site 08_0694 which forms part of a larger site.
- 5.159** 13 sites may be considered suitable for development within the next five year period, and could provide for approximately 2810 dwelling units. It does not include 71 dwellings included at site 08_0245 which had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.160** The following sites within the parish of Newark have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Newark Beacon Ward

Sites not Considered Suitable:

- **08_0046**
- **08_0107**
- **08_0285**
- **08_0305**
- **08_0306**
- **08_0317**
- **08_0632**
- **08_0633**
- **08_0658**

Sites which are Considered Suitable:

- **08_0332**
- **08_0381**
- **08_0630**
- **08_0631**
- **08_0634**

- 08_0636
- 08_0644
- 08_0694

Sites which may be Considered Suitable:

- 08_0299
- 08_0541

Bridge Ward

Sites not Considered Suitable:

- 08_0295
- 08_0302
- 08_0357
- 08_0549
- 08_0551
- 08_0554

Sites which are Considered Suitable:

- 08_0024
- 08_0109
- 08_0342
- 08_0550
- 08_0552
- 08_0553
- 08_0651
- 08_0652
- 08_0654
- 08_0655
- 08_0656

Sites which May be Considered Suitable:

- 08_0259
- 08_0310

Castle Ward

Sites not Considered Suitable:

- 08_0011
- 08_0282
- 08_0375

- 08_0544
- 08_0546
- 08_0547
- 08_0548
- 08_0638
- 08_0642
- 08_0659
- 08_0660
- 08_0661
- 08_0662

Sites which are Considered Suitable:

- 08_0545
- 08_0640
- 08_0647
- 08_0648
- 08_0650

Sites which may be Considered Suitable:

- 08_0343
- 08_0367
- 08_0645
- 08_0646

Devon Ward

Sites not Considered Suitable:

- 08_0249
- 08_0338

Sites which are Considered Suitable:

- 08_0347
- 08_0643

Magnus Ward

Sites not Considered Suitable:

- 08_0649

Sites which are Considered Suitable:

- 08_0346
- 08_0384
- 08_0543
- 08_0637

Sites which May be Considered Suitable:

- 08_0243
- 08_0245
- 08_0312
- 08_0542
- 08_0657

5.161 The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. The exception to this is site 08_0639, in Beacon Ward, which is fully developed.

Beacon Ward:

- 08_0079 37A Beacon Hill Road, Newark
- 08_0395 97 Sleaford Road, Newark
- 08_0635 Beacon Hill Road, Newark
- 08_0639 Cromwell Road, Newark

Bridge Ward:

- 08_0025 Land to the rear of 34 Winthorpe Road, Newark
- 08_0333 Land at Winthorpe Road, Newark

Castle Ward:

- 08_0353 Land Adjacent to Swallow Farm, 43 Farndon Road, Newark
- 08_0354 Land at Swallow Farm, 43 Farndon, Newark
- 08_0641 Travellers Rest, Farndon Road, Newark
- 08_0653 17 North Gate, Newark

Devon Ward:

- 08_0328a Land at Eton Avenue, Newark
- 08_0328b Eton Avenue, Newark
- 08_0331 Land Adj Vale View, Newark
- 08_0356 Land Between Greenway and Elizabeth Road, Newark

5.162 However, the information provided will be used in developing the new detailed planning policies for this area.

5.163 The following site is also partly within Newark Castle and Newark Devon Ward:

5.164 08_0318 Hawton CP, Farndon Ward (Land South of Newark)

5.165 However, in order to prevent double counting, they have been included only in the summary figures for the Parish which contains the majority of the site, as detailed above.

Site Ref: Tara Bungalow, Kelham Lane, Newark**08_0011****Area(ha): 1.04****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within the Environment Agency's Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Site lies within the Environment Agency's Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside Small group of residential properties**Area Greenfield:** 1.04**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside; NE8 - Mature Landscape Area and PU1 - Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1609m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 306m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway. Access would rely on third party land and is therefore unacceptable in it's present form.**Topography Constraints:** No**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good) Part Grade 2/Part Grade 3**Site Apparatus:** Telephone line from nw to se

Site Ref: Tara Bungalow, Kelham Lane, Newark

08_0011

Area(ha): 1.04

Parish: NEWARK

Proposed Yield :

Neighbour Issues: Close to working farm and sugar factory

Site within a flood zone?:

In zone 3

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

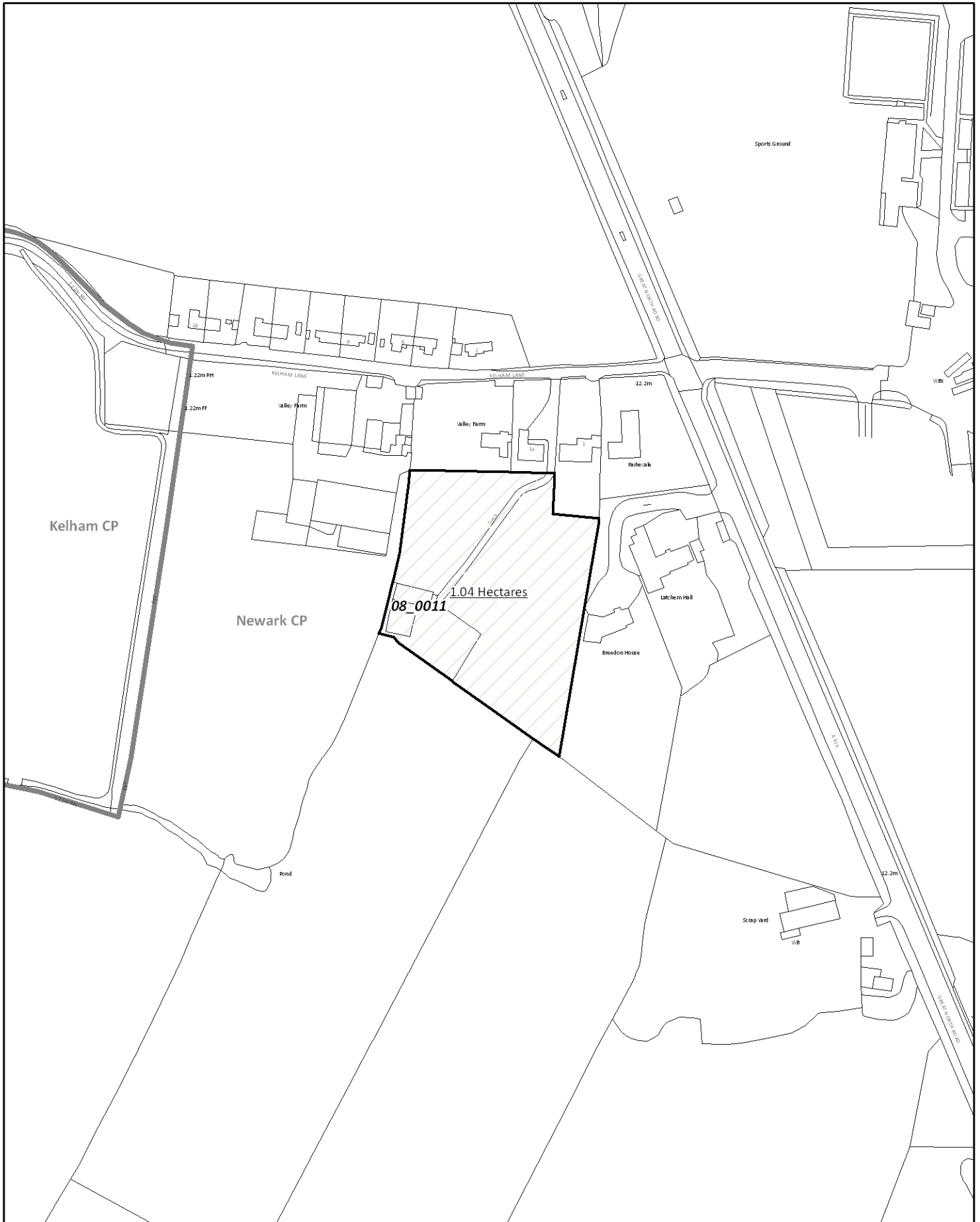
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Site is remote from the existing Urban boundary, and located within the countryside. Highway constraints, access would rely on third party land to connect to the public highway and is therefore unacceptable in it's present form. Site lies within the Environment Agency's Flood Zone 3 where residential development should to be resisted.

Strategic Housing Land Availability Assessment 2010



 **08_0011 - Tara Bungalow, Kelham Lane,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: land off Winthorpe Road/Lincoln Road**08_0024****Area(ha): 0.69****Parish: NEWARK****Proposed Yield : 28****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Although this site is in multiple ownership, an options agreement has been signed between parties.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

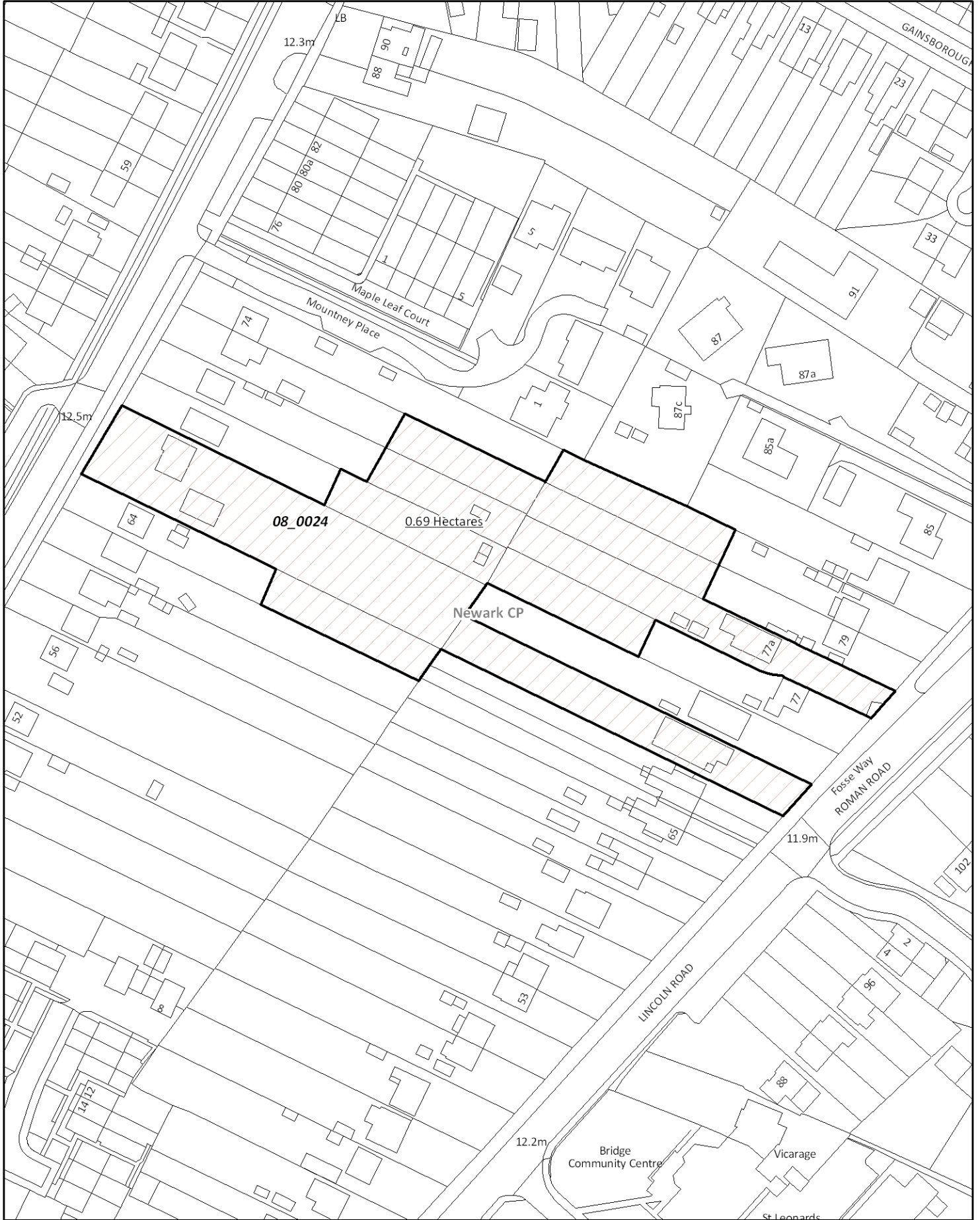
Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings - 28

Overall Draft Conclusion:**This site appears to be suitable for development.****Overall Final Conclusion:****This site appears to be suitable for development.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.69**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated Site includes the long gardens of various residential properties**Other:** H12 Main Built-up Area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1886m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 229m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to standard. Frontage development to Lincoln Road to provide for on site turning facilities. Main body of the site to be accessed from Winthorpe Road.**Topography Constraints:** No flat land**Access to Utilities?** Yes gas, electricity and sewerage available**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: land off Winthorpe Road/Lincoln Road**08_0024** Area(ha): 0.69 Parish: NEWARK**Proposed Yield :** 28**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** NO**Neighbour Issues:** No**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees within gardens and along some boundaries.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Although this site is in multiple ownership, an options agreement has been signed between parties.**Achievability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings - 28**Ownership Constraints** No ownership constraints 0-5 years option agreement signed between parties**Ownership Comments:** option agreement signed between parties**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings - 28**Additional Comments:** In multiple ownership.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0024 - Land Off Winthorpe Road/Lincoln Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Barnby Road

08_0046

Area(ha): 7.93

Parish: NEWARK

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information Supplied: Developer has shown interest in the site. Site available within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Potential flooding issues on part of the site. Further information would need to be provided to justify development in this location. Although the presence of a gas pipe line and overhead lines form a constraint which could prevent part of the site from being developed, some areas could accommodate development. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. Not presently suitable due to level of separation from existing settlement. This site is not appropriate for development in isolation, however, this site forms a small part of a larger site, which may be considered suitable for development. See site 08_0299.

Overall Final Conclusion:

Potential flooding issues on part of the site. Further information would need to be provided to justify development in this location. Although the presence of a gas pipe line and overhead lines form a constraint which could prevent part of the site from being developed, some areas could accommodate development. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. Not presently suitable due to level of separation from existing settlement. This site is not appropriate for development in isolation, however, this site forms a small part of a larger site, which may be considered suitable for development. See site 08_0299.

Character Land Use Location The site is not suitable

Location: Separated from urban/village boundary

PDL/Greenfield: Greenfield

Area Character: Countryside

Area Greenfield: 7.93

Setting: Countryside

Area PDL:

Current Use: GrazingOther

Proposed Use:

Policy The site is not suitable

AllocatedSite: Open break/Green Wedge

Other: NE8 Mature Landscape Area, FS4/R13 Clay Lane Green Wedge

Conflicting Issues Yes Open break/Green Wedge

Access to Services The site may be suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** No

Secondary school: Yes **Retail Area:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** Yes

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 2197m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 551m

Site Ref: Barnby Road

08_0046

Area(ha): 7.93

Parish: NEWARK

Proposed Yield :

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site high way works required, Traffic Assessment required. There is a poor standard of road towards Newark with limited pedestrian linkage.

Topography Yes Gentle Slope **Access to Utilities?** Yes Water **Contaminated Land?:** No
Constraints:

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Gas Pipeline through south of side and overhead lines across south west part of the site

Neighbour Issues:

Identified in SFRA: Yes

Site within a flood zone?: In zone 3 A small section at the south of the site is within Zone 3

SFRA Comments: Sequentially the site should be looked upon favourably with the vast majority is in Flood Zone 1 - apart from a small area to the south of the site

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Developer has shown interest in the site. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years Dual family ownership 50% by 3 family members the other 50% by another family member.

Ownership Comments: Dual family ownership 50% by 3 family members the other 50% by another family member.

Legal Issues: No

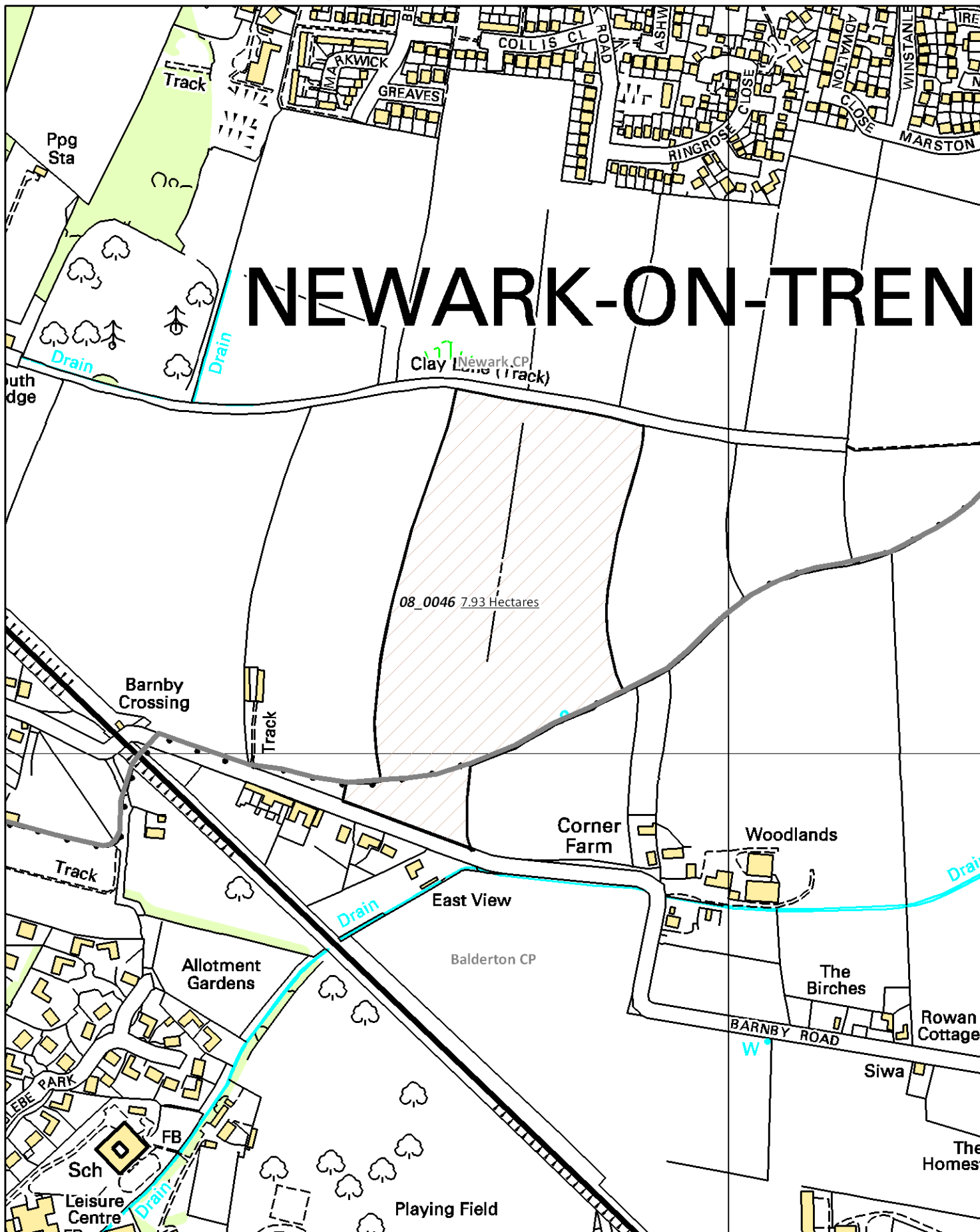
Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: SHLAA site 08_0107 also covers this area and is also part of area covered by 08_0299. Dual family ownership 50% by 3 family members the other 50% by another family member. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts. Also in Balderton Parish/Balderton North Ward.



08_0046 - Barnby Road, Newark

Date:	09/03/2010
Scale:	1:5,000



Site Ref: Barnby Lane**08_0107****Area(ha): 7.93****Parish: NEWARK****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information supplied: Developers have shown an interest in the past and the site will be available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential flooding issues. Further information would need to be provided to justify development in this location. Although the presence of a gas pipe line and overhead lines form a constraint which could prevent part of the site from being developed, some areas could accommodate development. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 08_0299.

Overall Final Conclusion:

Potential flooding issues. Further information would need to be provided to justify development in this location. Although the presence of a gas pipe line and overhead lines form a constraint which could prevent part of the site from being developed, some areas could accommodate development. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the potential protected species habitat. This site is not appropriate for development in isolation. However, this site forms a small part of a larger site, which may be considered suitable for development. See Site 08_0299.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 7.93**Setting:** Countryside**Area PDL:****Current Use:** Grazing and some scrublandCountryside**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, FS4 / R13 Clay lane Green Wege, NE8 Mature Landscape Area, PU1 Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2197m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 551m**Physical Constraints The site may be suitable**

Site Ref: Barnby Lane

08_0107

Area(ha): 7.93

Parish: NEWARK

Proposed Yield :

Highway Engineers Comments: Visibility and On site Highway Layout to be provided to standard. Off site highway work required. Traffic Assessment required. The size of the site could conceivably accommodate in the region of 300+ dwellings. There is a poor standard of vehicular and pedestrian access to the site and may have an affect on the railway level crossing. May not be suitable.

Topography Constraints: No Land slopes gently down to the south

Access to Utilities? Yes Water and possibly gas, sewerage and electricity unknown

Contaminated Land?: No

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Neighbour Issues: No

Site Apparatus: gas pipeline through south of site, overhead wire cross south west of site, Many buildings on site.

Identified in SFRA: Yes

Site within a flood zone?: Adjacent zone 3 small part of site in floodzone 2 and floodzone 3

SFRA Comments: vast majority of the land is within flood zone 1. A minor part is within flood zone 3. The site is recommended as being suitable for development providing development is steered away from flood zone 3

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: Developers have shown an interest in the past and the site will be available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years Land in Multiple (family) ownership

Ownership Comments: Land in Multiple (family) ownership

Legal Issues: No

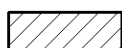
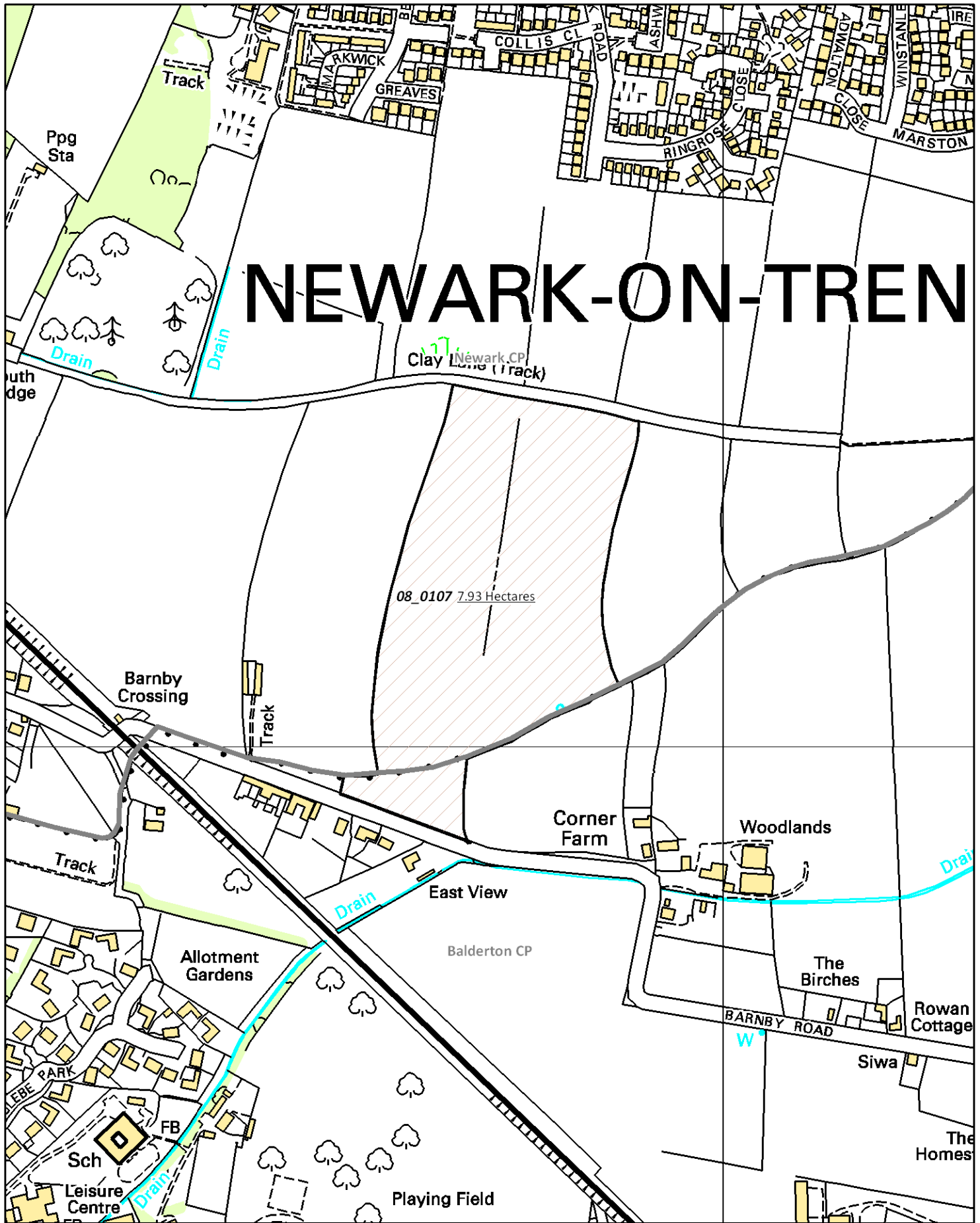
Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Also in Balderton North Ward. Also in Balderton parish. Uses proposed are not specified the submission states whatever the Council claims appropriate. SHLAA site 08_0046 also covers this area and also part of area covered by 08_0299. Dual family ownership 50% by person submitting form and 50% by 3 other members of the family.



**08_0107 - Barnby Lane,
Newark**

Date:	09/03/2010
Scale:	1:5,000

Site Ref: Brownhills Motor Homes, A1/A46 Junction**08_0109**

Area(ha): 4.65

Parish: NEWARK

Proposed Yield : 140

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information supplied: Developers have shown an interest in the site, 160 dwellings are proposed and is available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph with 14% on-site POS (accommodated with 25% site reduction area) and POS commuted sum. No. of dwellings 140.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact of on the A1 adjacent to the north and A1/A46 junction to the west. Possible on and off site highways mitigation works may be required. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact of on the A1 adjacent to the north and A1/A46 junction to the west. Possible on and off site highways mitigation works may be required. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedHousing, Employment, Highways**Area Greenfield:****Setting:** Urban**Area PDL:** 4.65**Current Use:** Caravan Sales and maintenanceLand & Bldgs in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Main Built-up area Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2521m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 413m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Off site highway works required. Traffic Assessment required. Site fronts a Trunk Rd therefore advice as to accessing the Trunk Rd should be taken from the Highways Agency.

Site Ref: Brownhills Motor Homes, A1/A46 Junction**08_0109****Area(ha): 4.65****Parish: NEWARK****Proposed Yield : 140**

Access onto Brunel Dr would be limited due to the close proximity of the signal controlled junction with Lincoln Rd.

Topography Constraints: No Flat

Access to Utilities? Yes

Contaminated Land?: Yes Former MOD land

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Security Lights within site

Neighbour Issues: Adjacent to A1 to the north and A1/A46 jct to west

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: Yes Trees within site and tree belts along western and norther part of boundary. Bank on north east up to the A1 adjacent feature.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Infomation supplied: Developers have shown an interest in the site, 160 dwellings are proposed and is available within 5 years.

Achievabilty Comments: Viable - Assessed at 40dph with 14% on-site POS (accomodated with 25% site reduction area) and POS commuted sum. No. of dwellings 140.

Ownership Constraints: No ownership constraints 0-5 years **Ownership Comments:**

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

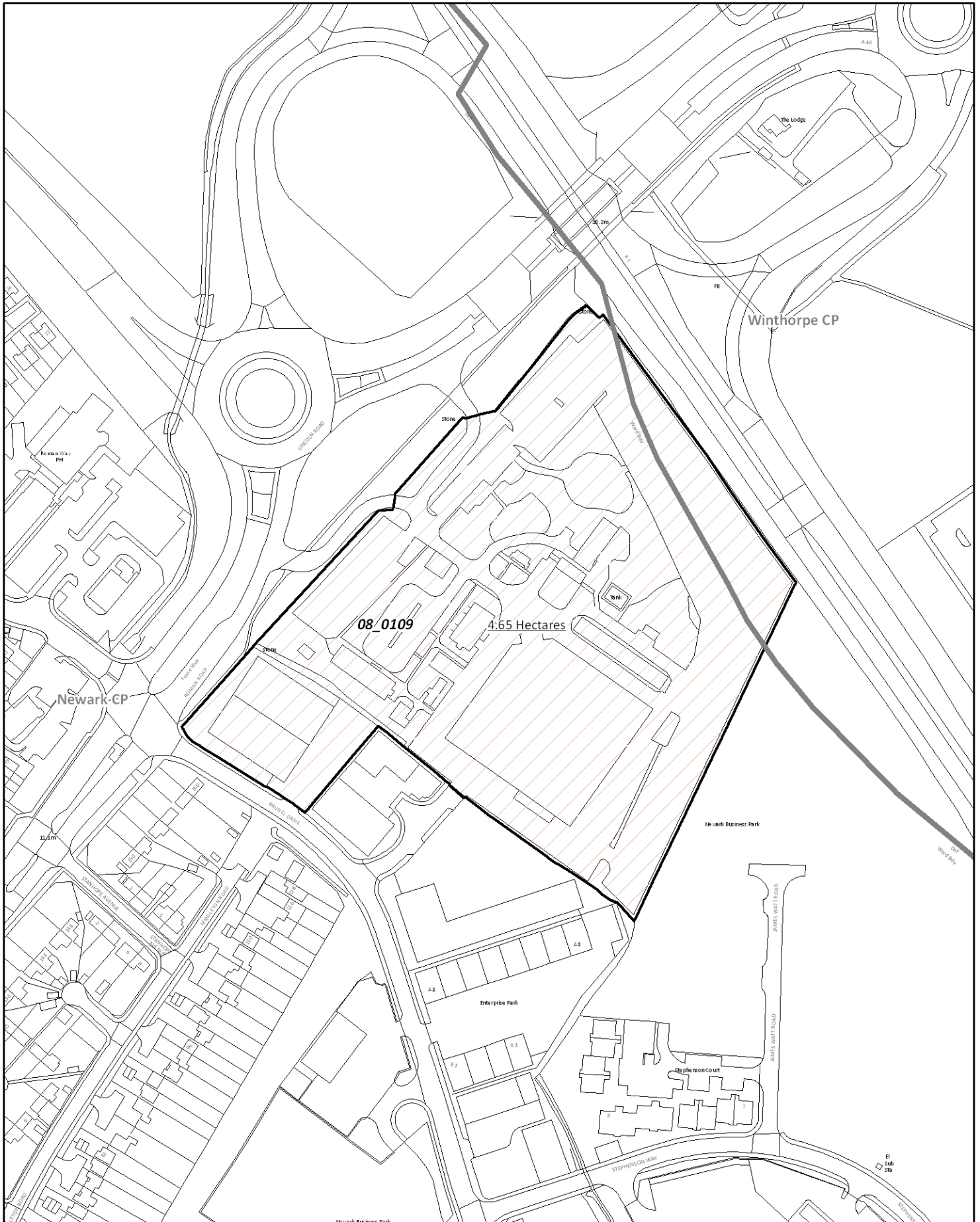
Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 40dph with 14% on-site POS (accomodated with 25% site reduction area) and POS commuted sum. No. of dwellings 140.

Additional Comments: Site also lies within Winthorpe Parish and Winthorpe ward.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



08_0109 - Brownhills Motor Homes, A1/A46 Junction, Newark

Date: 09/03/2010

Scale: 1:2,500

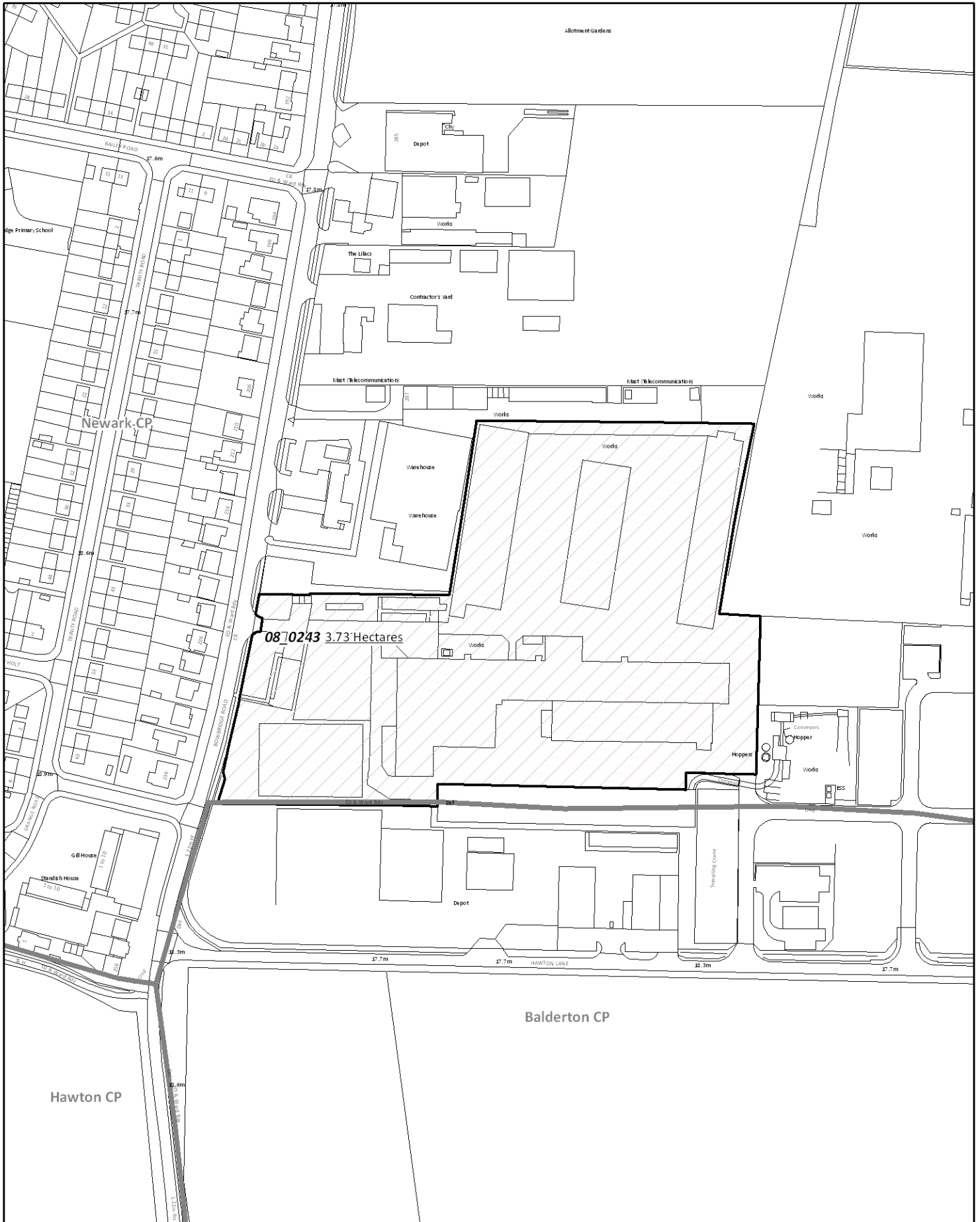
Site Ref: Newark Storage, Bowbridge Road**08_0243****Area(ha): 3.73****Parish: NEWARK****Proposed Yield : 128**

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available in 10 - 15 years time
Availability Comments:	Information Supplied: Available within 5 years and 5-10 years. However, the environmental constraints identified within the neighbouring site would need to be addressed prior to development .
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. No. of dwellings 128.
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. The environmental constraints identified within the neighbouring site would need to be addressed prior to development of this site. This site may to be suitable for development if the adjacent environmental constraint is removed. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** EmploymentResidential**Area Greenfield:****Setting:** Urban**Area PDL:** 3.73**Current Use:** IndustrialOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other Part of Newark Main Urban Area**Other:** H12 Main Built-up Area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2198m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 305m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Existing industrial site . Could be acceptable subject to satisfactory details of access.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Newark Storage, Bowbridge Road**08_0243** Area(ha): 3.73 Parish: NEWARK**Proposed Yield :** 128**Agricultural Land Quality:** Not Applicable**Site Apparatus:** Masts to north of site.**Neighbour Issues:** Ash Pile to east**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood zone 1 suitable for all forms of developments**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5 years and 5-10 years. However, the environmental constraints identified within the neighbouring site would need to be addressed prior to development .**Achievability Comments:** Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. No. of dwellings 128.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years The environmental constraints identified within the neighbouring site would need to be addressed prior to development .**Availability Other Issues:** other constraints 11-15 years**Viability Comments:** Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. No. of dwellings 128.**Additional Comments:** Site extends into Balderton West ward. Proposed use is either residential or employment. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



08_0243 - Newark Storage, Bowbridge Road, Newark

Date: 09/03/2010
Scale: 1:2,500

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Site Ref: Land Off Bowbridge Road**08_0245**

Area(ha): 1.89

Parish: NEWARK

Proposed Yield : 71

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: A developer has shown interest in this site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 71.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the existing Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the existing Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Combination**Area Character:** Residential Industry and open space**Area Greenfield:** 1.38**Setting:** Urban Open space**Area PDL:** 0.51**Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Open Space**Other:** R2 Existing Open Space; R8 RHP Sports Ground Newark**Conflicting Issues** Yes Existing Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1685m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 37m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Could be acceptable for residential development subject to conditions re access.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

Site Ref: Land Off Bowbridge Road**08_0245**

Area(ha): 1.89

Parish: NEWARK

Proposed Yield : 71

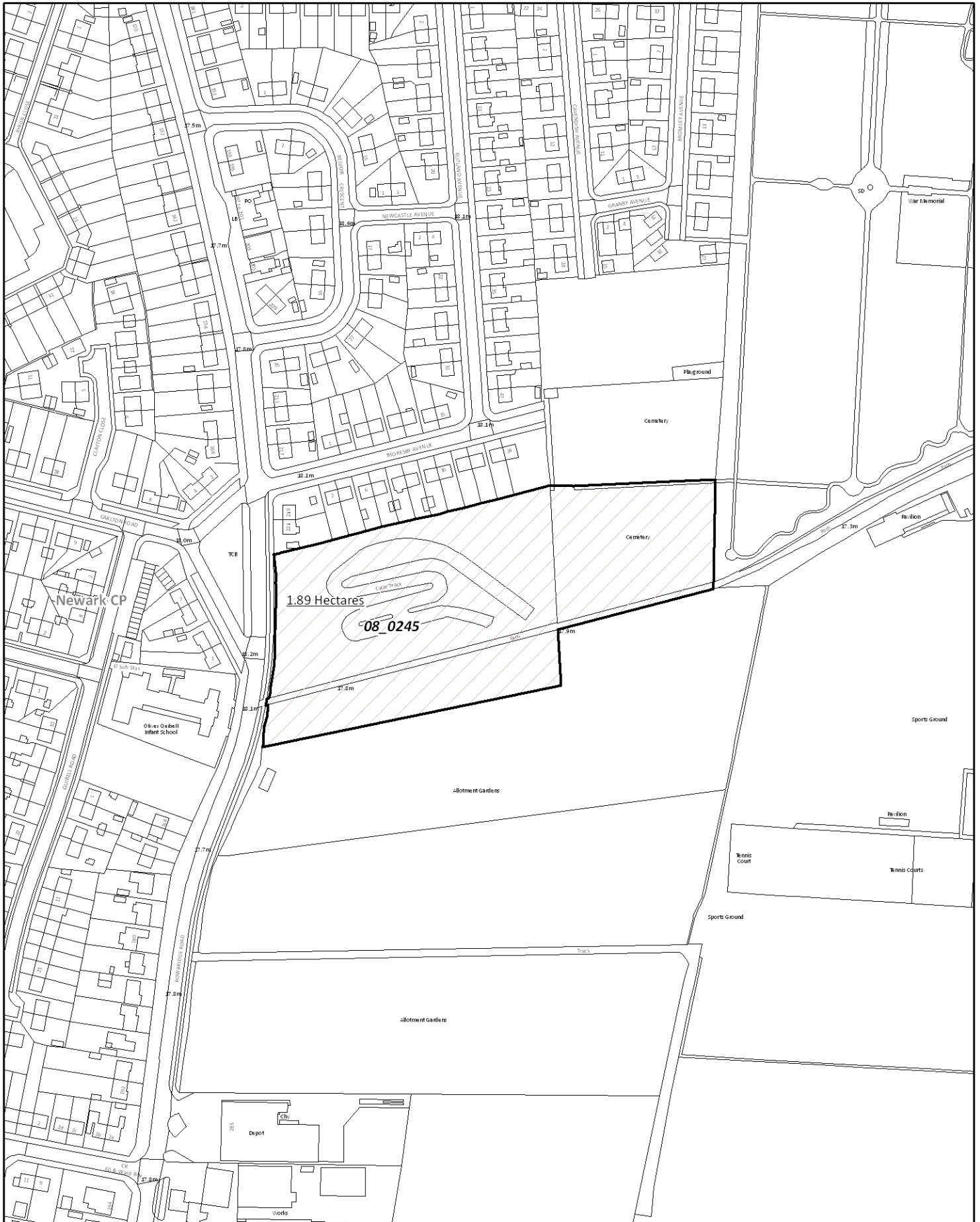
identified at the site

Agricultural Land Quality: Not Applicable**Site Apparatus:****Neighbour Issues:****Site within a flood zone?:** In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Flood zone 1, most forms of development acceptable.**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** Yes Open space**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 71.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 71.**Additional Comments:** English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0245 - Land Off Bowbridge Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land at Cherry Holt**08_0249****Area(ha): 1.06****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the existing Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works and highway access.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the existing Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works and highway access.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 1.06**Setting:** Urban**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space**Other:** R2 Existing Open Space**Conflicting Issues** Yes Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2217m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 15m**Physical Constraints The site is not suitable****Highway Engineers Comments:** No means of access shown to the adopted highway therefore unsatisfactory.**Topography** No Flat**Access to Utilities?** No**Contaminated Land?:** Yes**Constraints:****Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable**Site Apparatus:** Electricity sub-station in western corner, Playground on site.**Neighbour Issues:**

Site Ref: Land at Cherry Holt**08_0249**

Area(ha): 1.06

Parish: NEWARK

Proposed Yield :

Identified in SFRA: No

Site within a flood zone?:

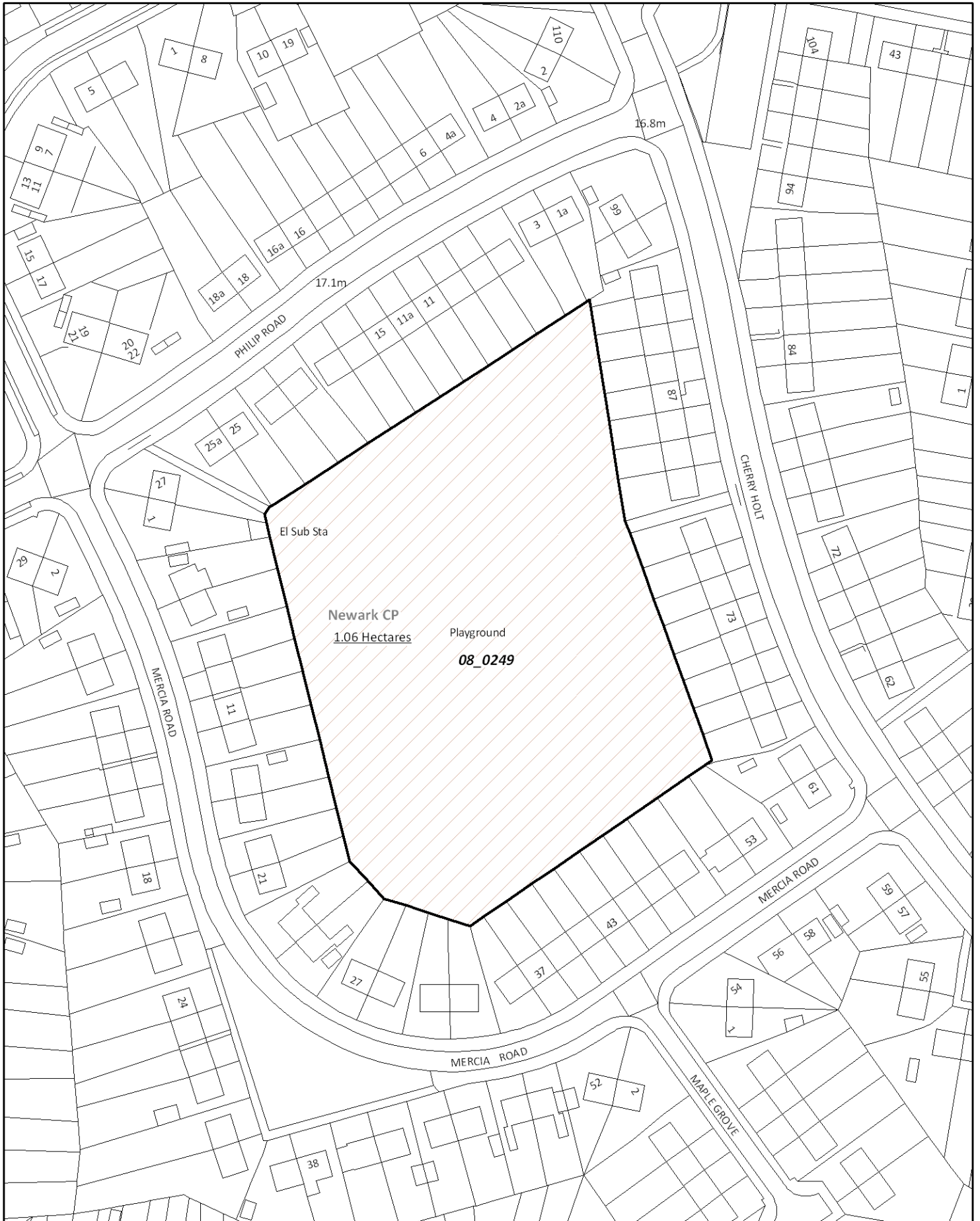
In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** Yes Open space/playground**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** No**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments: Local Councillors: One of the very few remaining green spaces within Hawtonville and is therefore not appropriate for development. In addition it is currently used for football and play area both maintained by NSDC. As such if Hawtonville were to be built today, this land would be considered under a S106 agreement as land held for the community benefit. General comment This is one of several parcels of land owned by the District Council and represents the remaining open space within the Hawtonville estate. The estate is acknowledged as suffering major deprivation and the development of the remaining green space will serve only to exacerbate the social problems found within the estate. On planning grounds alone the concentration of existing development would mean that further development of this site would have adverse impacts on its surroundings.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0249 - Land At Cheryn Holt,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land off Lincoln Road**08_0259****Area(ha): 0.96****Parish: NEWARK****Proposed Yield : 36****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 36.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixedresidential/open space**Area Greenfield:** 0.96**Setting:** Urban**Area PDL:****Current Use:** open space/playing fieldsOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space**Other:** H12 main built up area, R2 Existing Open Space**Conflicting Issues** Yes Existing Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2113m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 12m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic statement required. Probably needs new junction onto Lincoln Rd . This would need further investigation.**Topography Constraints:** No flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

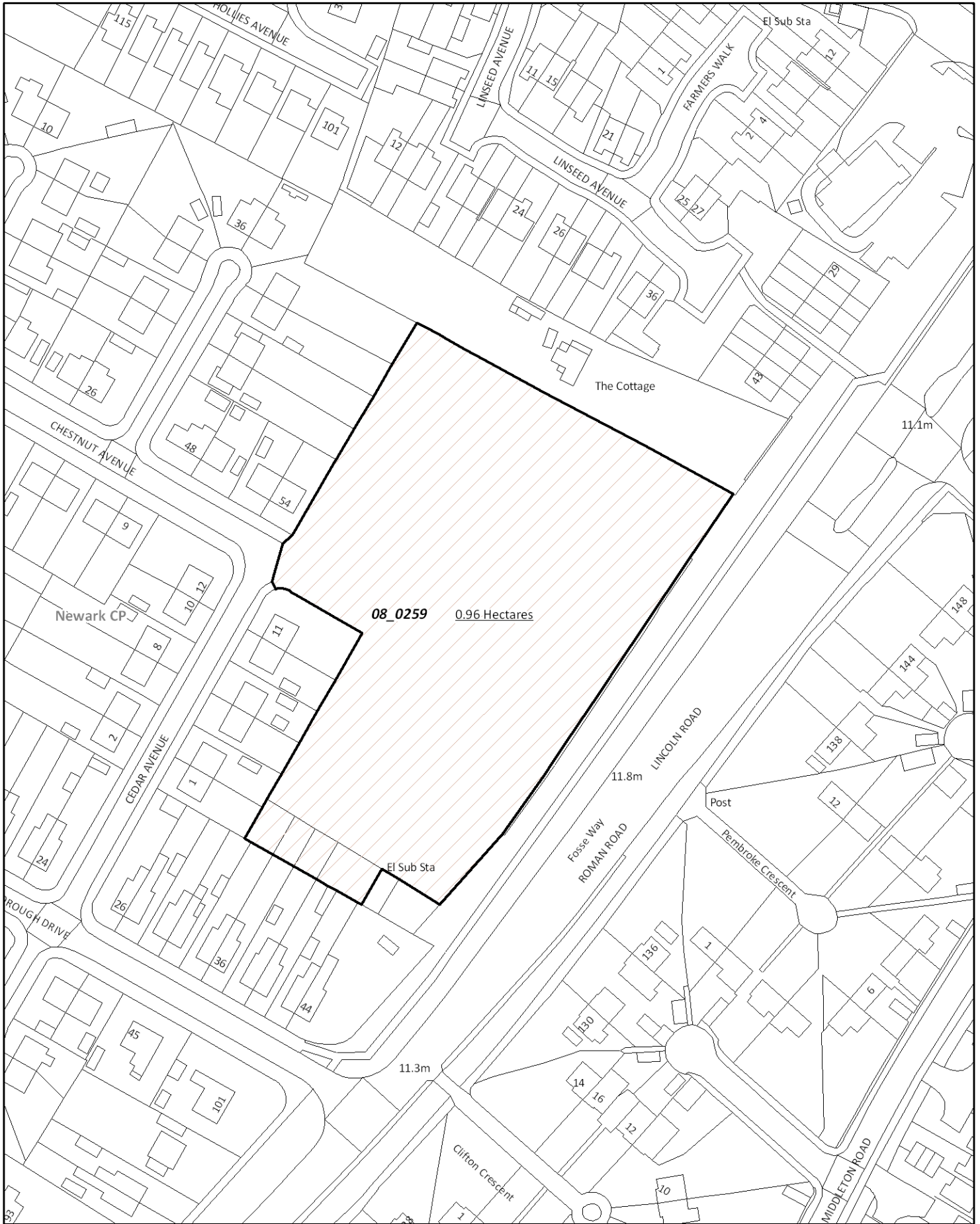
Site Ref: Land off Lincoln Road**08_0259**

Area(ha): 0.96

Parish: NEWARK

Proposed Yield : 36**Agricultural Land Quality:** Grade 3 (Good-moderate)
part urban**Site Apparatus:** telephone wires across site.
Sport/play equipment on site**Neighbour Issues:** none**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** In flood zone 1 in which all forms of developemnt are considered suitable**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** Yes Trees border part of site**Impact on existing Recreational Use:** Yes recreational land**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 36.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 36.**Additional Comments:** English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0259 - Land Off Lincoln Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Former Vauxhall Dealership, Farndon Road**08_0282****Area(ha): 0.32****Parish: NEWARK****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has shown interest in the site. The developer has already invested in the site. Available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.32**Current Use:** Vacant Building**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other**Other:** H12 Main Built Up Area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1993m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 173m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. This site has previously been considered for residential development .Subject to satisfactory details of access etc.there would be no highway objections to this site.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Buildings on site**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Site in zone 2 also**SFRA Comments:**

Site Ref: Former Vauxhall Dealership, Farndon Road

08_0282

Area(ha): 0.32

Parish: NEWARK

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Developer has shown interest in the site. The developer has already invested in the site. Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

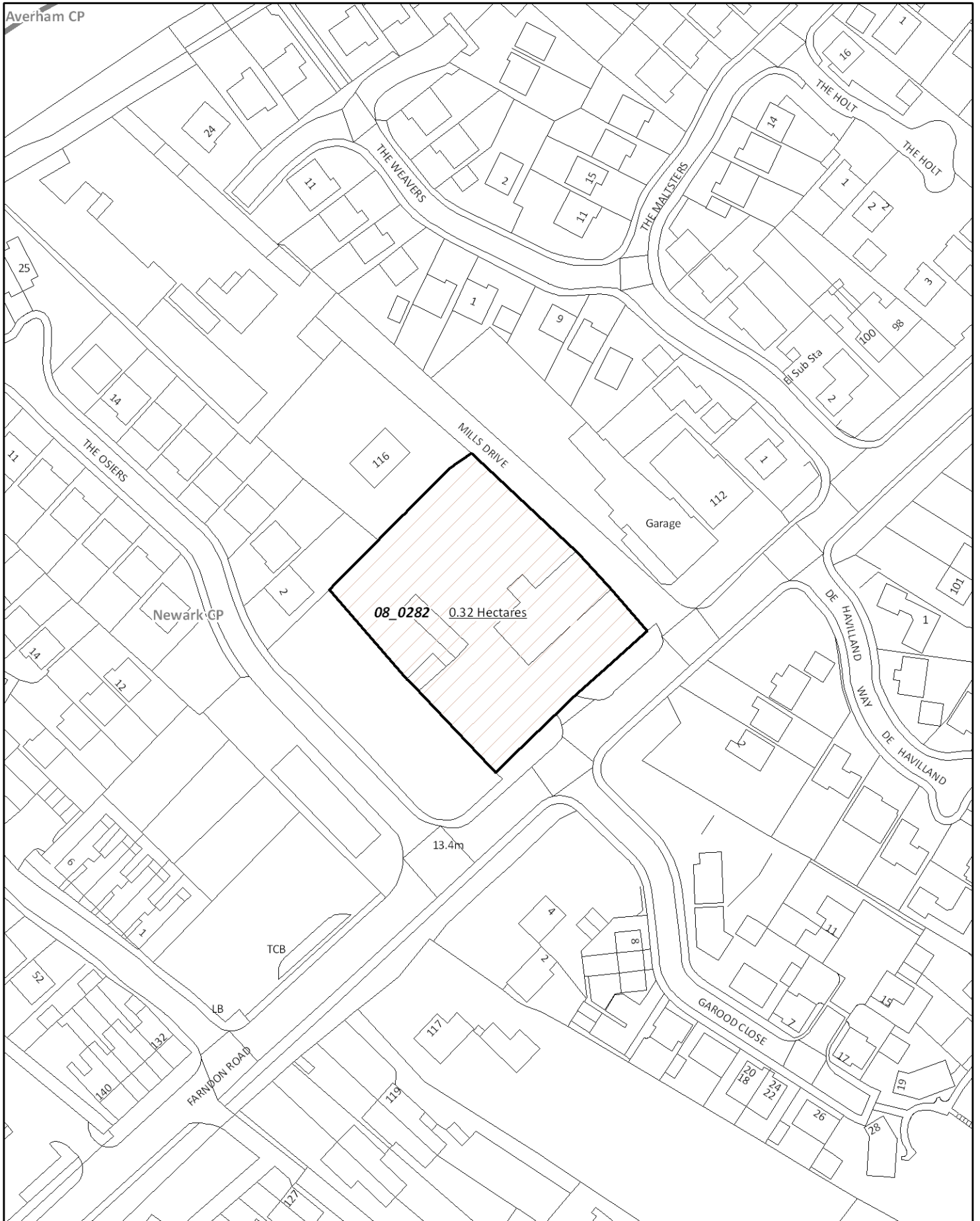
Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Local Members comment: This land has already been identified by the Environment Agency as unsuitable due to flooding.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



08_0282 - Former Vauxhall Dealership, Farnon Road, Newark

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Nrth Clay Lane/ Sth of Beacon Hill Rd/ Beacon Hgts**08_0285****Area(ha): 10.05****Parish: NEWARK****Proposed Yield :****Suitability Conclusion**

The site is not suitable

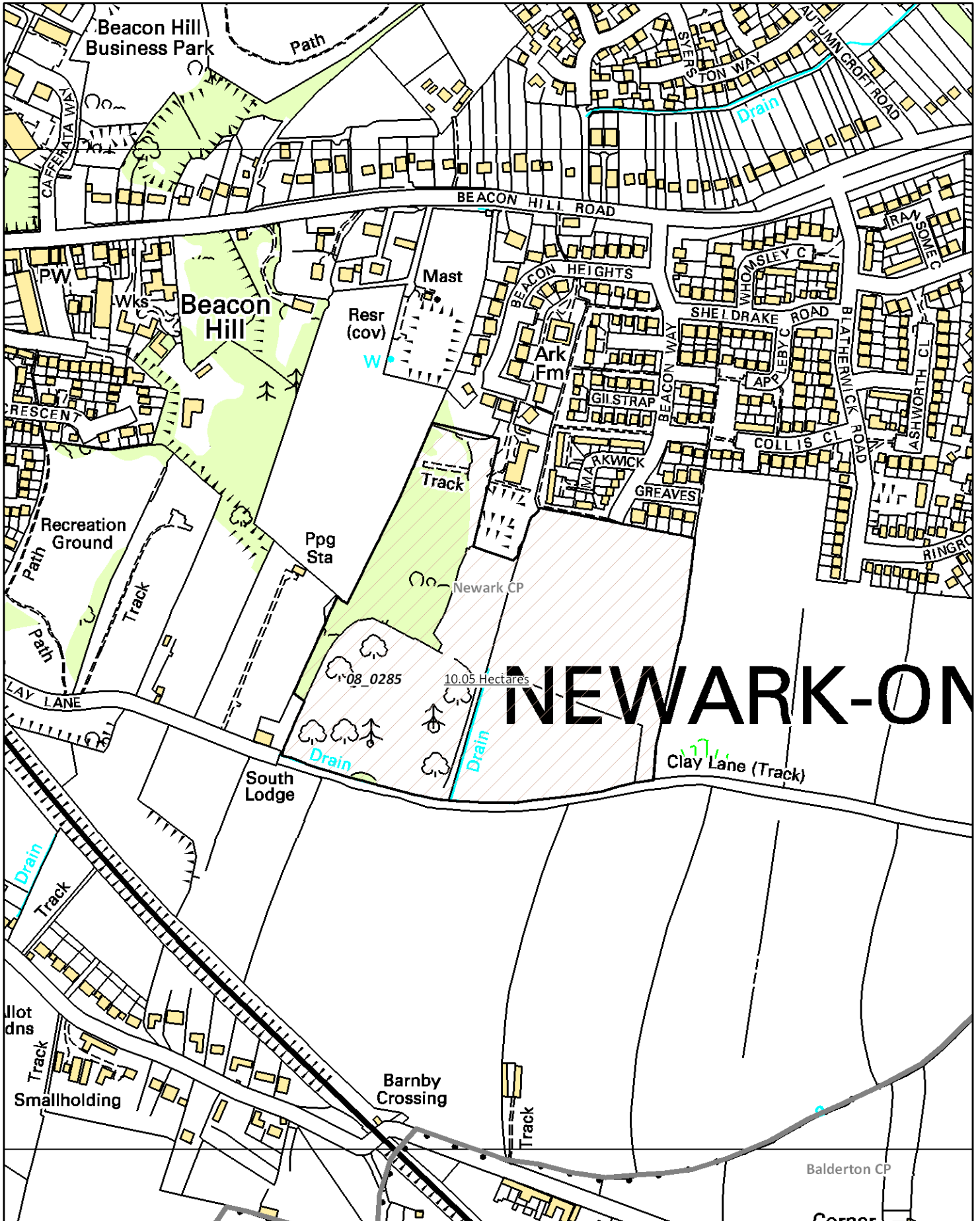
Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has shown interest in the site. Number/type of dwellings: 100+ depending on house type and tenure. Available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedGrassland, woodland ,residential**Area Greenfield:** 10.05**Setting:** Other Grassland, woodland ,residential**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS4/ R13- Clay Lane Green Wedge, NE8- MLA**Conflicting Issues** Yes Clay Lane Green Wedge**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1850m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 358m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works and a Transport Assessment required. May only be able to access this site from Beacon Way. This would restrict the number of dwelling units that could be served by a single access.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Nrth Clay Lane/ Sth of Beacon Hill Rd/ Beacon Hgts**08_0285****Area(ha): 10.05****Parish: NEWARK****Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate) /Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Development acceptable**Impact on Landscape Biodiversity The site is not suitable****Impact on views:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape.**Natural Features:** Yes Trees within site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Number/type of dwellings: 100+ depending on house type and tenure. Available within 5 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
Land owned in joint tenancy as joint beneficiaries in equal 50/50 shares**Ownership Comments:** Land owned in joint tenancy as joint beneficiaries in equal 50/50 shares**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Within site 08_0299, and adjacent to 08_0317. Submission is identified as being for an affordable housing development. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



 08_0285 - North Clay Lane/South Of Beacon Hill Road/Beacon Heights, Newark

Date: 09/03/2010
Scale: 1:5,000

Site Ref: Land between A46 and A1, Bridge House**08_0295****Area(ha): 9.82****Parish: NEWARK****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has shown an interest in the site. Developer has already invested in the site. Available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Although flooding constraints could prevent the greatest part of the site from being developed, some areas could accommodate development. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Although flooding constraints could prevent the greatest part of the site from being developed, some areas could accommodate development. Not presently suitable due to level of separation from existing settlement.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside/ Town**Area Greenfield:** 9.82**Setting:** Countryside /Town**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS2 Open Breaks Between Newark and Winthorpe, NE1 Development in the Countryside**Conflicting Issues** Yes Open Break and Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3026m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 609m**Physical Constraints The site is not suitable****Highway Engineers Comments:** There is no connection to the county highway network but abuts the Trunk Rds of the A1 and A46. Advice should therefore be sought from the Highways Agency as to access to this site.**Topography Constraints:** No Slopes to North and West**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Land between A46 and A1, Bridge House**08_0295**

Area(ha): 9.82

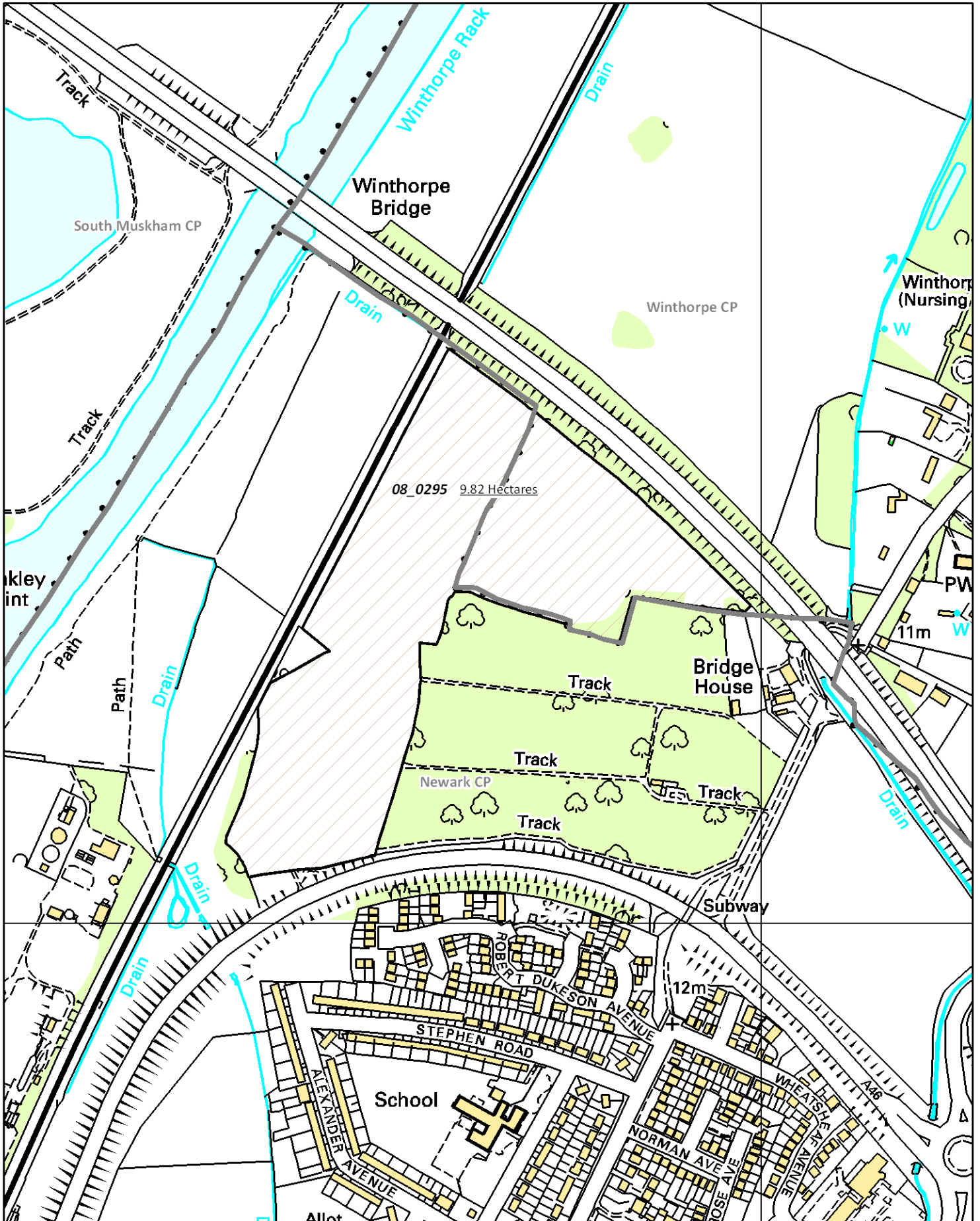
Parish: NEWARK

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** 2 trunk roads and a railway close to site**Site within a flood zone?:** In zone 3 and Zone 2**Identified in SFRA:** Yes**SFRA Comments:** Zones 1,2 and 3 potential for development subject to steering it away from Z3**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Suitability Conclusion:** The site is not suitable**Conservation Area:** No**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown an interest in the site. Developer has already invested in the site. Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Site also within Winthorpe Ward and Parish. Either residential or employment uses proposed. Adjacent to SHLAA site 08_0549.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



08_0295 - Land Between A46 And A1, Bridge House, Newark

Date: 09/03/2010

Scale: 1:5,000



NEWARK & SHERWOOD DISTRICT COUNCIL

Site Ref: Land at Clay Lane/Barnby Road**08_0299**

Area(ha): 178.26

Parish: NEWARK

Proposed Yield : 1600

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information provided: Developer has shown interest in site. Developer has invested in site. Site available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph with 72% site area reduction reflecting on-site POS and other requirements no POS commuted sum. Site broken down into 10 phases of 17.8 Ha yielding a total of 2000 dwellings as specified by Agent's site brief.

Overall Draft Conclusion:

Topography constraint. Landscape constraints could prevent part of the site from being developed, however some areas could accommodate development. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact from the A1 Trunk road and railway line adjacent to the site and also mitigate against any detrimental impact on the Site of Interest for Nature Conservation or potential protected species habitat. Possible on and off site highways mitigation works may be required. Although the site is subject to constraints, appropriate mitigation measures could be provided. If the Urban Boundary/Green Wedge designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Topography constraint. Landscape constraints could prevent part of the site from being developed, however some areas could accommodate development. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact from the A1 Trunk road and railway line adjacent to the site and also mitigate against any detrimental impact on the Site of Interest for Nature Conservation or potential protected species habitat. Possible on and off site highways mitigation works may be required. Although the site is subject to constraints, appropriate mitigation measures could be provided. If the Urban Boundary/Green Wedge designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Combination**Area Character:** Countryside**Area Greenfield:** 158.51**Setting:** Countryside With urban fringe qualities**Area PDL:** 19.75**Current Use:** Agriculture with some grazing, dwellings and other usesOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** NE1 Development in the Countryside, FS4 Clay Lane Green Wedge, NE8 Mature Landscape Area R13 Clay Lane, Newark, EHC1 Newark Proposed Schools**Conflicting Issues** Yes Clay Lane Green Wedge**Access to Services The site is suitable**

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Site Ref: Land at Clay Lane/Barnby Road**08_0299** Area(ha): 178.26 Parish: NEWARK

Proposed Yield : 1600

Primary school: No **Bus stop:** No **Secondary school:** Yes **Retail Area:** Yes
GP/ Health Centre: No **Cash Machine/PO:** No **Further Education:** Yes **Hospital:** Yes
Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 2643m **Proximity Transport Node:** Over 1km from a major public transport node

GreenSpaceStandards: Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 680m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Insufficient information to give advice, Traffic Assessment required. The size of the site would require extensive and detailed investigation . The Highway Authority could not make comment on this site with the information available.

Topography Constraints: Yes Higher land to north with slope down to the south **Access to Utilities?** Unknown **Contaminated Land?:** Yes
Contamination Category: A-Potentially contaminative usage has been identified at the site

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** Small overhead wires cross the site**Neighbour Issues:** A1 & railway - noise/fumes & noise respectively**Site within a flood zone?:** In zone 3 Small part of site in Zones 2 and 3.**Identified in SFRA:** Yes**SFRA Comments:** Within the sequential approach taken, the land south of Beacon Hill Road should be looked upon favourably ... The suitable is recommended as being suitable for development, providing development is steered away from the Flood Zone 3 part.**Impact on Landscape Biodiversity** The site may be suitable

Impact on views: Yes Minor adverse – Potential development may not quite fit into the landform and scale of the landscape. Some development to the south of Clay Lane and the east of the railway could be considered providing a suitable landscape structure is put in place **Natural Features:** Yes A number of ditches and hedgerows; some fences. (Natural features adjacent to the site alongside the A1 and the railway).

Impact on existing Recreational Use: Yes Site includes recreational footpaths. Newark BW17/Newark FP18**Listed Bldg / Local Interest Bldg:** No

ProtectedSpecies/Habitats: Yes Coincides with SINC 5/333 - Balderton Balast Pit. Substantially coincides with 2/643 - Beacon Hill. Direct impacts can be expected. Potential Protected species habitat.

Tree Preservation Order: No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown interest in site. Developer has

Site Ref: Land at Clay Lane/Barnby Road**08_0299** Area(ha): 178.26 Parish: NEWARK**Proposed Yield : 1600**

invested in site. Site available within 5 years.

Achievability Comments: Viable - Assessed at 40dph with 72% site area reduction reflecting on-site POS and other requirements no POS commuted sum. Site broken down into 10 phases of 17.8 Ha yielding a total of 2000 dwellings as specified by Agent's site brief.

Ownership Constraints No ownership constraints 0-5 years Site is in multiple ownership **Ownership Comments:** Site is in multiple ownership

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 40dph with 72% site area reduction reflecting on-site POS and other requirements no POS commuted sum. Further work has led to a yield of 1600

Additional Comments: Site is also within Balderton North Ward and Winthorpe Ward and Coddington and Balderton Parishes. Development control history is complex as this is a large site. Sites along Clay Lane/Barnby Road have been refused consent in the past for residential development. Whilst minor development proposals to dwellings in the site area have been permitted, there have also been refusals. Application pending July 08 for the retention of a skip hire business on site off Barnby Road. Small site has housing planning permission (Site 08_0088). This site covers all of SHLAA Sites 08_0285, 08_0317, 08_0046/0107, 08_0088 and 08_0267 English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts. (English Heritage). Highways Agency comment on the need for a Transport Assessment based on a Newark Transport Model.

Strategic Housing Land Availability Assessment 2010



NEWARK &
SHERWOOD
DISTRICT COUNCIL



**08_0299 - Land At Clay Lane/Barnby Road,
Newark**

Date: 09/03/2010

Scale: 1:15,000

Site Ref: Land at Quibells Lane**08_0302****Area(ha): 7.82****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 7.82**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Other**Other:** PU1 Washlands, NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2214m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 183m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site does not connect to the public highway and is therefore unsatisfactory.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** sheds on site**Neighbour Issues:** None**Site within a flood zone?:** In zone 3**Identified in SFRA:** Yes**SFRA Comments:** Entire site is shown to fall within flood zone 3a. Less vulnerable development may be acceptable

Site Ref: Land at Quibells Lane**08_0302****Area(ha): 7.82****Parish: NEWARK****Proposed Yield :**

however safe access and egress issues and floodplain displacement issues will require detailed consideration and assessment. No formal flood defences.

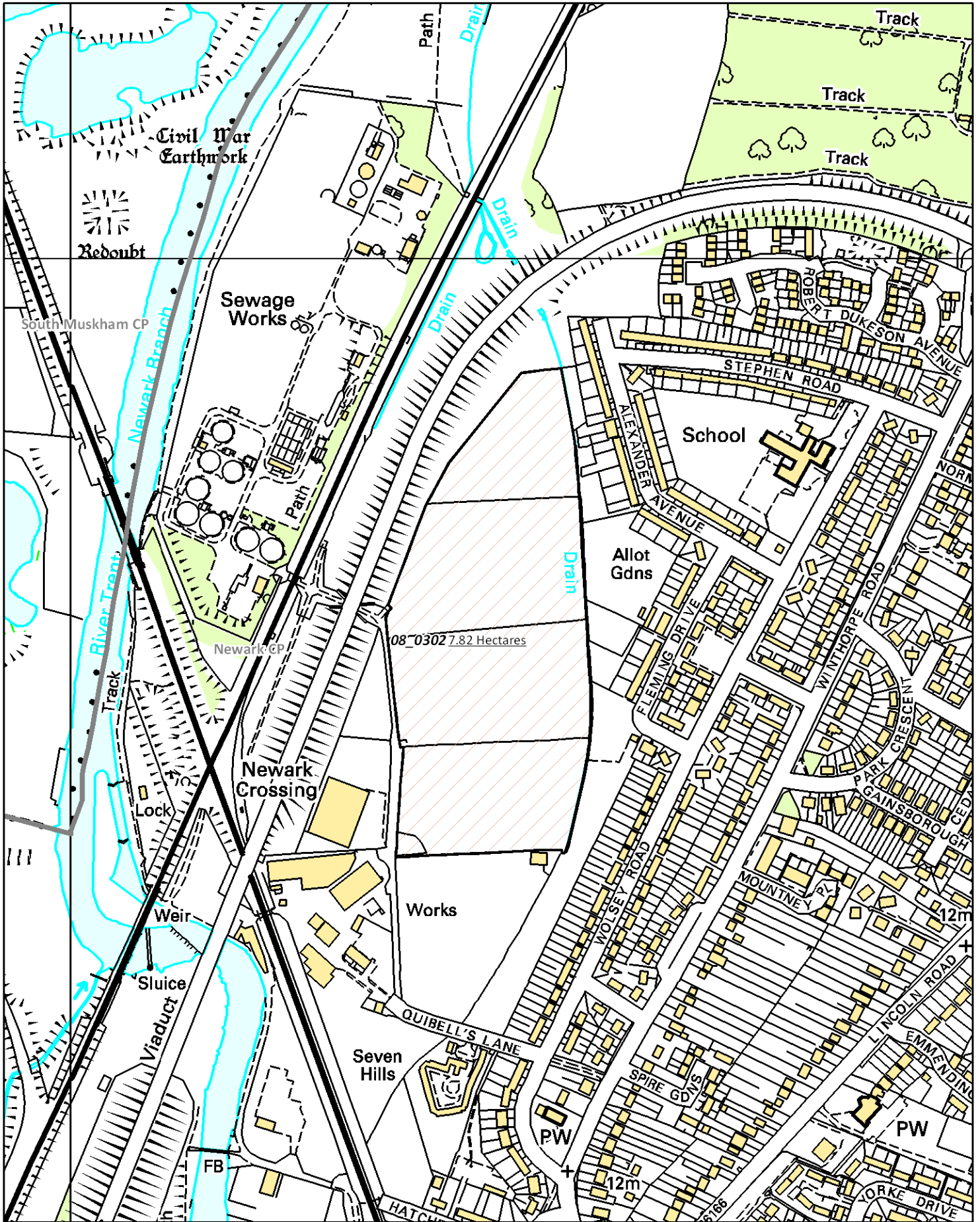
Impact on Landscape Biodiversity The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing** No**Listed Bldg / Local Interest Bldg:** No**Recreational Use:****Tree Preservation Order:** Yes**ProtectedSpecies/** No**Habitats:****Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years Short term grazing agreements in place.**Ownership Comments:** Short term grazing agreements in place.**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments: Adjacent to SHLAA Sites 08_0550 and 08_0551.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0302 - Land At Quibells Lane,
Newark**

Date: 09/03/2010

Scale: 1:5,000

Site Ref: Land to rear of Beacon Hill Road**08_0305**

Area(ha): 3.28

Parish: NEWARK

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Notts Wildlife Trust Nature Reserve adjacent to the site and Tree Preservation Order on the boundaries. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Site Boundary Amended. 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 on the Notts Wildlife Trust Nature Reserve adjacent to the site and Tree Preservation Order on the boundaries. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0694 and 08_0381.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside Residential**Area Greenfield:** 3.25**Setting:** Countryside Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Not Allocated**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Adjacent to the Urban boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2586m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 373m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Amended site area has no connection to the public highway. However, should the site to the south be developed, connection could be made through this land.

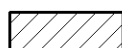
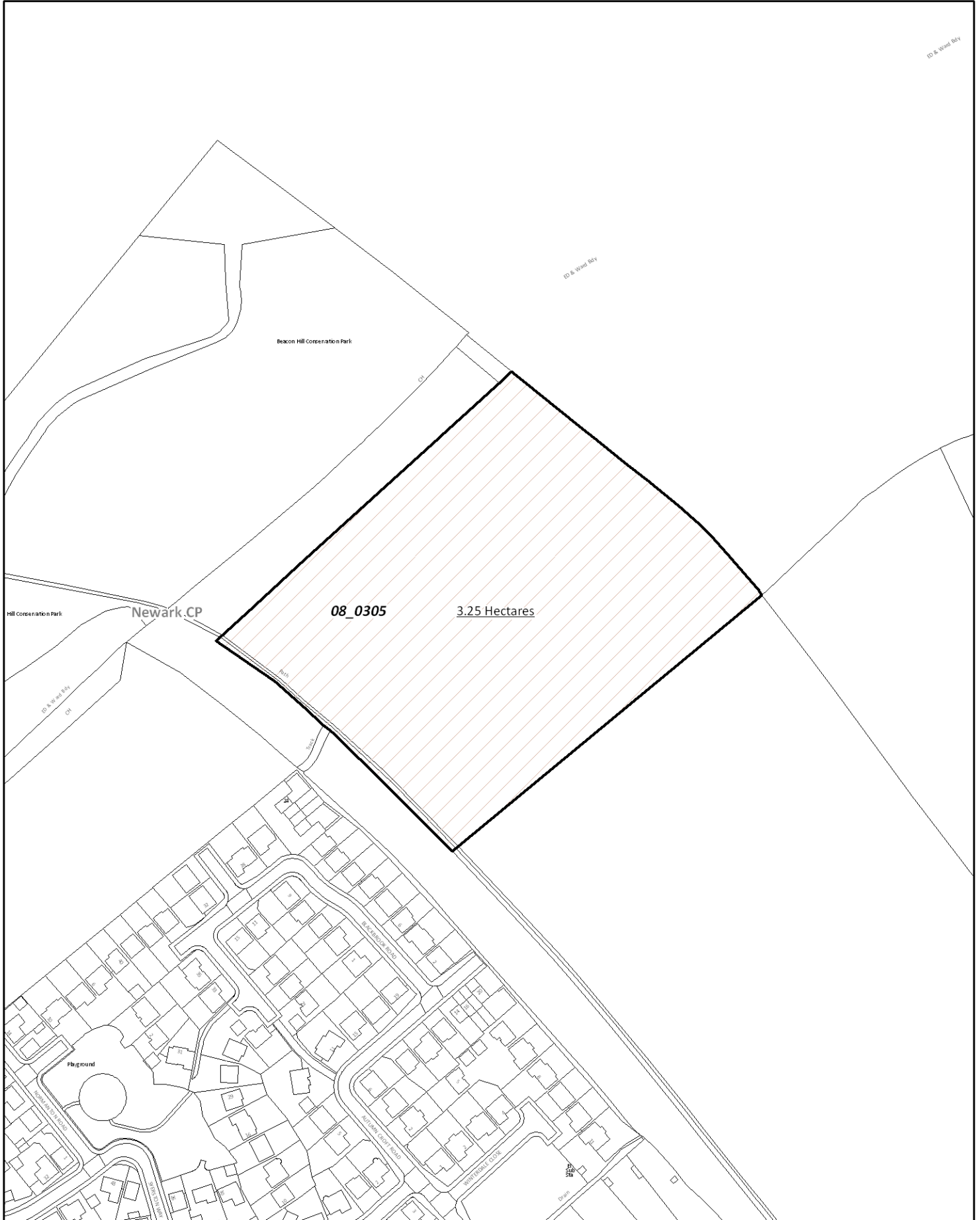
Site Ref: Land to rear of Beacon Hill Road**08_0305**

Area(ha): 3.28

Parish: NEWARK

Proposed Yield :**Topography Constraints:** No**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1 All forms of development suitable**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts NWT Beacon Hill Reserve. Indirect impacts might occur.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Site lies 60% within built up area and 40% outside. Agent comments "access to A1 slip road. New roundabout junction agreed in principle with Highways Agency". Adjacent to SHLAA sites 08_0381, 08_0306 and 08_0554. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0305 - Land To Rear Of Beacon Hill Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land north of Beacon Hill Road**08_0306**

Area(ha): 0.98

Parish: NEWARK

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown an interest in the site.Site available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08_0305 and 08_0381.****Overall Final Conclusion:****Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08_0305 and 08_0381.****Character Land Use Location The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** CountrysideResidential**Area Greenfield:** 0.98**Setting:** Countryside Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2955m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 239m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site does not have a connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No Flat land**Access to Utilities?** No Agent states utilities will be provided**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land north of Beacon Hill Road**08_0306**

Area(ha): 0.98

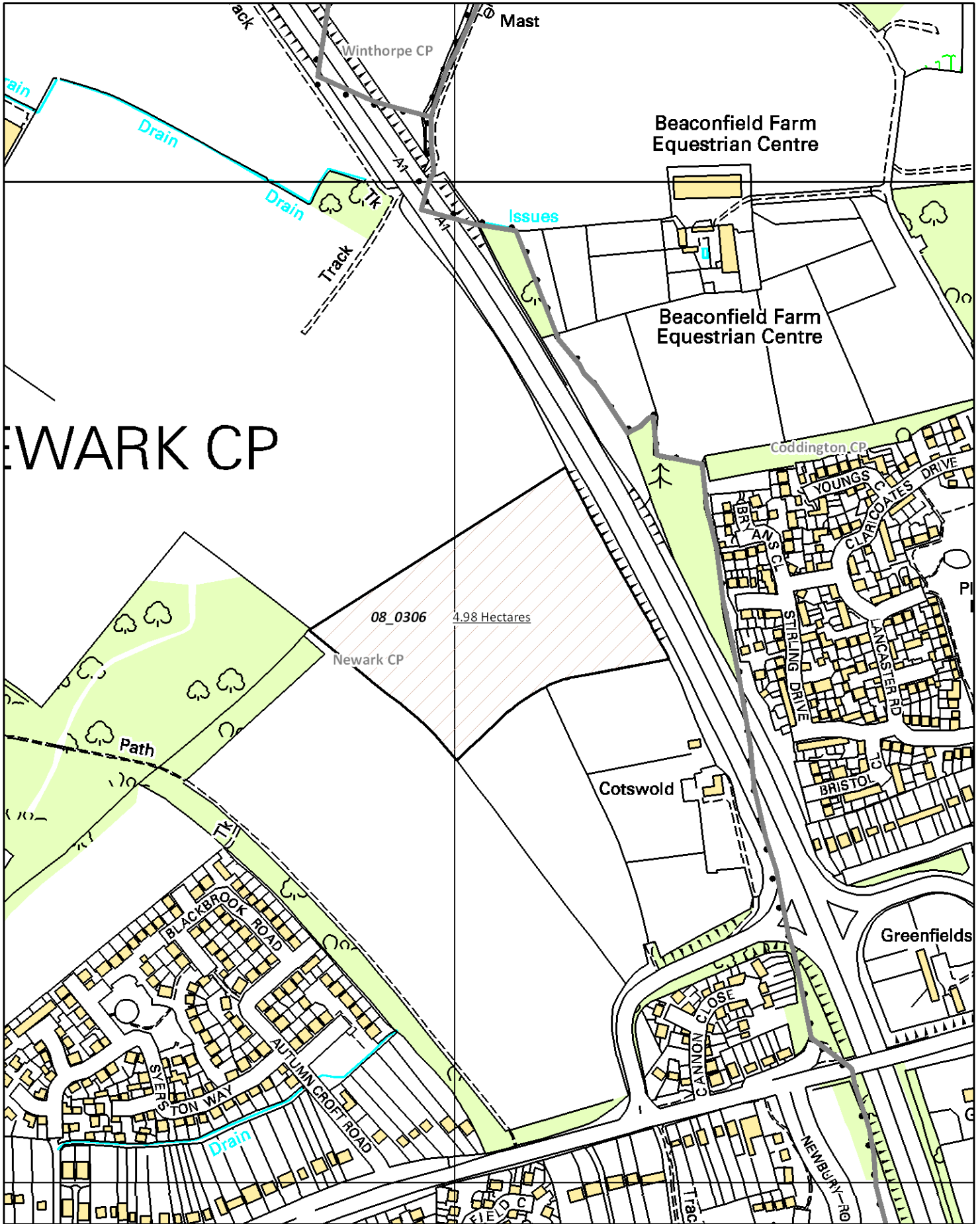
Parish: NEWARK

Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** A1 Trunk Road abuts site**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1 All forms of development considered suitable**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** No**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer has shown an interest in the site.Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Agent comments "access through adjacent land to south west in same ownership (SHLAA 08_0305)

Adjacent to SHLAA sites 08_0305, 08_0381 and 08_0554.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0306 - Land North Of Beacon Hill Road,
Newark**

Date: 09/03/2010

Scale: 1:5,000

Site Ref: NSK Europe Limited, Northern Road**08_0310**

Area(ha): 8.85

Parish: NEWARK

Proposed Yield : 381

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Submitted: A developer has shown an interest in the site. Could be available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 50dph with 14% on-site POS and POS commuted sum. No of dwellings 381.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Employment area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Employment area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Employment**Area Greenfield:****Setting:** Urban**Area PDL:** 8.85**Current Use:** EmploymentOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Employment**Other:** E6 Northern Road Industrial Estate; E16 Protection of Industrial Land**Conflicting Issues** Yes Protection of Industrial Land**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1184m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 437m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibilit and on site highway layout to be provided to standard. Traffic assessment required. Site would require a TA in order to justify proposal particularly as to the affect on the Beacon Hill Rd/ Northern Rd signal junction.

Site Ref: NSK Europe Limited, Northern Road**08_0310**

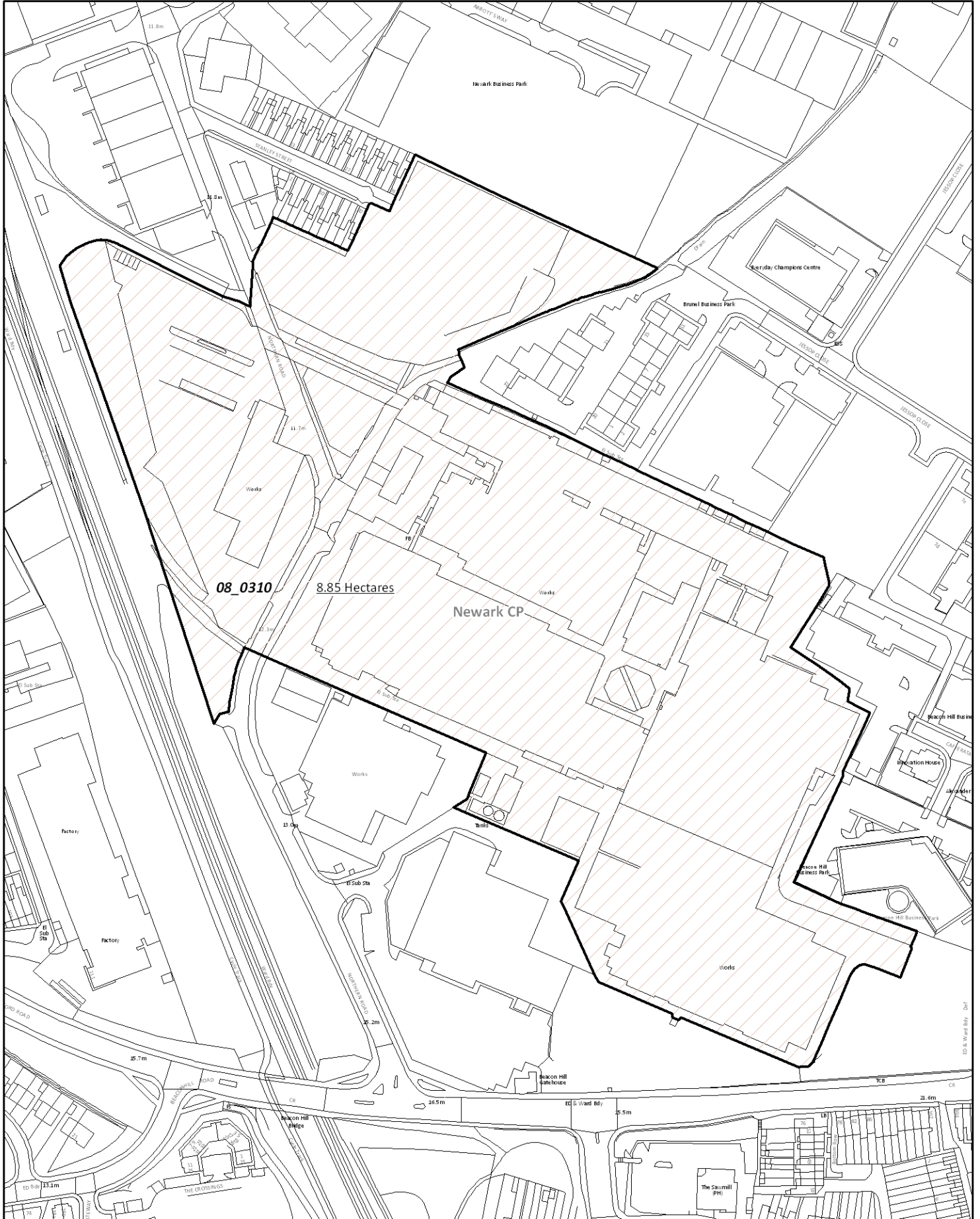
Area(ha): 8.85

Parish: NEWARK

Proposed Yield : 381

Topography No Flat
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** Large working factory and ancillary buildings**Neighbour Issues:** Existing employment uses surround site**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Flood Zone suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Submitted: A developer has shown an interest in the site. Could be available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 50dph with 14% on-site POS and POS commuted sum. No of dwellings 381.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 50dph with 14% on-site POS and POS commuted sum. No of dwellings 381.**Additional Comments:** This site is proposed for mixed employment/residential and retail use. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



 **08_0310 - NSK Europe Limited, Northern Road, Newark**

Date:	09/03/2010
Scale:	1:2,500

Site Ref: Land at Bowbridge Road**08_0312**

Area(ha): 2.49

Parish: NEWARK

Proposed Yield : 86

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:

Information provided: Developer has shown an interest in the site. 74 dwellings (along with 60 bed nursing home and 6 assisted living flats) detailed in submission. Site available within 5 years.
The environmental constraints identified within the neighbouring site would need to be addressed prior to development .

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum.
No of dwellings 86.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. The environmental constraints identified within the neighbouring site would need to be addressed prior to development of this site. This site may to be suitable for development if the adjacent environmental constraint is removed. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedEmployment, residential**Area Greenfield:****Setting:** Urban**Area PDL:** 2.49**Current Use:** EmploymentOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Development within main built up area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2010m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 230m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. May be acceptable subject to satisfactory details of access.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

Site Ref: Land at Bowbridge Road**08_0312**

Area(ha): 2.49

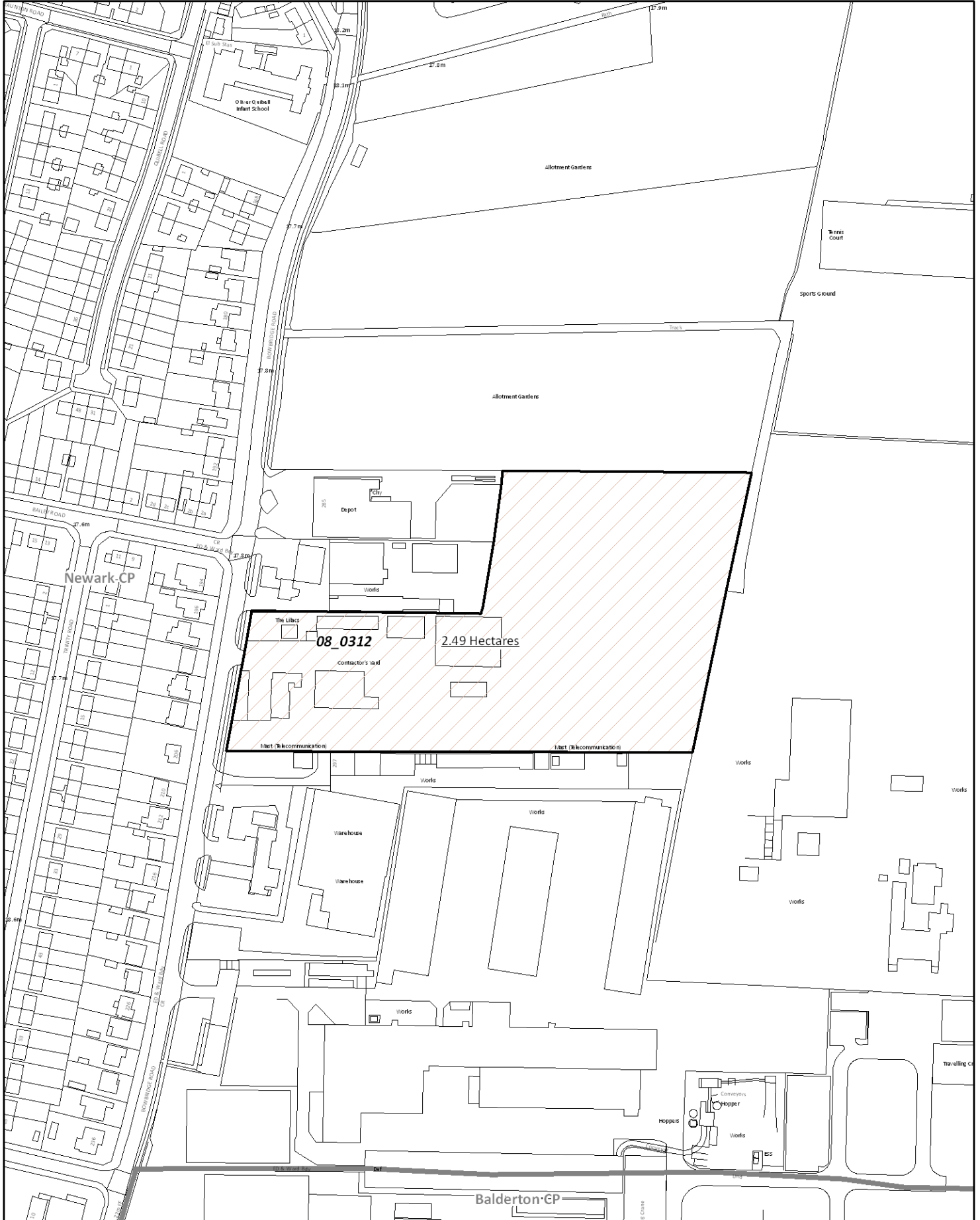
Parish: NEWARK

Proposed Yield : 86

identified at the site

Agricultural Land Quality: Not Applicable Urban**Site Apparatus:** Mast located on southern edge of site**Neighbour Issues:** Employment uses around site;
ash pile to east**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood zone 1 suitable for all types of development.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. 74 dwellings (along with 60 bed nursing home and 6 assisted living flats) detailed in submission. Site available within 5 years. The environmental constraints identified within the neighbouring site would need to be addressed prior to development .**Achievability Comments:** Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum. No of dwellings 86.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 11-15 years The environmental constraints identified within the neighbouring site would need to be addressed prior to development .**Availability Other Issues:** other constraints 11-15 years**Viability Comments:** Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum. No of dwellings 86.**Additional Comments:** Proposed use residential development and nursing home with assisted living flats Adjacent to SHLAA sites 08_0384, 08_0365, 08_0243, 08_0542 and 08_0543. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts. Also in Balderton Parish/Balderton West Ward.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land to south of Beacon Way / north of Clay Lane**08_0317****Area(ha): 4.75****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location.**Overall Final Conclusion:** Possible off site highways mitigation works may be required. Not suitable due to environmental constraints, development of this site would have a detrimental impact on the wider landscape in this location.**Character Land Use Location** The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside Residential**Area Greenfield:** 4.75**Setting:** Countryside Residential**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open break/Green Wedge**Other:** FS4 / R13 Clay Lane Green Wedge, NE1 Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2173m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 201m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. May only be accessible from Blatherwick Rd. This would restrict the number of dwelling units, both existing and proposed that could be satisfactorily served by a single point of access.**Topography Constraints:** Yes Sites slopes down steeply to south**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Overhead line parallel to internal hedgerow line ending in a transformer pole on the crest of the ridge**Neighbour Issues:** None

Site Ref: Land to south of Beacon Way / north of Clay Lane**08_0317**

Area(ha): 4.75

Parish: NEWARK

Proposed Yield :

Identified in SFRA: Yes**Site within a flood zone?:**

In Floodzone 1

SFRA Comments: Flood Zone 1 Development acceptable.**Impact on Landscape Biodiversity The site is not suitable****Impact on views:** Yes Severe adverse – Potential development could result in effects that are at variance with the landform, scale and pattern of the landscape.**Natural Features:** Yes Hedgerow from Clay Lane to ridge top**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Site available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** SHLAA site part of wider SHLAA site 08_0299. The site abuts SHLAA site 08_0285.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0317 - Land To South Of Beacon Way/North Of Clay Lane,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Howes Court/ William Street**08_0332****Area(ha): 0.97****Parish: NEWARK****Proposed Yield : 35****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5 years.

The flats are currently occupied and any relocation of tenants would require an appropriate timescale.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph site area reduced by 10% to reflect on-site trees in conservation area. 6% on-site POS accomodated within 10% site reduction area and POS commuted sum. No. of dwellings 35.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.97**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated Conservation Area finishes in the open space to the front of the flats. Newarks Historic Core is deliniated on Sherwood Avenue.**Other:** H12- Housing Development in Newark and Balderton, C23 Newark Historics Core, C1-C5 C12 C15-18 Conservation Areas**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 554m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 8m**Physical Constraints The site is suitable****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:**

Agricultural Land Quality:**Neighbour Issues:****Identified in SFRA:****SFRA Comments:****Site Apparatus:****Site within a flood zone?:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Suitability Conclusion:** The site is suitable**Natural Features:** Yes Trees within site**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5 years.
The flats are currently occupied and any relocation of tenants would require an appropriate timescale.**Achievability Comments:** Viable - Assessed at 40dph site area reduced by 10% to reflect on-site trees in conservation area. 6% on-site POS accomodated within 10% site reduction area and POS commuted sum. No. of dwellings 35.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years The flats are currently occupied and any relocation of tenants would require an appropriate timescale.**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph site area reduced by 10% to reflect on-site trees in conservation area. 6% on-site POS accomodated within 10% site reduction area and POS commuted sum. No. of dwellings 35.**Additional Comments:** English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.
The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Strategic Housing Land Availability Assessment 2010



 **08_0332 - Howes Court/William Street,
Newark**

Date:	09/03/2010
Scale:	1:1,250

Site Ref: Land at Hawton Road**08_0338**

Area(ha): 0.37

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within 5 to 10 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location** The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** ResidentialOpen Space**Area Greenfield:** 0.37**Setting:** Urban Allotments**Area PDL:****Current Use:** Open SpaceOpen Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open Space**Other:** R2 Existing Open Space; H12 Housing Development in Newark and Balderton**Conflicting Issues** No Existing Open Space**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1537m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 4m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** No apparent means of access to this site from the public highway and is therefore unsatisfactory.**Topography Constraints:** No Flat grassland **Access to Utilities?** No **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

Site Ref: Land at Hawton Road**08_0338**

Area(ha): 0.37

Parish: NEWARK

Proposed Yield :**SFRA Comments:**

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No Bushes in centre of site**Impact on existing Recreational Use:** Yes Open Space, access path to north**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Available within 5 to 10 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
Leased to Town Council**Ownership Comments:** Leased to Town Council**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 6-10 years Limited access and may require the demolition of 2 Council houses**Availability Other Issues:** other constraints 6-10 years**Viability Comments:**

Additional Comments: Comments of Councillor Wallace and Councillor Crowe. This area of open space borders Hawtonville estate and as such provides one of the very few open spaces available to the community for recreation. General comment This is one of several parcels of land owned by the District Council and represents the remaining open space within the Hawtonville estate. The estate is acknowledged as suffering major deprivation and the development of the remaining green space will serve only to exacerbate the social problems found within the estate. On planning grounds alone the concentration of existing development would mean that further development of this site would have adverse impacts on its surroundings. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0338 - Land At Hawton Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Seven Hills**08_0342** Area(ha): 0.98

Parish: NEWARK

Proposed Yield : 37

Suitability Conclusion	The site is suitable
Availability Conclusions:	The site could be available within 5 years
Availability Comments:	Information Supplied: Available within 5 years. Dependent on the relocation of the Hostel.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 37.
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.98**Current Use:** Homeless HostelResidential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Housing Development in Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 1649m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 334m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Insufficient information to give advice. It is unclear as to how access is proposed as frontage to Quibells Lane is developed. More information as to access is required**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)
Urban**Site Apparatus:** residential development

Site Ref: Seven Hills**08_0342**

Area(ha): 0.98

Parish: NEWARK

Proposed Yield : 37

Neighbour Issues: none /garages/office on site

Identified in SFRA: No

Site within a flood zone?: In Floodzone 1

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes Newark FP27

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information Supplied: Available within 5 years. Dependent on the relocation of the Hostel.

Achievability Comments: Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 37.

Ownership Constraints No ownership constraints 0-5 years Tenanted

Ownership Comments: Tenanted

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

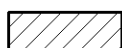
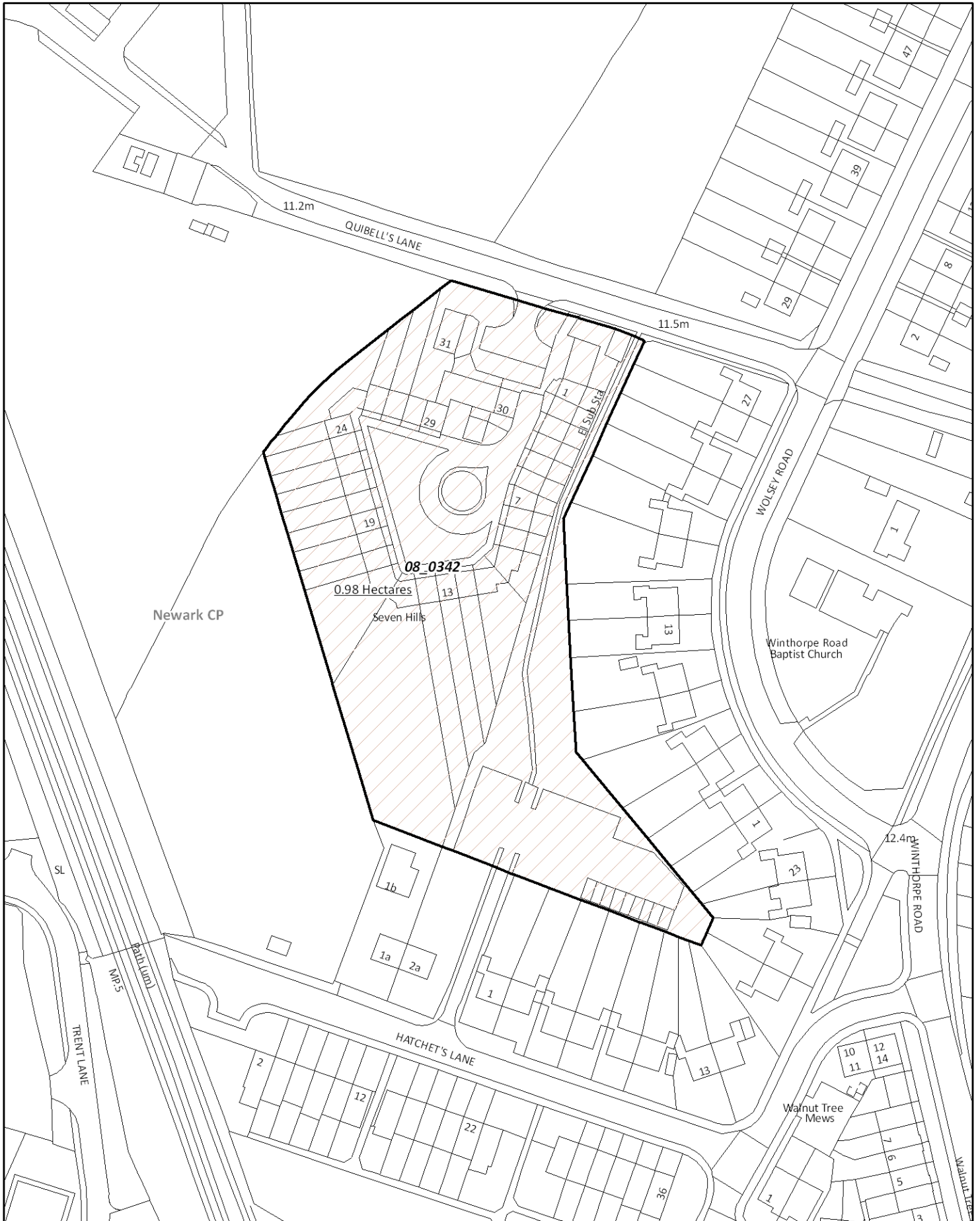
Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No. of dwellings 37.

Additional Comments: Adjacent to SHLAA site 08_0656

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0342 - Seven Hills,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land at Great North Road**08_0343****Area(ha): 7.23****Parish: NEWARK****Proposed Yield : 182****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site is not available

Availability Comments:

Information Supplied: Developer shown interest in the site. Available beyond 15 years/not known. Part tenanted - Not intention to redevelop site whilst tenant still has lease for part of site. If tenant to terminate tenancy then may look at possibilities of redeveloping whole area. Site was subject of CPO procedure to follow Crichel Down rules.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph with site area reduced by 30% to reflect flood risk. Majority of 30% on-site POS requirement accommodated on site reduction area further 10% taken to accommodate the rest. No. of dwellings 182.

Overall Draft Conclusion:

Any possible development would need to make provision for replacement car parking within an appropriate location if required. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is Achievable but is unlikely to become available within 15 years.

Overall Final Conclusion:

Any possible development would need to make provision for replacement car parking within an appropriate location if required. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is Achievable but is unlikely to become available within 15 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential, employment, highways**Area Greenfield:****Setting:** Urban**Area PDL:** 7.23**Current Use:** Cattle market / lorry parkOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Landscape Designation Within urban defined area**Other:** NE8 Mature Landscape Areas; H12 Housing Development in Newark and Balderton; T11 Newark Town Centre Car Parks**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 855m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 434m**Physical Constraints The site may be suitable**

Site Ref: Land at Great North Road**08_0343****Area(ha): 7.23****Parish: NEWARK****Proposed Yield : 182**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment provided. No apparent highway problems but subject to satisfactory results from a TA. As there is a level crossing adjacent to this site the Rail Authority should be consulted .

Topography Constraints: No Flat land

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: buildings on site

Neighbour Issues: A46 to north of site and railway line to east

Site within a flood zone?: In zone 3 Wholly within Zones 3 and 2

Identified in SFRA: Yes

SFRA Comments: Flood outlines show the site is defended therefore development maybe appraite

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees on site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site is not available

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information Supplied: Developer shown interest in the site. Available beyond 15 years/not known. Part tenanted - Not intention to redevelop site whilst tenant still has lease for part of site. If tenant to terminate tenancy then may look at possibilities of redeveloping whole area. Site was subject of CPO procedure to follow Crichel Down rules.

Achievability Comments: Viable - Assessed at 40dph with site area reduced by 30% to reflect flood risk. Majority of 30% on-site POS requirement accomodated on site reduction area further 10% taken to accomodate the rest. No. of dwellings 182.

Ownership Constraints owner constraints 6-10 years
Part tenanted - Not intention to redevelop site whilst tenant still has lease for part of site. If tenant to terminate tenancy then may look at possibilities of redeveloping whole area. Site was subject of CPO procedure to fol

Ownership Comments: Part tenanted - Not intention to redevelop site whilst tenant still has lease for part of site. If tenant to terminate tenancy then may look at possibilities of redeveloping whole area. Site was subject of CPO procedure to follow Crichel Down rules.

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 40dph with site area reduced by 30% to reflect flood risk. Majority of 30% on-site POS requirement accomodated on site reduction area further 10% taken to accomodate the rest. No. of dwellings 182.

Additional Comments: English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be

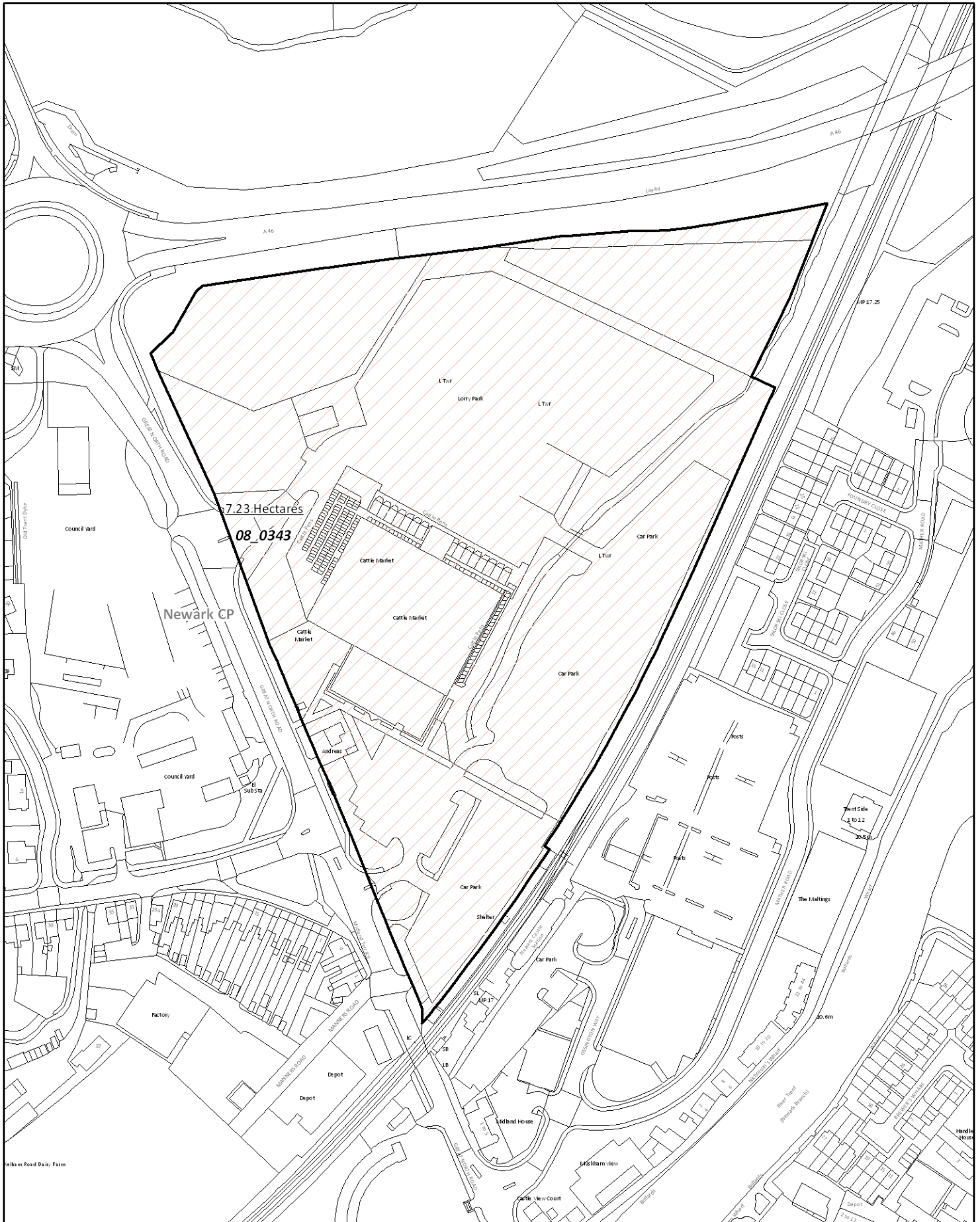
Site Ref: Land at Great North Road

08_0343 Area(ha): 7.23 Parish: NEWARK

Proposed Yield : 182

developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0343 - Land At Great North Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Chatham Court**08_0346**

Area(ha): 0.95

Parish: NEWARK

Proposed Yield : 36

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:

Information Supplied: Available within 10 to 15 years. Possible 1 or 2 flats have been sold under the Right to Buy and these would have to be repurchased by the Council to ensure a comprehensive redevelopment.

Achievability Conclusion:

The site is economically viable/acheivable for housing

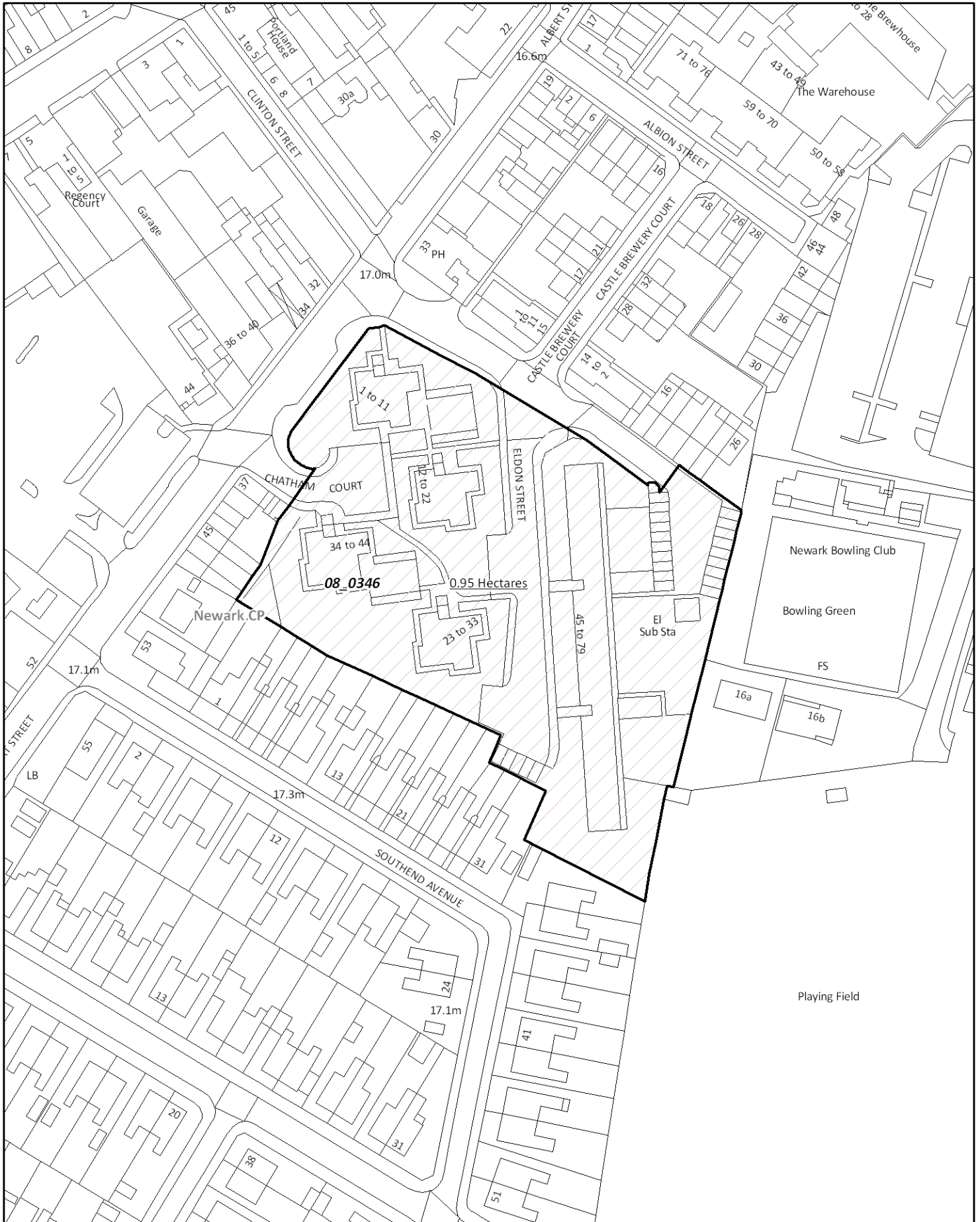
Achievability Comments:

Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No of dwellings 36.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and information supplied is that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and information supplied is that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.95**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** H12 Housing development within Newark and Balderton, C23 Newarks Historic Core**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 565m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 44m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Insufficient information to give advice. Existing site of flats , it is unclear what the proposed allocation is for. More info required.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Chatham Court**08_0346** Area(ha): 0.95 Parish: NEWARK**Proposed Yield :** 36**Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 10 to 15 years. Possible 1 or 2 flats have been sold under the Right to Buy and these would have to be repurchased by the Council to ensure a comprehensive redevelopment.**Achievability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No of dwellings 36.**Ownership Constraints** owner constraints 6-10 years Possible 1 or 2 flats have been sold under the Right to Buy and these would have to be repurchased by the Council to ensure a comprehensive redevelopment.**Ownership Comments:** Possible 1 or 2 flats have been sold under the Right to Buy and these would have to be repurchased by the Council to ensure a comprehensive redevelopment.**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 6% on-site POS and POS commuted sum. No of dwellings 36.**Additional Comments:** Possibility that some of the flats were sold under Right to Buy - would need to be re-purchased for comprehensive development.
English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0346 - Chatham Court,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: St Marys Gardens**08_0347**

Area(ha): 2.09

Parish: NEWARK

Proposed Yield : 72

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:

Information Supplied: Available within 10 to 15 years. Part of site owned by Central Notts Health Authority. Possible 1 or 2 flats been sold under Right to Buy and these would have to be repurchased to ensure comprehensive redevelopment

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum. No. of dwellings 72.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and information supplied is that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and information supplied is that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 2.09**Current Use:** Open Space Residential**Proposed Use:****Policy The site is suitable****Allocated Site:** Other**Other:** H12 Housing Development within Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1884m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 58m**Physical Constraints The site is suitable****Highway Engineers Comments:** Insufficient information to give advice. Existing site is developed, it is unclear what the proposed allocation is for. More info required.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: St Marys Gardens**08_0347** Area(ha): 2.09 Parish: NEWARK**Proposed Yield :** 72**Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No 5-A-Side football pitch adjacent**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 10 to 15 years. Part of site owned by Central Notts Health Authority. Possible 1 or 2 flats been sold under Right to Buy and these would have to be repurchased to ensure comprehensive redevelopment**Achievability Comments:** Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum. No. of dwellings 72.**Ownership Constraints** owner constraints 6-10 years Part of site owned by Central Notts Health Authority. Possible 1 or 2 flats been sold under Right to Buy and these would have to be repurchased to ensure comprehensive redevelopment**Ownership Comments:** Part of site owned by Central Notts Health Authority. Possible 1 or 2 flats been sold under Right to Buy and these would have to be repurchased to ensure comprehensive redevelopment**Legal Issues:** Yes**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 14% on-site POS and no POS commuted sum. No. of dwellings 72.**Additional Comments:** Possibility that some of the flats were sold under Right to Buy - would need to be repurchased for comprehensive development.
Local Member: This area is one of the few green spaces within Hawtonville. Space acts a community space and is not appropriate for development. General comment This is one of several parcels of land owned by the District Council and represents the remaining open space within the Hawtonville estate. The estate is acknowledged as suffering major deprivation and the development of the remaining green space will serve only to exacerbate the social problems found within the estate. On planning grounds alone the concentration of existing development would mean that further development of this site would have adverse impacts on its surroundings.
English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0347 - St Marys Gardens,
Newark**

Date:	09/03/2010
Scale:	1:2,500

Site Ref: Land at Cow Wharf**08_0357**

Area(ha): 0.29

Parish: NEWARK

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has shown interest in the site. Available within 5 to 10 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Employment**Area Greenfield:** 0.29**Setting:** Urban**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** H12 Main Built up Area of Newark and Balderton, C1-C5,C12,C15-C18 Conservation Area, C23 Newark's Historic Core, R10 Newark Riverside, R12- Northgate Riverside Newark**Conflicting Issues** Yes Riverside policies promote access to riverside area development of the site fully would result loss of access to footbridge.**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 680m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 178m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Insufficient information to give advice. Although the main section of Cow Lane is an adopted highway it is unclear if this site is contiguous with the limits of that adoption. More info required**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Land at Cow Wharf**08_0357**

Area(ha): 0.29

Parish: NEWARK

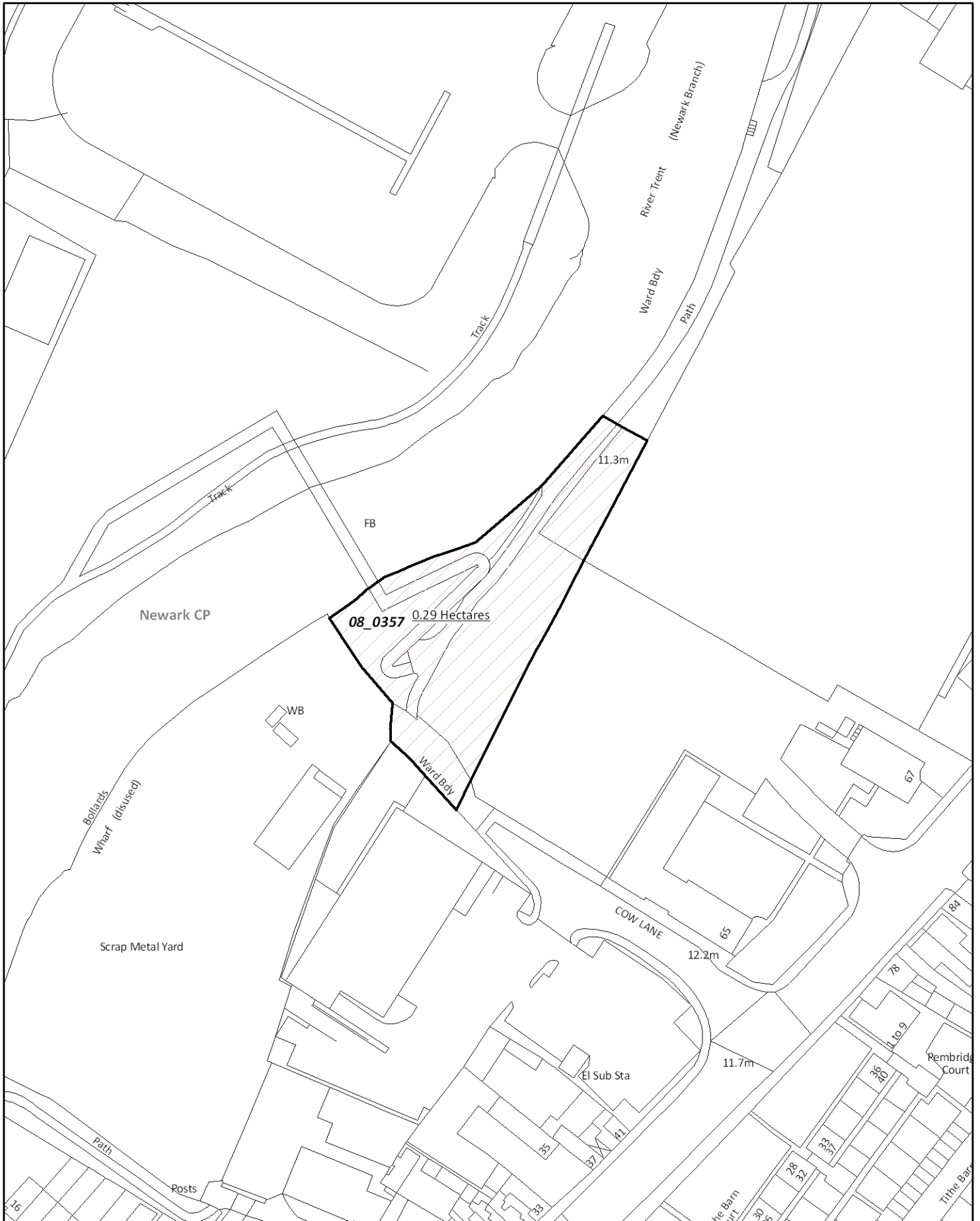
Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Footbridge**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Zone 2**Identified in SFRA:** Yes**SFRA Comments:** Site is entirely in zone 3, no formal flood defence, potential uses are restricted there is potential with mitigation measures to enable development. Safe access and egress and floodplain displacements are potential issues

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** No**Natural Features:** Yes Adjacent to River Trent**Impact on existing Recreational Use:** Yes Riverside walk runs through the site and footbridge connects south and north banks of Trent.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** Yes Abuts 5/178 - Trent Banks/Wharves, Newark. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 to 10 years.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years Part of riverside walk and access to footbridge which would need to be re-aligned**Ownership Comments:** Part of riverside walk and access to footbridge which would need to be re-aligned**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments: Site also within Bridge Ward. English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts. Adjacent to SHLAA sites 08_0638 and 08_0652

Strategic Housing Land Availability Assessment 2010



**08_0357 - Land At Cow Wharf,
Newark**

Date: 09/03/2010

Scale: 1:1,250

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Site Ref: Kelham Road Depot, Kelham Road**08_0367****Area(ha): 2.07****Parish: NEWARK****Proposed Yield : 41****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information Supplied: Developer has shown an interest in the site. Available within 5 years.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph with 50% site reduction to reflect flood zone 3, 6% on-site POS accomodated within flood risk area, POS commuted sum. No. of dwellings 41.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** EmploymentResidential**Area Greenfield:****Setting:** Urban**Area PDL:** 2.07**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Other**Other:** H12 Housing Development in Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre

Newark Town Centre 840m

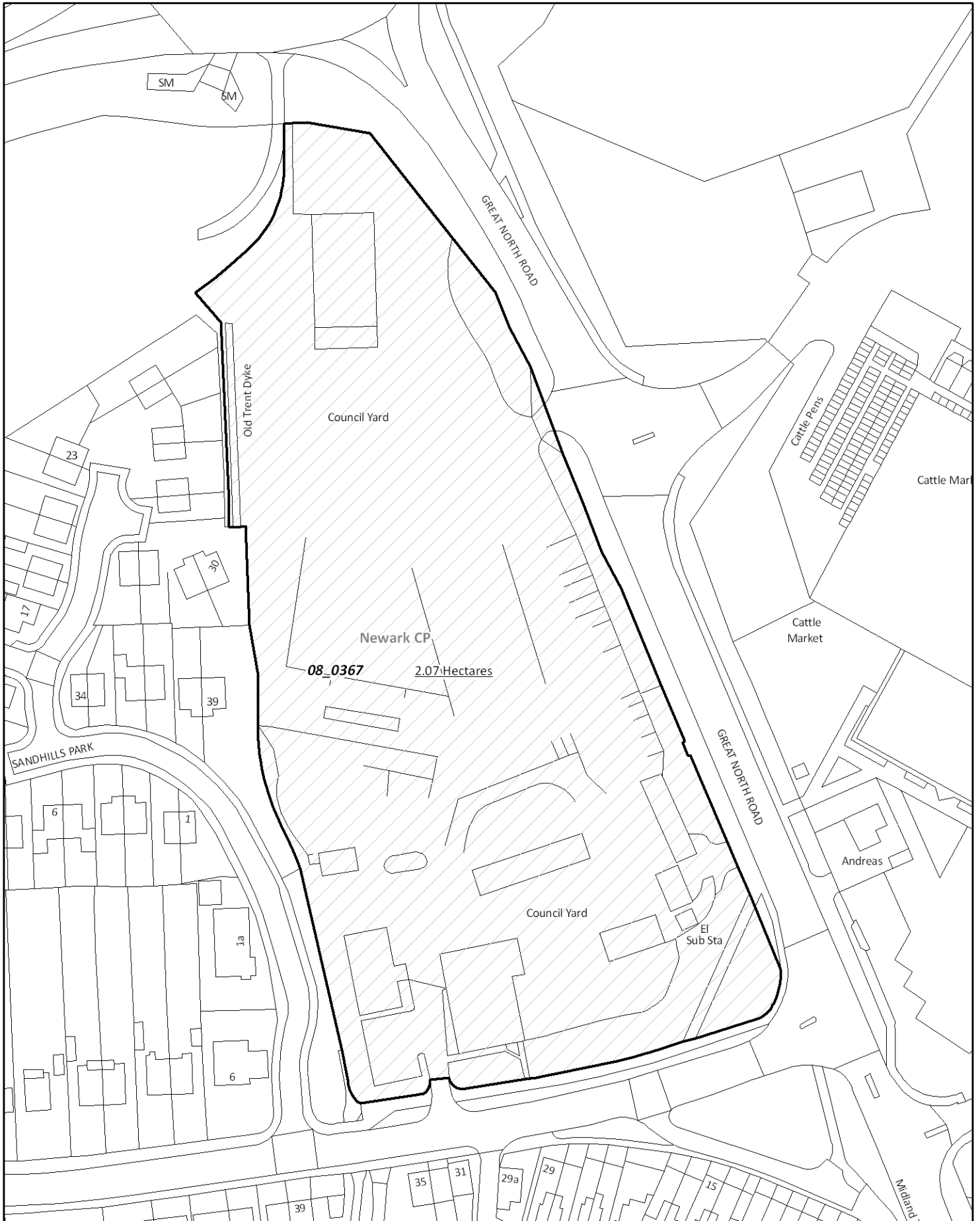
Proximity Transport Node: Within 400m of a major public transport

node

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 357m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Subject to satisfactory results of a TA no apparent highway problems other than the affect on the rail level crossing . Advice should be sought from the Rail Authority as to position of the access from the crossing.

Site Ref: Kelham Road Depot, Kelham Road**08_0367****Area(ha): 2.07****Parish: NEWARK****Proposed Yield : 41****Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes Possible salt contamination**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** depot building on site**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Zone 2**Identified in SFRA:** Yes**SFRA Comments:** Without taking into consideration the presence of flood defences this site is within flood zone 3, some forms of development may be acceptable however there are access, egress and floodplain displacement issues**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown an interest in the site. Available within 5 years.**Achievability Comments:** Viable - Assessed at 40dph with 50% site reduction to reflect flood zone 3, 6% on-site POS accomodated within flood risk area, POS commuted sum. No. of dwellings 41.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 50% site reduction to reflect flood zone 3, 6% on-site POS accomodated within flood risk area, POS commuted sum. No. of dwellings 41.**Additional Comments:** English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



 **08_0367 - Kelham Road Depot, Kelham Road, Newark**

Date:	09/03/2010
Scale:	1:1,250

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Site Ref: Land at Parnham's Island, Mill Lane**08_0375**

Area(ha): 1.95

Parish: NEWARK

Proposed Yield :

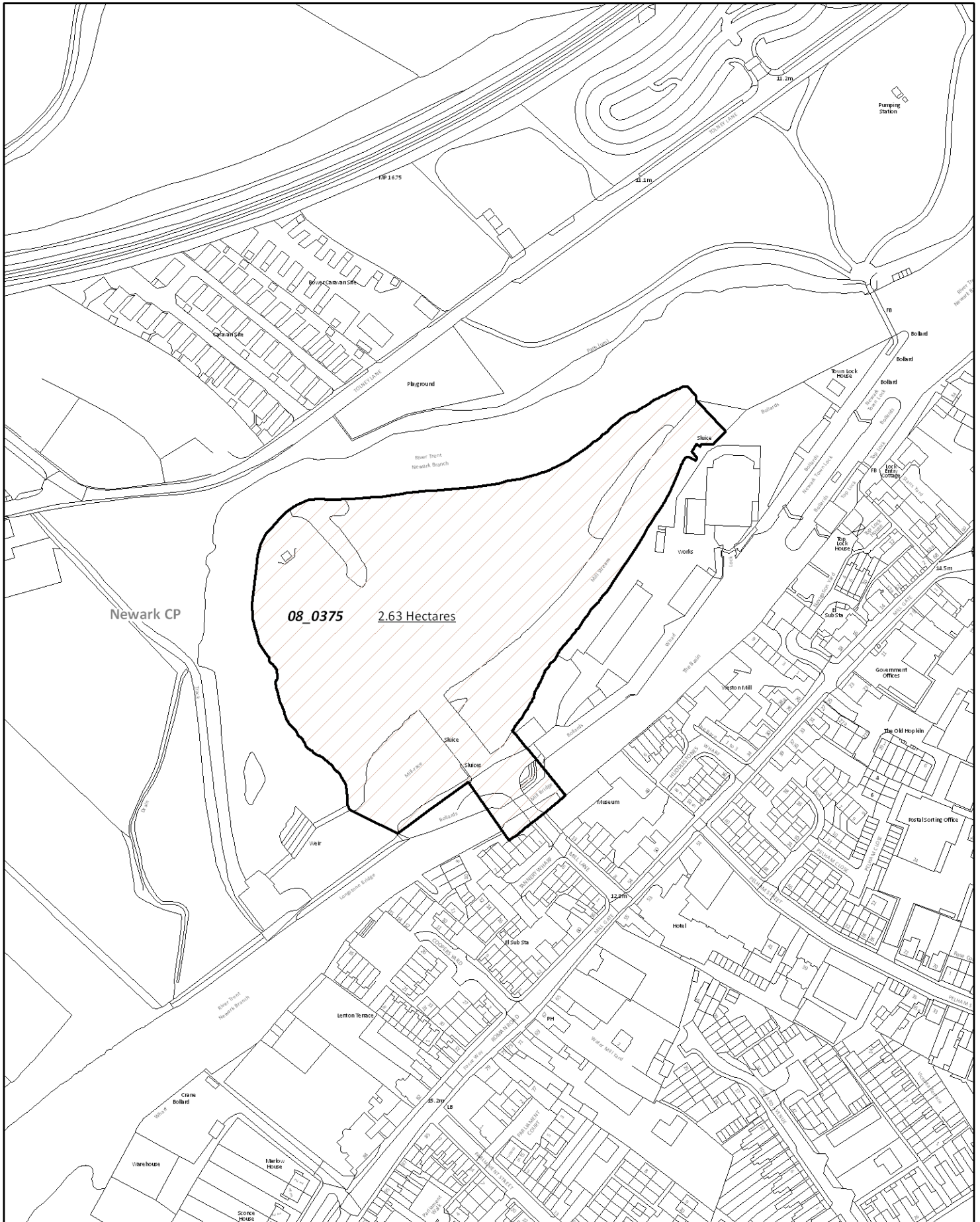
Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has shown an interest in the site. Developer has invested in the site. Number/Type of dwellings in mind: Potential for up to 75 dwellings. Available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation and potential protected species habitat. Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Sites of Interest for Nature Conservation and potential protected species habitat. Possible off site highways mitigation works may be required. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Combination**Area Character:** MixedPart developed/ undeveloped-major part comprises Parnham's Island-which has an undeveloped (natural) character**Area Greenfield:****Setting:** Other Waterway setting**Area PDL:****Current Use:** Vacant Land & Bldgs**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open Space**Other:** Newark Conservation Area, R9- Parnham's Island Newark, PU1- Washlands**Conflicting Issues** Yes Parnham's Island Newark**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 697m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 142m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Off site highway works required. Traffic Assessment required. This site has issues with an

Site Ref: Land at Parnham's Island, Mill Lane**08_0375****Area(ha): 1.95****Parish: NEWARK****Proposed Yield :**

acceptable standard of access which is likely to require off site highway works.

Topography No Mostly flat
Constraints: land (island)**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) /Urban**Site Apparatus:** Brick buildings on site**Neighbour Issues:****Identified in SFRA:****Site within a flood zone?:** In zone 3 and Zone 2**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes**Natural Features:** Yes Island within River Trent, Riverside characteristics, trees within site**Impact on existing Recreational Use:** Yes Fishing, leisure uses along riverside. Newark BW5**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Site adjacent to SINC. Partially coincides with 5/178 - Trent Banks/Wharves, Newark. Direct impacts can be expected. Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown an interest in the site. Developer has invested in the site. Number/Type of dwellings in mind: Potential for up to 75 dwellings. Available within 5 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years Surviving mill structure is of archaeological importance.**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



08_0375 - Land At Parnham's Island, Mill Lane, Newark

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land North of Beacon Hill Road**08_0381****Area(ha): 11.50****Parish: NEWARK****Proposed Yield : 396****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information Supplied: Developer has shown an interest in the site. Number/Type of dwellings in mind: Approximately 360 dwellings. Available within 5 years.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. Site split into 2 phases. Site split into 2 phases each yielding 198 units = 396 in total. No. of dwellings 396.

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Tree Preservation Order and the Nature Reserve adjacent to the site. The site is both Available and Achievable.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Tree Preservation Order and the Nature Reserve adjacent to the site. The site is both Available and Achievable.****Character Land Use Location** The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** ResidentialAgriculture**Area Greenfield:** 11.5**Setting:** Urban Agriculture**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** H12 Housing development in Newark and Balderton**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2605m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 376m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic Assessment required. This site is currently being considered for residential development. Access to the site is off the A1 slip road and has reportedly been agreed with the Highway Agency who are the Authority for the slip road.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be

Site Ref: Land North of Beacon Hill Road**08_0381** Area(ha): 11.50 Parish: NEWARK**Proposed Yield :** 396

identified at the site or surrounding areas

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes**Natural Features:** Yes Hedgerows with site**Impact on existing Recreational Use:** No Adjacent to Beacon Hill Conservation Park**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts NWT Beacon Hill Nature Reserve. Indirect impacts might occur.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:** Information Supplied: Developer has shown an interest in the site. Number/Type of dwellings in mind: Approximately 360 dwellings. Available within 5 years.**Achievability Comments:** Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. Site split into 2 phases. Site split into 2 phases each yielding 198 units = 396 in total. No. of dwellings 396.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years Ransom strip owned by another party**Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 14% on-site POS and POS commuted sum. Site split into 2 phases. Site split into 2 phases each yielding 198 units = 396 in total. No. of dwellings 396.**Additional Comments:** Site 08_0694 forms part of this site. Third party owns ransom strip
English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0381 - Land North Of Beacon Hill Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Bowbridge Road/Elm Avenue**08_0384** Area(ha): 15.09 Parish: NEWARK

Proposed Yield : 181

Suitability Conclusion	The site is suitable
Availability Conclusions:	The site could be available within 5 years
Availability Comments:	Information Supplied: Developer has shown an interest in the site. Information Supplied: Available within 5 years.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 40dph with a site reduction of 70% to reflect extensive on-site POS. No. of dwellings 181.
Overall Draft Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Although the presence of a Site of Interest for Nature Conservation could prevent part of the site from being developed, some areas could accommodate development. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Although the presence of a Site of Interest for Nature Conservation could prevent part of the site from being developed, some areas could accommodate development. The ash pile identified within the neighbouring site would need to be mitigated in any development on this site. However, given the requirement for sporting facilities and other green infrastructure within this site, it may be possible to accommodate these facilities in such a way that facilitates this mitigation. The site is both Available and Achievable.

Character Land Use Location The site is suitable

Location: Within urban boundary	PDL/Greenfield: Greenfield
Area Character: MixedResidential, Employment, Leisure	Area Greenfield: 15.09
Setting: Urban	Area PDL:
Current Use: Allotment and Sports GroundOpen Land	Proposed Use:

Policy The site is suitable

AllocatedSite: Community Use	Other: R2 Existing Open Space;R8 RHP Sports Ground; T15 Newark Cycle Routes; H12 Main Built up area
-------------------------------------	--

Conflicting Issues No**Access to Services The site is suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school: Yes	Bus stop: Yes	Secondary school: Yes	Retail Area: Yes				
GP/ Health Centre: No	Cash Machine/PO: Yes	Further Education: Yes	Hospital: Yes				
		Supermarket: Yes	Employment: Yes				

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 1943m	Proximity Transport Node: Over 1km from a major public transport node
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GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 88m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. The site incorporates 0365. Access to standard is conceivable.

Site Ref: Bowbridge Road/Elm Avenue**08_0384** Area(ha): 15.09 Parish: NEWARK

Proposed Yield : 181

Topography No Flat
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:****Neighbour Issues:** Ash pile to south**Site within a flood zone?:**

In Floodzone 1 Both Zones 2 & 3 on far side of Rail line

Identified in SFRA: Yes**SFRA Comments:** Flood Zone 1 All forms of development considered suitable**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Tees and hedgerows with site**Impact on existing Recreational Use:** Yes Site is currently used as allotments, Sports ground and open space**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Sinc forms eastern part of site. Coincides with 5/1045 - RHP Sports Ground. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Developer has shown an interest in the site. Information Supplied: Available within 5 years.**Achievability Comments:** Viable - Assessed at 40dph with a site reduction of 70% to reflect extensive on-site POS. No. of dwellings 181.**Ownership Constraints** No ownership constraints 0-5 years Multiple ownerships, however a draft Collaboration Agreement has been prepared.**Ownership Comments:** Multiple ownerships, however a draft Collaboration Agreement has been prepared.**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with a site reduction of 70% to reflect extensive on-site POS. No. of dwellings 181.**Additional Comments:** Adjacent to SHLAA sites 08_0245, 08_0312, 08_0365 and 08_0543.

Agents also propose sports ground along with residential.

Site owned by Newark Town Council (allotments); Notts CC (Former RHP Sports ground);

Tarmac (open land east of Sports Ground); Newark and Sherwood DC (Former BMX track)

Draft collaboration agreement has been prepared between Newark TC Notts CC and Tarmac.

Site includes a Sports Pavilion and Boxing Club.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration

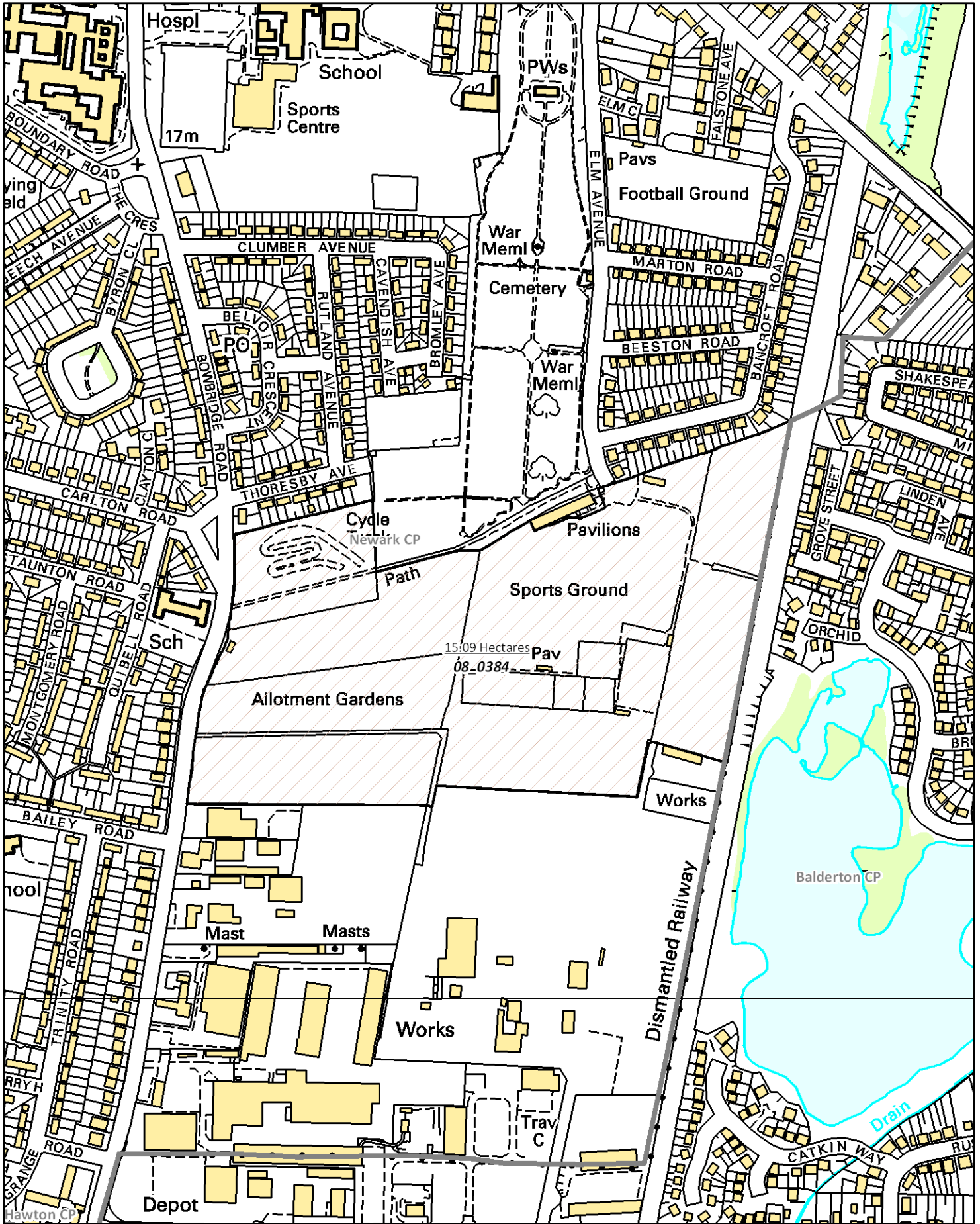
Site Ref: Bowbridge Road/Elm Avenue

08_0384 Area(ha): 15.09 Parish: NEWARK

Proposed Yield : 181

will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0384 - Bowbridge Road/Elm Avenue,
Newark**

Date: 09/03/2010

Scale: 1:5,000



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Site Ref: North of Beacon Hill Road**08_0541****Area(ha): 4.44****Parish: NEWARK****Proposed Yield : 153****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph, site area reduced by 10% to reflect TPOs. Further 4% reduction to make up 14% on-site POS. No. of dwellings 153.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation and the TPO trees on the boundary of the site. Although the site is subject to constraints, appropriate mitigation measures could be provided. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

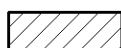
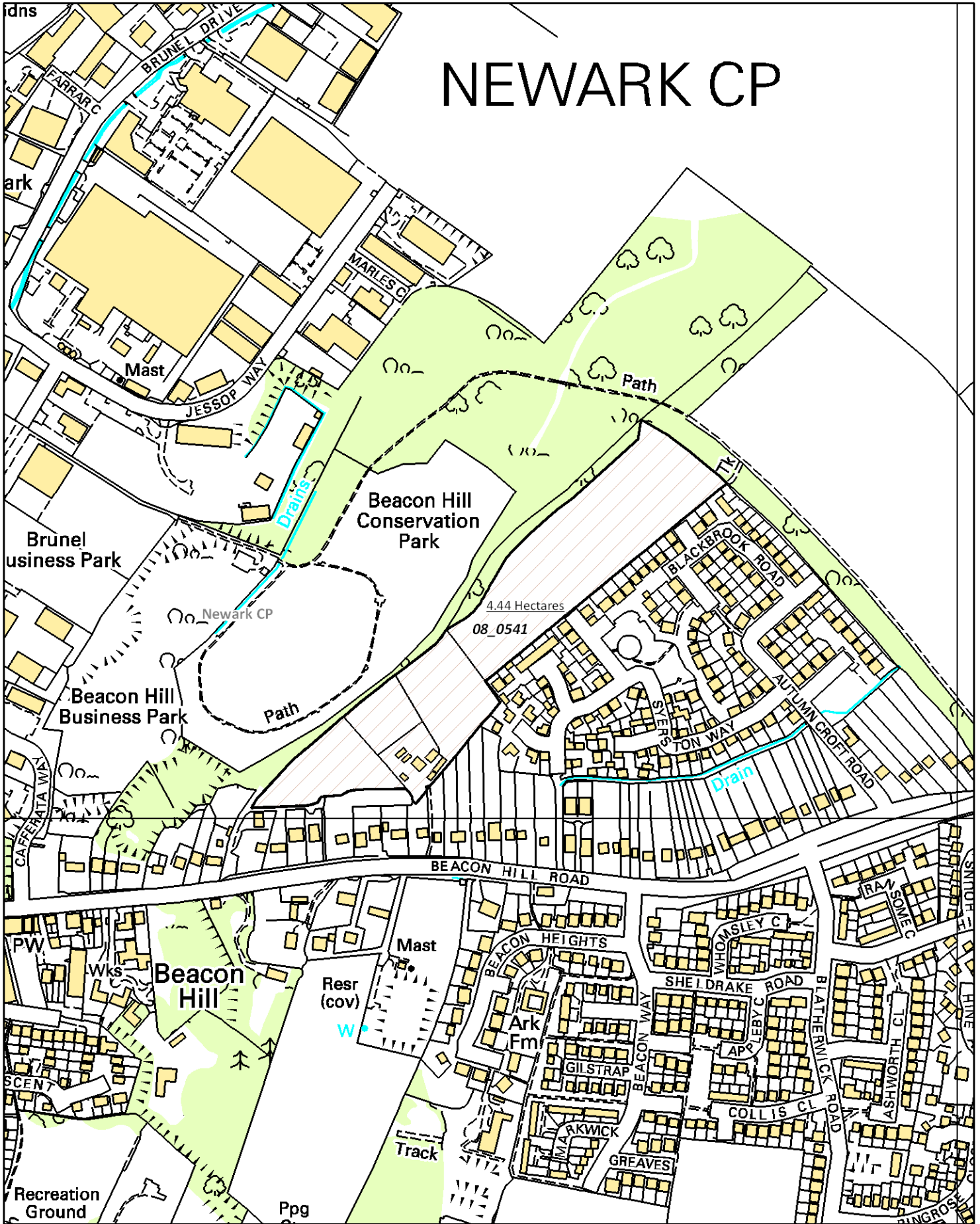
Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation and the TPO trees on the boundary of the site. Although the site is subject to constraints, appropriate mitigation measures could be provided. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Industrial/Conservation Park**Area Greenfield:** 4.44**Setting:** Other Residential/Industrial/Conservation Park**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside**Conflicting Issues** Yes Outside Urban Boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2022m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 208m

Site Ref: North of Beacon Hill Road**08_0541** Area(ha): 4.44 Parish: NEWARK**Proposed Yield :** 153**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to standard. Traffic Assessment required. The number of dwellings that could be considered on this site will be limited the maximum number of dwellings that a road layout could support with only one means of access onto the greater highway network (only one access onto Beacon Hill Rd).**Topography Constraints:** Yes Uneven – slopes from the existing residential estate to the industrial estate below.
Access to Utilities? Unknown
Contaminated Land?: Yes
Contamination Category: A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Industrial Estate**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No Possible due to height of site
Natural Features: No**Impact on existing Recreational Use:** Yes Adjacent to Conservation Park
Listed Bldg / Local Interest Bldg: No**ProtectedSpecies/Habitats:** Yes Abuts Sinc 2/805 - Beacon Hill Gypsum Workings. Beacon Hill NWT Reserve. Indirect impacts might occur.
Tree Preservation Order: Yes
Conservation Area: No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph, site area reduced by 10% to reflect TPOs. Further 4% reduction to make up 14% on-site POS. No. of dwellings 153.**Ownership Constraints** owner constraints 11-15 years
Ownership Comments:**Legal Issues:**
Legal Comments:**Timescale:**
Availability Other Issues:**Viability Comments:** Viable - Assessed at 40dph, site area reduced by 10% to reflect TPOs. Further 4% reduction to make up 14% on-site POS. No. of dwellings 153.**Additional Comments:** Also in Bridge ward.

NEWARK CP



**08_0541 - North Of Beacon Hill Road,
Newark**

Date: 09/03/2010

Scale: 1:5,000



NEWARK &
SHERWOOD
DISTRICT COUNCIL

Site Ref: East of Bowbridge Road**08_0542**

Area(ha): 0.53

Parish: NEWARK

Proposed Yield : 21

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:

The environmental constraints identified within the neighbouring site would need to be addressed prior to development .

Achievability Conclusion:

The site is economically viable/acheivable for housing

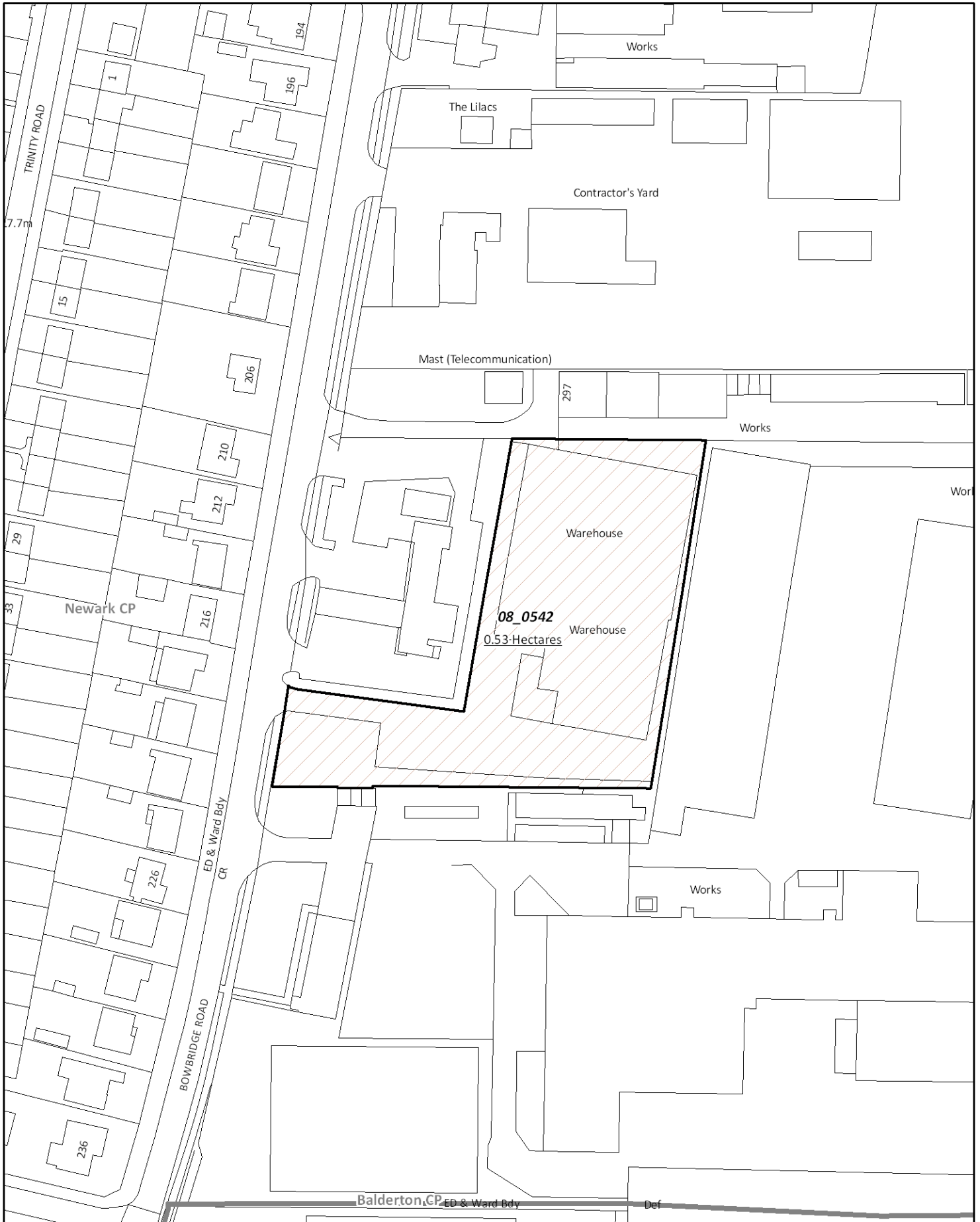
Achievability Comments:

Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No of dwellings 21.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. The environmental constraints identified within the neighbouring site would need to be addressed prior to development of this site. This site may to be suitable for development if the adjacent environmental constraint is removed. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/ndustrial**Area Greenfield:****Setting:** Other Residential/Industrial**Area PDL:** 0.53**Current Use:** Building in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 - Main Built up Area of Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2107m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 279m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Small site likely to be able to provide adequate access onto Bowbridge Rd.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: East of Bowbridge Road**08_0542** Area(ha): 0.53 Parish: NEWARK**Proposed Yield :** 21**Agricultural Land Quality:** Not Applicable Urban**Neighbour Issues:** Petrol station to west, industrial uses; ash pile**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** None, phone mast to north of site**Site within a flood zone?:** In Floodzone 1**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Suitability Conclusion:** The site may be suitable**Natural Features:** No**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** No**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** The environmental constraints identified within the neighbouring site would need to be addresssed prior to development .**Achievabilty Comments:** Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No of dwellings 21.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Timescale:** other constraints 11-15 years The environmental constraints identified within the neighbouring site would need to be addresssed prior to development .**Legal Comments:****Availability Other Issues:** other constraints 11-15 years**Viability Comments:** Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No of dwellings 21.**Additional Comments:** Adjacent SHLAA sites 08_0243, 08_0312

Strategic Housing Land Availability Assessment 2010



**08_0542 - East Of Bowbridge Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

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Site Ref: Ash Pile off Hawton Lane**08_0543**

Area(ha): 8.83

Parish: NEWARK

Proposed Yield : 304

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

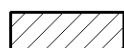
Achievability Comments:

Viable - Assessed at 40dph, 14% onsite POS and POS commuted sum. No. of dwellings 304.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on potential protected wildlife species in the locality. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Employment**Area Greenfield:****Setting:** Other Industrial**Area PDL:** 8.83**Current Use:** IndustrialOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 - Main Built up Area of Newark and Balderton**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2209m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 355m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Existing industrial site with access onto Hawton Ln.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Ash Pile off Hawton Lane**08_0543** Area(ha): 8.83 Parish: NEWARK**Proposed Yield :** 304**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Railway to east**Neighbour Issues:** Industrial uses surround**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** Yes Abuts Sinc 5/1045 - RHP Sports Ground. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph, 14% onsite POS and POS commuted sum. No. of dwellings 304.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph, 14% onsite POS and POS commuted sum. No. of dwellings 304.**Additional Comments:** Also in Balderton Parish and Magnus Ward.
Adjoins SHLAA Site 08_0312, 08_0384, 08_365, 08_0243.

Strategic Housing Land Availability Assessment 2010



**08_0543 - Ash Pile Off Hawton Lane,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Lovers Lane

08_0544

Area(ha): 0.29

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site is suitable

Location: Within urban boundary

PDL/Greenfield: PDL

Area Character: MixedResidential/Employment

Area Greenfield:

Setting: Urban Residential/Employment

Area PDL: 0.29

Current Use: Building in Use

Proposed Use:

Policy The site is suitable

AllocatedSite: Not Allocated

Other: H12 - Main Built up Area of Newark and Balderton

Conflicting Issues No

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes

Secondary school: Yes **Retail Area:** Yes

GP/ Health Centre: Yes **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** Yes

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Within 1km of a town centre Newark Town Centre 526m

Proximity Transport Node: Within 1km of a major public transport node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 55m

Physical Constraints The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Site has previously been assessed for residential development and been found to be acceptable to the HA subject to conditions.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

Agricultural Land Quality: Not Applicable Urban

Site Apparatus: None

Neighbour Issues: None

Identified in SFRA: No

Site within a flood zone?: In zone 3 Approximately 90% of the site in Flood Zone 3 and 2

Site Ref: Lovers Lane

08_0544

Area(ha): 0.29

Parish: NEWARK

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

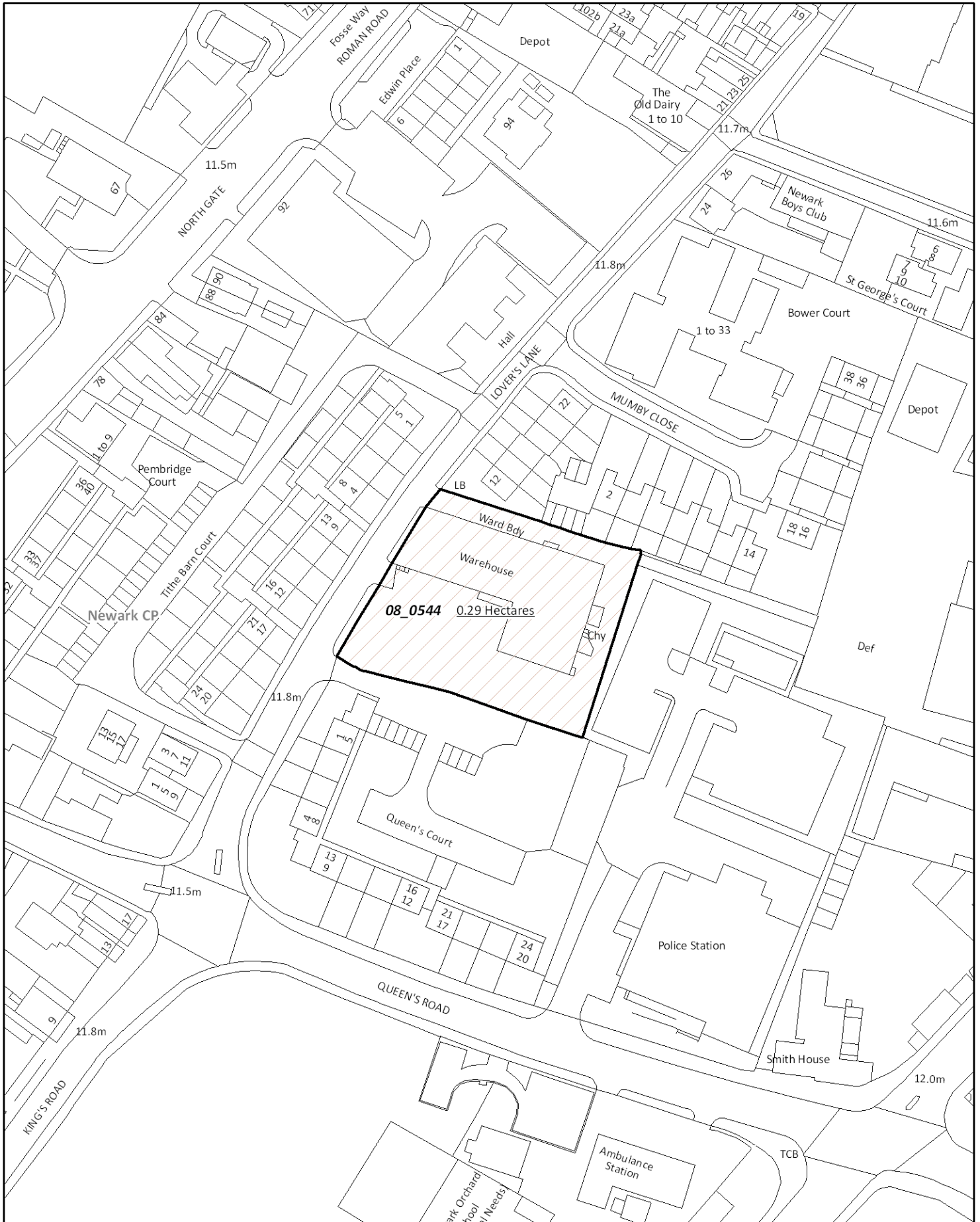
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Also in Bridge ward.

Strategic Housing Land Availability Assessment 2010



**08_0544 - Lovers Lane,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Pelham Street**08_0545**

Area(ha): 0.26

Parish: NEWARK

Proposed Yield : 10

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No. of dwellings 10.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Employment**Area Greenfield:****Setting:** Urban Residential/Employment**Area PDL:** 0.26**Current Use:** Sorting officeBuilding in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** C1-C5,C12,C15-C18 - Conservation Areas, H12 - Main Built up Area of Newark and Balderton**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre

Newark Town Centre 469m

Proximity**Transport Node:** Within 400m of a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 166m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Subject to satisfactory details of access there are likely to be no highway objections to this site.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Pelham Street**08_0545**

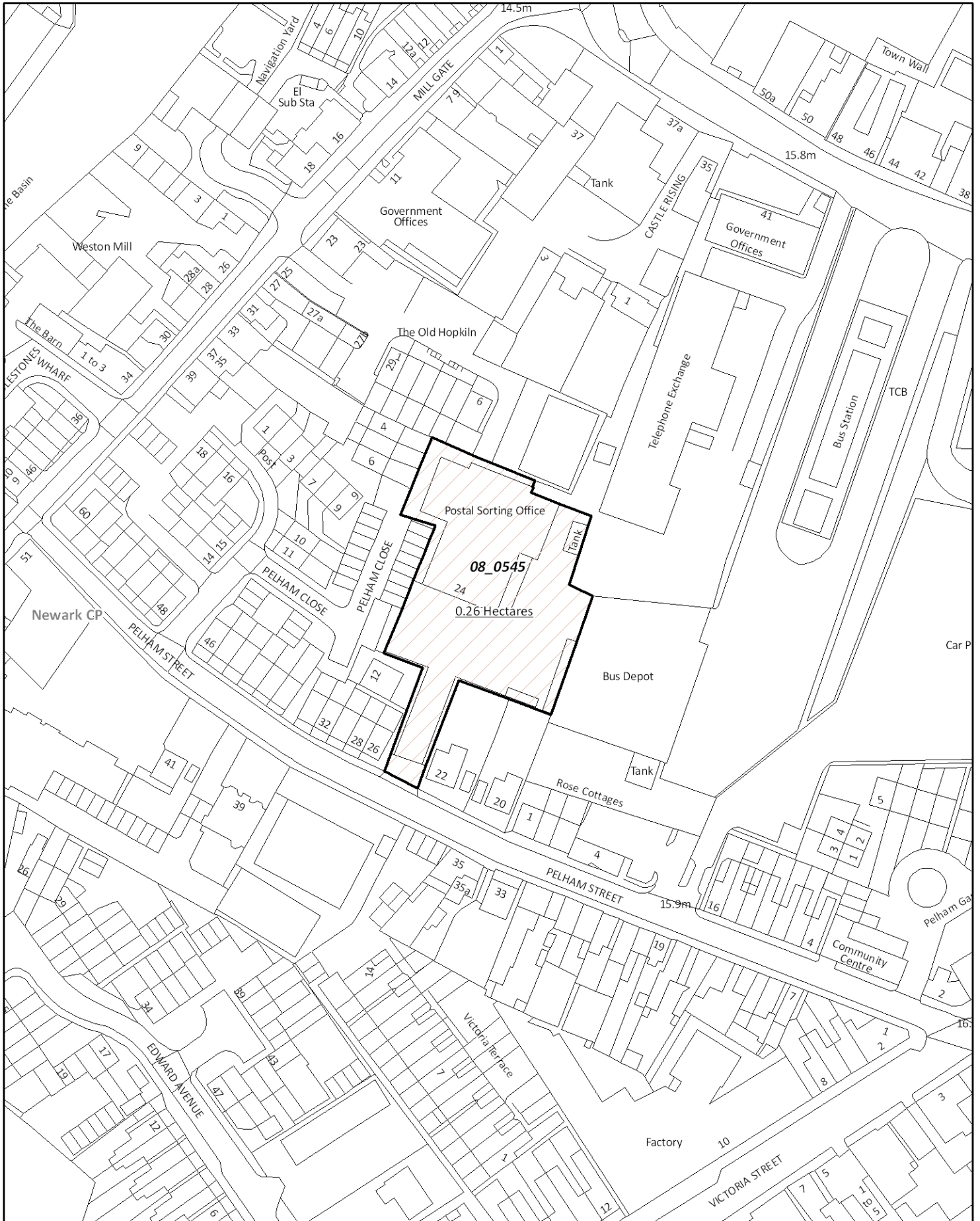
Area(ha): 0.26

Parish: NEWARK

Proposed Yield : 10

Agricultural Land Quality: Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No. of dwellings 10.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph, no on-site POS but POS commuted sum. No. of dwellings 10.**Additional Comments:** Adjacent SHLAA Site 08_0648

Strategic Housing Land Availability Assessment 2010



**08_0545 - Pelham Street,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: 61A Victoria Street**08_0546**

Area(ha): 0.40

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints – a large portion of the site is covered in mature trees.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints – a large portion of the site is covered in mature trees.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban Residential**Area PDL:** 0.4**Current Use:** GardenResidential**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Heritage Conservation designation Site adjoins Newark's Historic Core as set out in Policy C23.**Other:** C1-C5,C12,C15-C18 - Conservation Areas, H12 - Main Built up Area of Newark and Balderton**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 873m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 200m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Subject to satisfactory details of access there are likely to be no highway objections to this site.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

Site Ref: 61A Victoria Street

08_0546

Area(ha): 0.40

Parish: NEWARK

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes Mature trees in and on boundary of site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

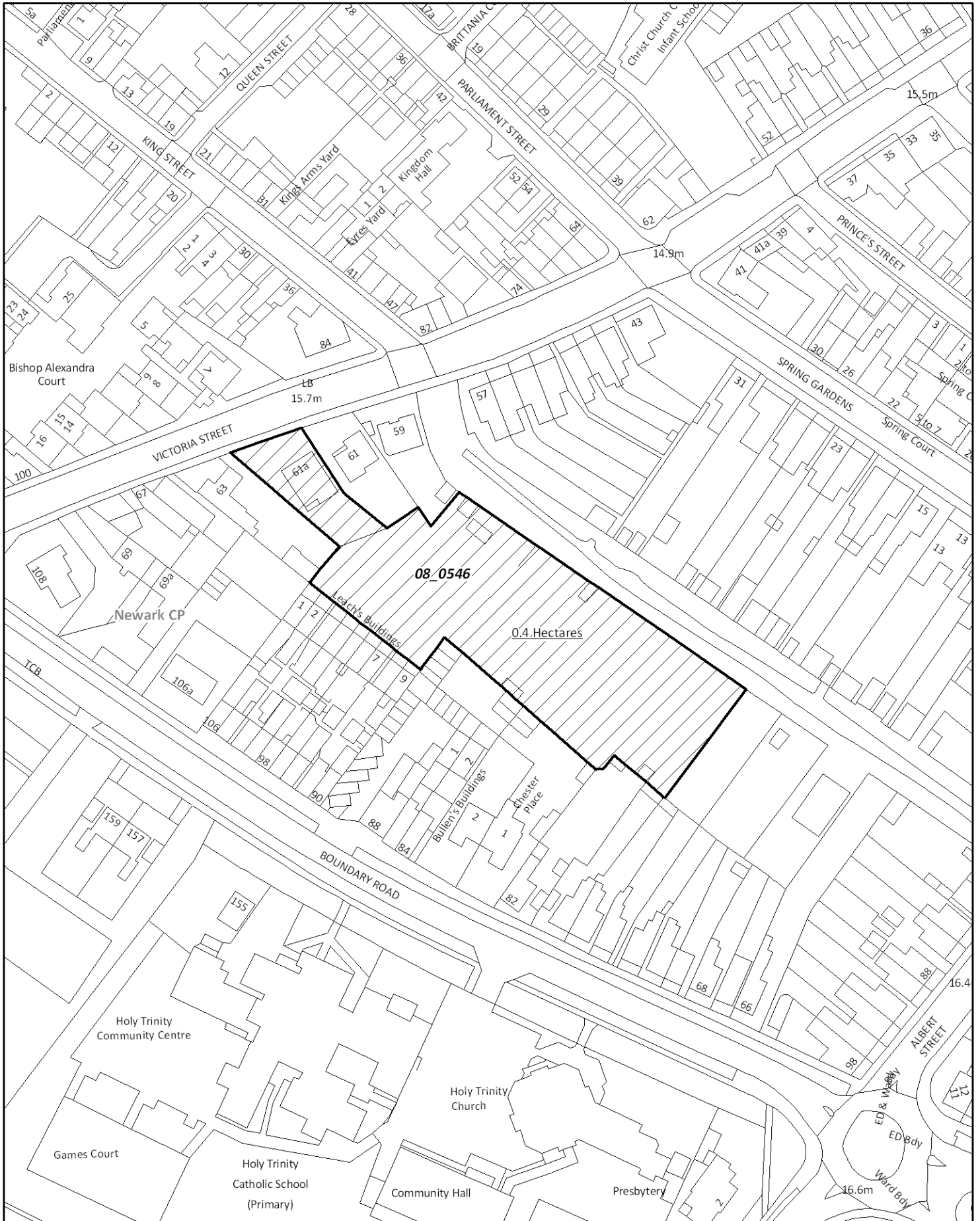
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0546 - 61A Victoria Street,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: East of Farndon Road**08_0547**

Area(ha): 7.57

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints – the site is partly a Site of Interest for Nature Conservation and lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not suitable due to environmental constraints – the site is partly a Site of Interest for Nature Conservation and lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 7.57**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** Mature Landscape and HorticultureOpen Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS2 - Open Breaks Between Settlements, NE1 - Development in the Countryside, NE8 - Mature Landscape Area, PU1 - Washlands, C1-C5,C12,C15-C18 - Conservation Areas, R10 - Newark Riverside**Conflicting Issues** Yes Outside the Urban Boundary and in Newark Farndon Open Break.**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1725m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 169m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. An acceptable standard of access is likely to be achieved onto Farndon Rd but away from Devon Bridge.

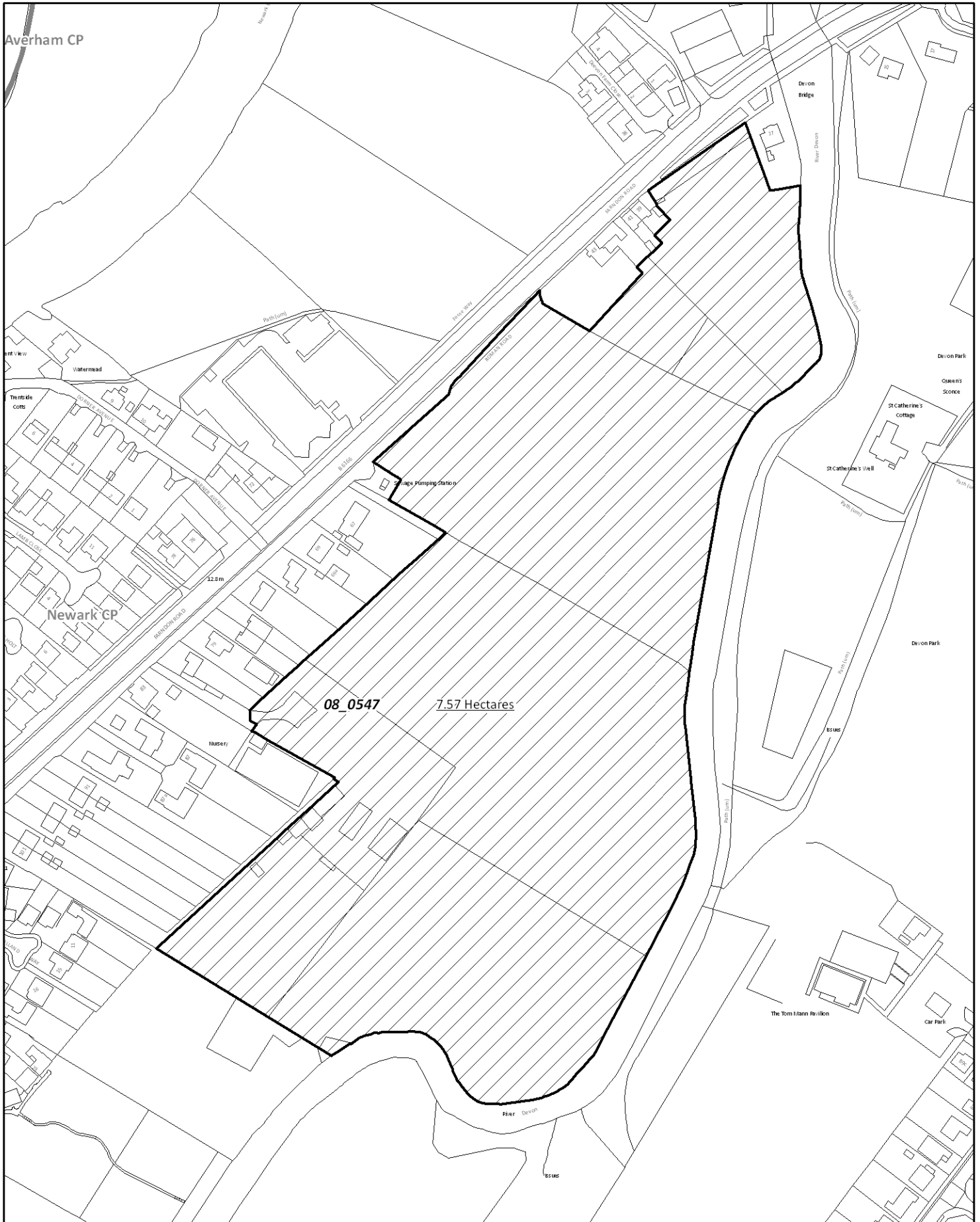
Site Ref: East of Farndon Road**08_0547**

Area(ha): 7.57

Parish: NEWARK

Proposed Yield :**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** No however sewage pumping station nearby**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Also within zone 2**SFRA Comments:****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** Yes Views into MLA / SINC**Natural Features:** Yes Mature trees, river adjacent**Impact on existing Recreational Use:** No ROW adjacent to site**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Coincides with Sinc 5/865 - Devon Nurseries Grassland, 2/588 - River Devon (North of Cotham) and Devon Park Pastures LNR. Direct impacts can be expected. Potential Protected species habitat.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future. EA Bank width planning. Adjacent to SHLAA site 08_0353.

Strategic Housing Land Availability Assessment 2010



**08_0547 - East Of Farndon Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: West of Farndon Road**08_0548**

Area(ha): 5.53

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 5.53**Setting:** Other Countryside/Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open break/Green Wedge**Other:** FS2 - Open Breaks Between Settlements, NE1 - Development in the Countryside, NE8 - Mature Landscape Area, PU1 - Washlands, C1-C5,C12,C15-C18 - Conservation Areas, R10 - Newark Riverside**Conflicting Issues** Yes Outside the Urban Boundary and in Newark Farndon Open Break.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1574m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 407m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. An acceptable standard of access is likely to be achieved onto Farndon Rd.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: West of Farndon Road**08_0548**

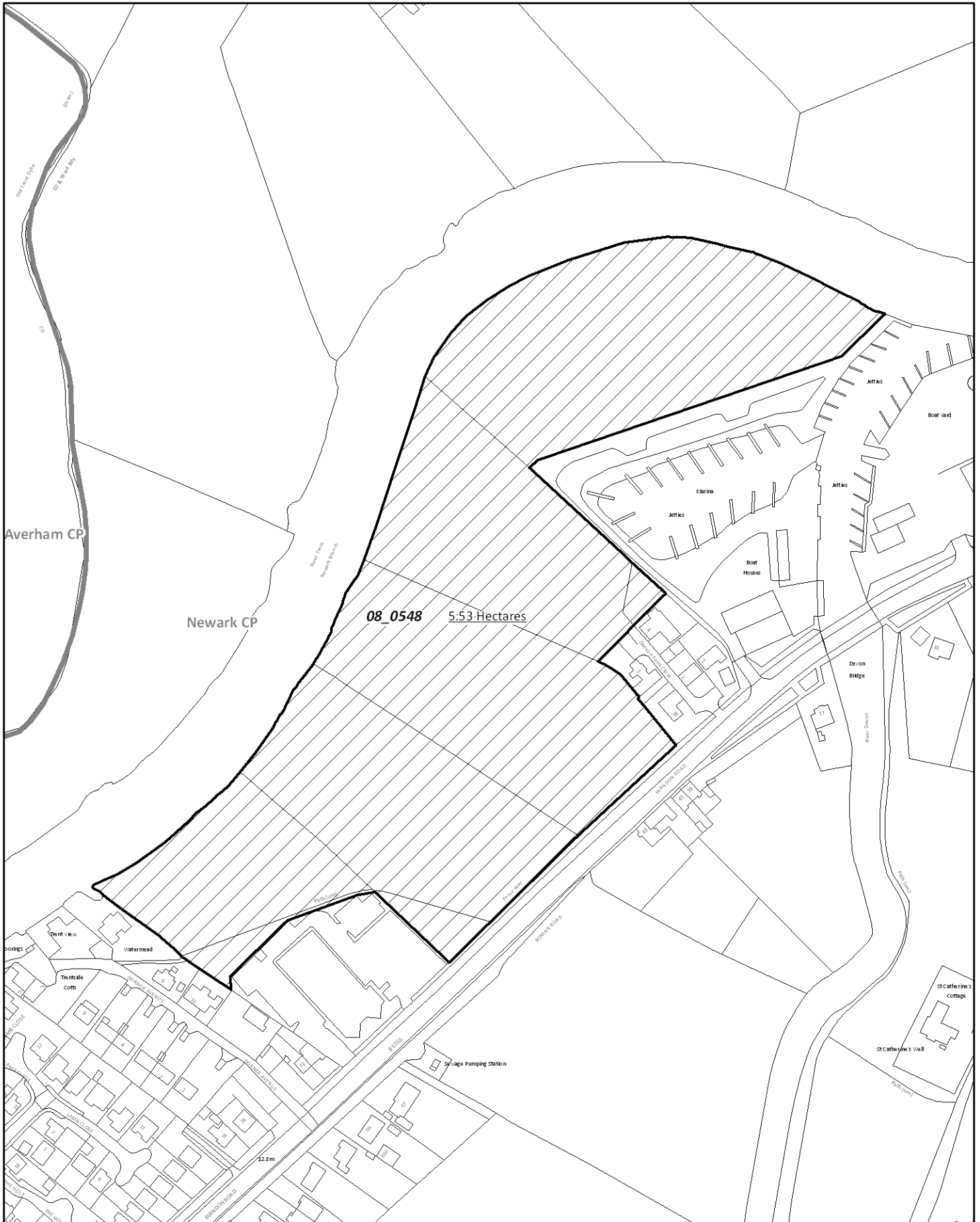
Area(ha): 5.53

Parish: NEWARK

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Also within zone 2**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes Views into MLA / SINC**Natural Features:** Yes A number of trees at edge of and within site. River adjacent.**Impact on existing Recreational Use:** Yes Newark FP26**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** EA bank width planning.

Strategic Housing Land Availability Assessment 2010



**08_0548 - West Of Farndon Road,
Newark**

Date:	09/03/2010
Scale:	1:2,500

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Site Ref: North of Bypass**08_0549**

Area(ha): 9.21

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Northern part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement due to the A46 Trunk Road.

Overall Final Conclusion:

Northern part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Not presently suitable due to level of separation from existing settlement due to the A46 Trunk Road.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideTown**Area Greenfield:** 9.21**Setting:** Countryside Town**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Open break/Green Wedge**Other:** FS2 Open Breaks Between Newark and Winthorpe, NE1 Development in the Countryside**Conflicting Issues** Yes Development in the countryside and open break.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2819m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 457m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The only access to this site would be from a Trunk Rd, therefore advice should be sought from the Highways Agency.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Adjoins A46**Site within a flood zone?:** In zone 3 Approximately 50% in Flood Zone 3 and 2 to the north.**Identified in SFRA:** No

Site Ref: North of Bypass

08_0549

Area(ha): 9.21

Parish: NEWARK

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Small saplings across the site.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

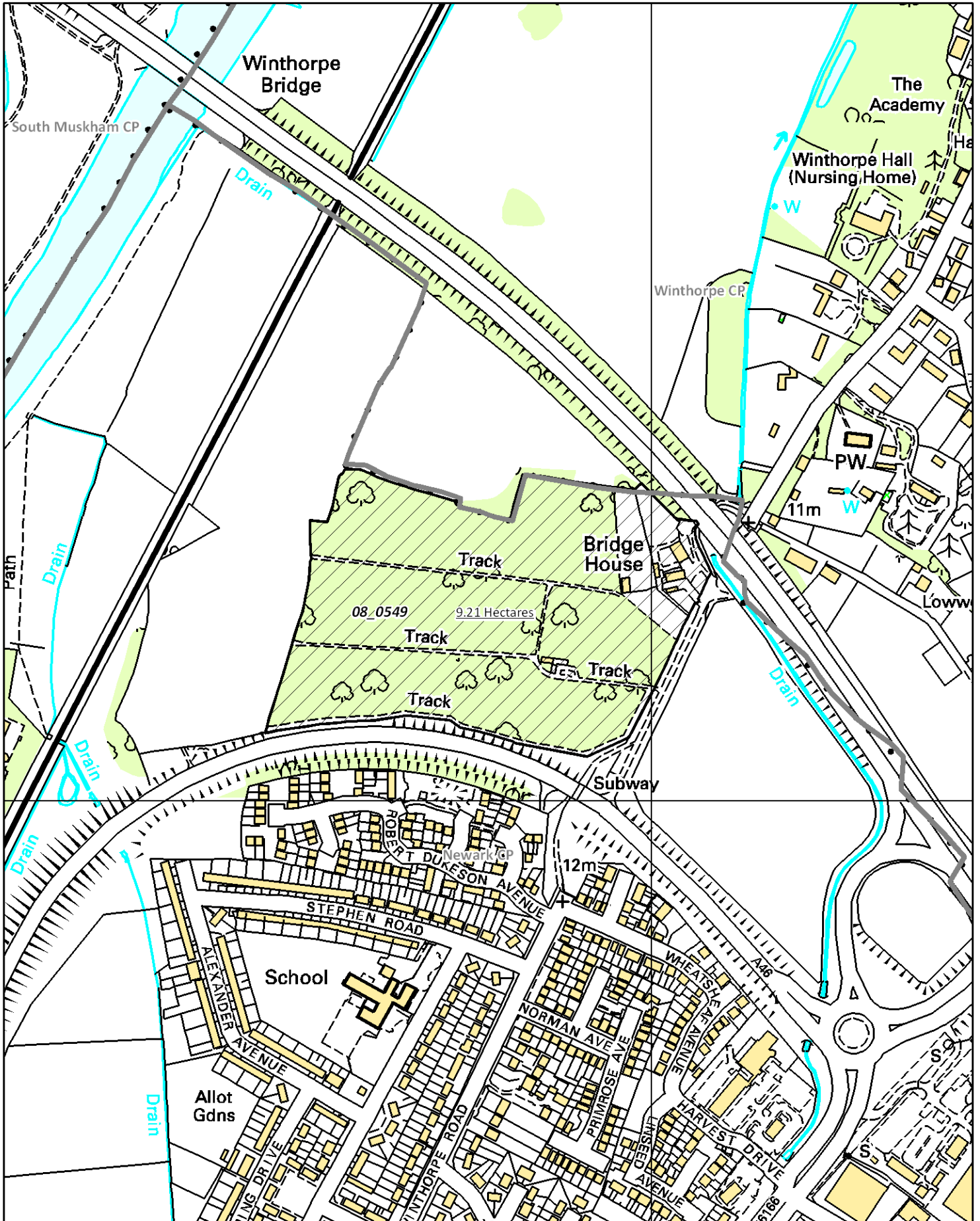
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Also in Winthorpe Parish and Ward.
Adjacent to SHLAA site 08_0295.

Strategic Housing Land Availability Assessment 2010



**08_0549 - North Of Bypass,
Newark**

Date: 09/03/2010

Scale: 1:5,000

Site Ref: North of Alexander Avenue**08_0550**

Area(ha): 0.81

Parish: NEWARK

Proposed Yield : 17

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph 40% site area reduction (floodzone 3), 6% on-site POS and POS commuted sum. No. of dwellings 17.

Overall Draft Conclusion:

The western part of the site partly lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Urban Boundary. Eastern part of the site is within the Urban Boundary and Flood Zone 1. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

The western part of the site partly lies within Environment Agency Flood Zone 3 where residential development should be resisted, this element of the site is also beyond the Urban Boundary. Eastern part of the site is within the Urban Boundary and Flood Zone 1. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential and urban fringe**Area Greenfield:** 0.81**Setting:** Urban**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Not Allocated Part in and part outside Urban Boundary**Other:** H12 Housing Development in Newark and Balderton NE1 Development in the Countryside PU1 Washlands**Conflicting Issues** Yes Partly outside Urban Boundary**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2527m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 209m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Access to this site may be available if there is no ransom strip between the site and the adopted highway.

Site Ref: North of Alexander Avenue**08_0550**

Area(ha): 0.81

Parish: NEWARK

Proposed Yield : 17

Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:** A46 to north of site.**Site within a flood zone?:**

In zone 3 West part of site lies within FZ3

Identified in SFRA: No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes Potential impact**Natural Features:** Yes Trees and scrub cover the site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 40% site area reduction (floodzone 3), 6% on-site POS and POS commuted sum. No. of dwellings 17.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 40% site area reduction (floodzone 3), 6% on-site POS and POS commuted sum. No. of dwellings 17.**Additional Comments:** SHLAA site 08_0302 abuts southern boundary. Loss of planting from the site could have a detrimental impact on existing properties in the area, due to proximity of the A46.

Strategic Housing Land Availability Assessment 2010



 **08_0550 - North Of Alexander Avenue,
Newark**

Date: 09/03/2010
Scale: 1:1,250

Site Ref: North of Quibells Lane**08_0551****Area(ha): 1.92****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location** The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 1.92**Setting:** Countryside Residential and industrial**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside PU1 Washlands**Conflicting Issues** Yes Outside Urban Boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1827m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 154m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Adequate access may be achievable but will require an upgrade of Quibells Lane to provide an acceptable pedestrian link.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:** Glue factory to the west**Site within a flood zone?:** In zone 3 Vast majority of the site is in FZ3**Identified in SFRA:** No**SFRA Comments:**

Site Ref: North of Quibells Lane

08_0551

Area(ha): 1.92

Parish: NEWARK

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: Yes

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

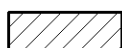
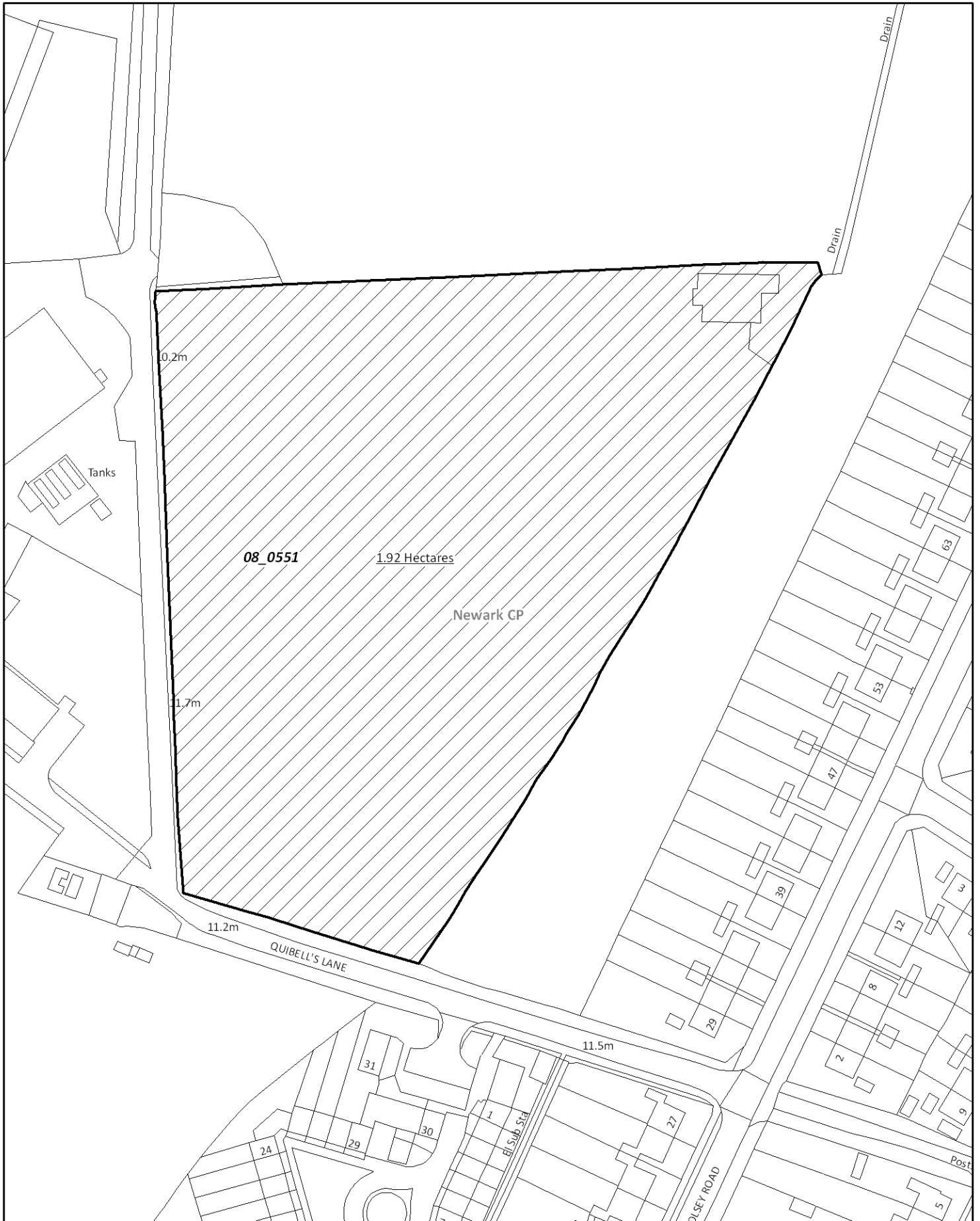
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: SHLAA site 08_0302 abuts the north of the site

Strategic Housing Land Availability Assessment 2010



**08_0551 - North Of Quibells Lane,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Hatchet's Lane**08_0552**

Area(ha): 0.54

Parish: NEWARK

Proposed Yield : 21

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph 5% site area reduction (railway buffer) no on-site POS but POS commuted sum. No of dwellings 21.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact from the adjacent East Coast Main Line and Lincoln Road bridge. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact from the adjacent East Coast Main Line and Lincoln Road bridge. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedEmployment and Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.54**Current Use:** Vacant Land & Bldgs**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Housing Development in Newark and Balderton**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre**Proximity** Within 1km of a major public transport

Newark Town Centre 1324m

Transport Node: node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 346m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highways work required. Hatchets Lane may need further improvement to satisfactorily accommodate further residential development in this location.

Site Ref: Hatchet's Lane**08_0552**

Area(ha): 0.54

Parish: NEWARK

Proposed Yield : 21

Topography Constraints: No**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** East Coast Main Rail Line, and Lincoln Road Bridge**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No However right of way adjacent to the site.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 5% site area reduction (railway buffer) no on-site POS but POS commuted sum. No of dwellings 21.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 5% site area reduction (railway buffer) no on-site POS but POS commuted sum. No of dwellings 21.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



**08_0552 - Hatchet's Lane,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Maltkiln Lane (Diamalt)**08_0553**

Area(ha): 0.90

Parish: NEWARK

Proposed Yield : 32

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph 5% site area reduction (railway buffer) 6% on-site POS and POS commuted sum. No of dwellings 32.

Overall Draft Conclusion:**Possible highway constraints in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the adjacent East Coast Main Line and Lincoln Road bridge. Although the site is subject to constraints, appropriate mitigation measures could be provided.****Overall Final Conclusion:****Possible highway constraints in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the adjacent East Coast Main Line and Lincoln Road bridge. Although the site is subject to constraints, appropriate mitigation measures could be provided.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedIndustrial, retail and residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.9**Current Use:** Vacant Land & Bldgs**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 Housing Development in Newark and Balderton, R10 Newark Riverside.**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1164m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 473m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and onsite highway layout to be provided to standard. Traffic statement required. Existing adopted highway. A traffic statement would highlight any additional traffic over and above what the existing site generates as this in turn could have an adverse affect on the operation of the Trent Ln/Northgate junction .

Site Ref: Maltkiln Lane (Diamalt)**08_0553**

Area(ha): 0.90

Parish: NEWARK

Proposed Yield : 32

Topography Constraints: No**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** Rail Line (NE), Industrial Area, Lincoln Rd bridge**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 5% site are reduction (railway buffer) 6% on-site POS and POS commuted sum. No of dwellings 32.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 5% site are reduction (railway buffer) 6% on-site POS and POS commuted sum. No of dwellings 32.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



**08_0553 - Maltkiln Lane (Diamalt),
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: North of Beacon Hill Conservation Park**08_0554****Area(ha): 12.13****Parish: NEWARK****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Highway access constraints in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation and Notts Wildlife Trust site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Highway access constraints in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the adjacent Site of Interest for Nature Conservation and Notts Wildlife Trust site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** In urban fringe**PDL/Greenfield:** Greenfield**Area Character:** Countryside/Industrial**Area Greenfield:** 12.13**Setting:** Countryside Urban**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside Adjacent to Northern Road Industrial Estate rather than a residential area.**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Urban boundary**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3026m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 450m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** Yes Severe slope between existing residential and the SHLAA site.**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: North of Beacon Hill Conservation Park**08_0554**

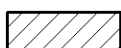
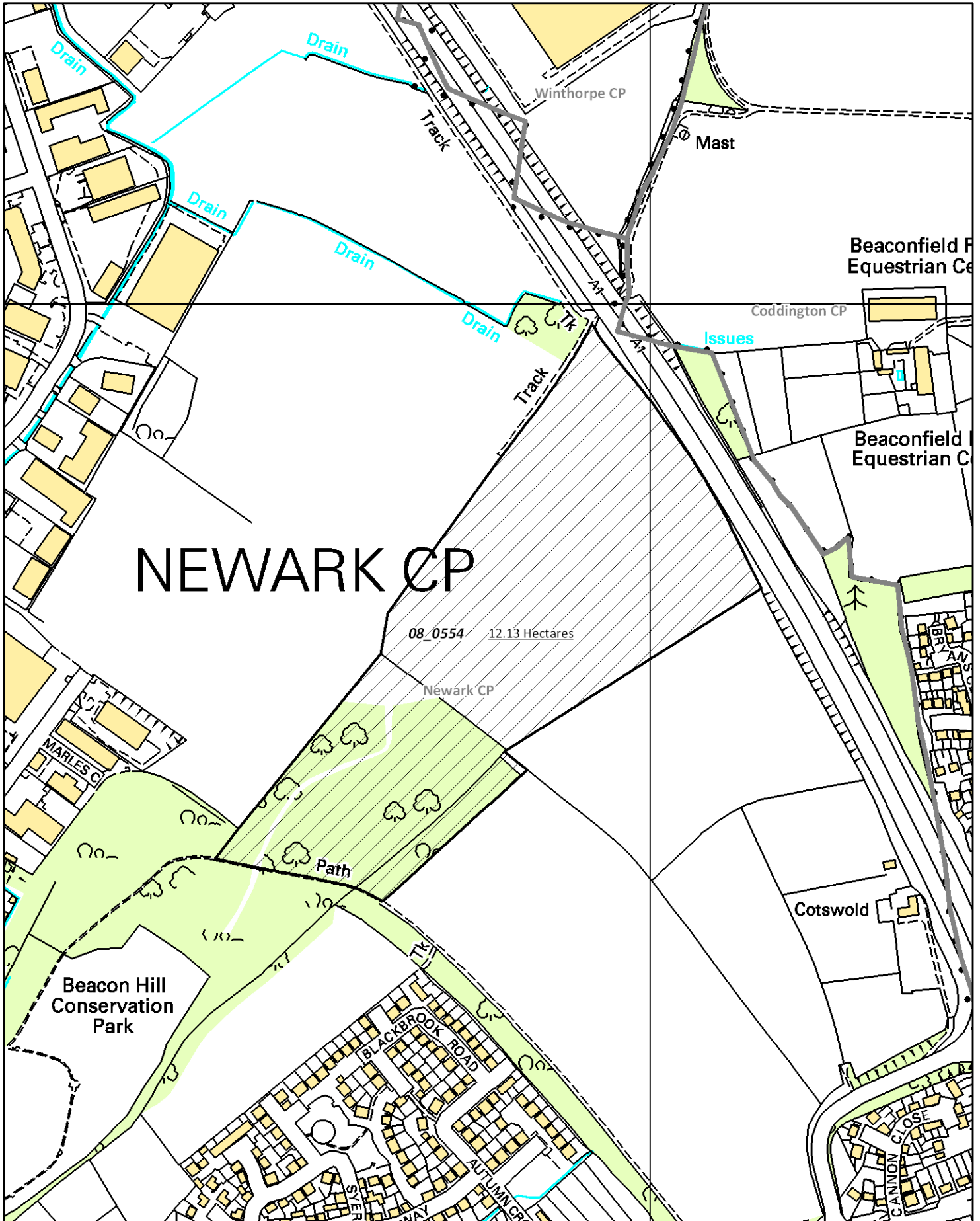
Area(ha): 12.13

Parish: NEWARK

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** Industrial site and A1 nearby**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Mature trees on boundaries**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** Yes Substantially coincides with Beacon Hill NWT Reserve. Since 2/805 - Beacon Hill Gypsum Workings. Direct impacts can be expected.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Also in Bridge Ward. Adjacent to SHLAA sites 08_0305, 08_0306, which are also adjacent to 08_0381
Landfill sites historic buffer- British Gypsum Ltd

Strategic Housing Land Availability Assessment 2010



**08_0554 - North Of Beacon Hill Conservation Park,
Newark**

Date: 09/03/2010

Scale: 1:5,000

Site Ref: Appletongate, Former Sidings**08_0630**

Area(ha): 1.51

Parish: NEWARK

Proposed Yield : 57

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph 6% on-site POS and POS commuted sum. No. of dwellings 57.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail Line adjacent to the site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail Line adjacent to the site. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedEmployment/Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 1.51**Current Use:** Car repair garage and tyre dealershipLand & Bldgs in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 - Housing Development on Unidentified Sites in Newark and Balderton, FS1 - Urban Settlement Pattern and the Location to New Development**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 886m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 77m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has been previously considered for residential development and an acceptable access was found to be possible.

Site Ref: Appletongate, Former Sidings**08_0630**

Area(ha): 1.51

Parish: NEWARK

Proposed Yield : 57

Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** East Coast Main Line, Industrial units**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 6% on-site POS and POS commuted sum. No. of dwellings 57.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 6% on-site POS and POS commuted sum. No. of dwellings 57.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



**08_0630 - Appletongate, Former Sidings,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Barnby Gate, Mastercare**08_0631****Area(ha): 1.39****Parish: NEWARK****Proposed Yield : 100****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Plannning permission exists on this site for 100 of dwellings.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site is suitable for development and is the subject of an outline permission. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site is suitable for development and is the subject of an outline permission. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 1.39**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 - Housing Development on Unidentified Sites in Newark and Balderton, FS1 - Urban Settlement Pattern and the Location to New Development**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 724m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 235m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has been previously considered for residential development and an acceptable access was found to be possible.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Barnby Gate, Mastercare**08_0631** Area(ha): 1.39 Parish: NEWARK**Proposed Yield :** 100**Agricultural Land Quality:** Not Applicable Urban**Neighbour Issues:** None**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Telephone mast on Parker Street site**Site within a flood zone?:** In Floodzone 1**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Suitability Conclusion:** The site is suitable**Natural Features:** No**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** No**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Plannining permission exists on this site for 100 of dwellings.**Ownership Constraints****Legal Issues:****Timescale:****Viability Comments:** Viable - Plannining permission exists on this site for 100 of dwellings.**Additional Comments:** Planning permission for 100 units exists.**Ownership Comments:****Legal Comments:****Availability Other Issues:**

Strategic Housing Land Availability Assessment 2010



**08_0631 - Barnby Gate, Mastercare,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: North of Barnby Road**08_0632**

Area(ha): 3.07

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail Line adjacent to the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail Line adjacent to the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

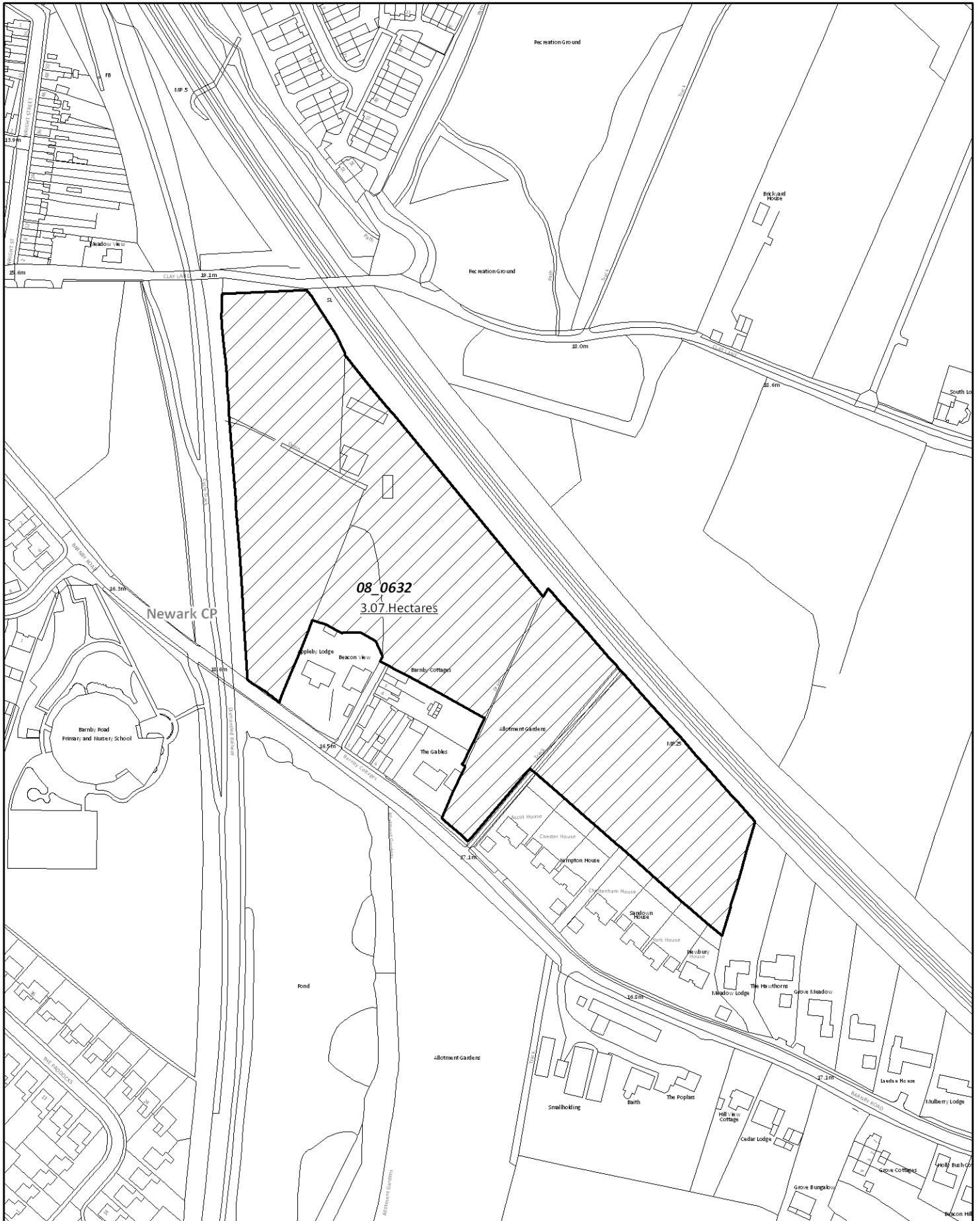
Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 3.07**Setting:** Urban**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open break/Green Wedge**Other:** FS3 - Land Between Newark and Balderton, NE8 - Mature Landscape Area, R2 - Existing Open Space**Conflicting Issues** Yes Open Break**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1382m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 211m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment required. The site is located on Barnby Rd where there is poor pedestrian facilities. Comprehensive development of this site would likely raise highway safety concerns for pedestrians in this vicinity.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: North of Barnby Road**08_0632** Area(ha): 3.07 Parish: NEWARK**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)
Urban**Site Apparatus:** None**Neighbour Issues:** East Coast Mainline adjoins the site**Site within a flood zone?:** In zone 3 Approx 3% of site adj rail line in Zones 2 and 3.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** Yes Allotments in centre of site, track from Barnby Road**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No BIO SINC 2/638 on opposite side of road**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Landfill site Historic buffer

Strategic Housing Land Availability Assessment 2010



**08_0632 - North Of Barnby Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: South of Barnby Road**08_0633**

Area(ha): 3.34

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedRural/Residential**Area Greenfield:** 3.34**Setting:** Other Rura;/Residential**Area PDL:****Current Use:** Paddock/School playing fieldOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open break/Green Wedge**Other:** FS3 - Land Between Newark and Balderton, NE8 - Mature Landscape Area, R3 - School Playing Fields**Conflicting Issues** Yes Open break**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1746m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 77m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic assessment required. The site is located on Barnby Rd where there is poor pedestrian facilities. Comprehensive development of this site would likely raise highway safety concerns for pedestrians in this vicinity.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: South of Barnby Road**08_0633**

Area(ha): 3.34

Parish: NEWARK

Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)
Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approx. 25% in middle of site in 2 & 3**Identified in SFRA:** No**SFRA Comments:**

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: Also in Balderton Parish and Balderton North Ward. Adjoins SHLAA site 08_0433. Internal Drainage Board.

Strategic Housing Land Availability Assessment 2010



**08_0633 - South Of Barnby Road,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Barnbygate Coalyard**08_0634** Area(ha): 0.31

Parish: NEWARK

Proposed Yield : 12

Suitability Conclusion The site is suitable**Availability Conclusions:** The site could be available in 10 - 15 years time**Availability Comments:****Achievability Conclusion:** The site is economically viable/acheivable for housing**Achievability Comments:** Viable - Assessed at 40dph no on-site POS and POS commuted sum. No. of dwellings 12.**Overall Draft Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.**Overall Final Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.**Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.31**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H2-Ni- Barnby Gate Coalyard**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 793m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 386m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility to be provided to standard. Infill site that would likely be able to provide a satisfactory access subject to conditions.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

Site Ref: Barnbygate Coalyard

08_0634 Area(ha): 0.31 Parish: NEWARK

Proposed Yield : 12

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 40dph no on-site POS and POS commuted sum. No. of dwellings 12.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

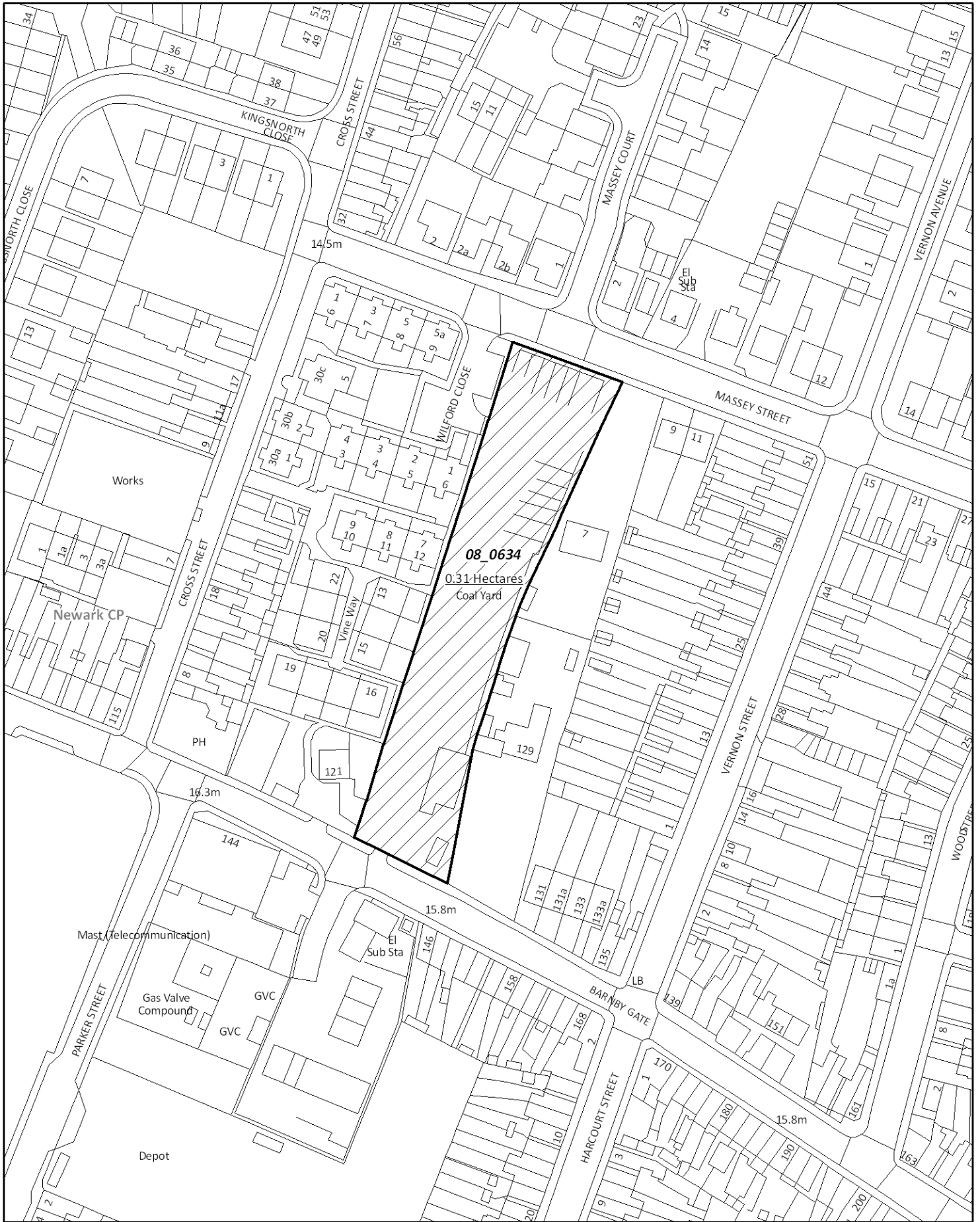
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph no on-site POS and POS commuted sum. No. of dwellings 12.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0634 - Barnbygate Coalyard,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: North of Reservoir, Beacon Hill Road**08_0636**

Area(ha): 0.56

Parish: NEWARK

Proposed Yield : 22

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 22.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.56**Setting:** Urban**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12- Housing Development in Newark and Balderton, NE8- Mature Landscape Area**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1780m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 487m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Visibility from an access point to this site may be a problem together with safe pedestrian access to and from the site.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: North of Reservoir, Beacon Hill Road**08_0636**

Area(ha): 0.56

Parish: NEWARK

Proposed Yield : 22

Agricultural Land Quality: Grade 3 (Good-moderate)
/Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 22.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 22.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



 **08_0636 - North Of Reservoir, Beacon Hill Road, Newark**

Date: 09/03/2010

Scale: 1:1,250



Site Ref: Bowbridge Road**08_0637****Area(ha): 1.60****Parish: NEWARK****Proposed Yield : 89****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph. 20% site area reduction (TPO) 6% on-site POS included within site reduction area and POS commuted sum. No. of dwellings 51. However planning permission exists for 89 dwellings on this site.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site is suitable for development. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site is suitable for development. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residentialalso hospital and commercial uses**Area Greenfield:****Setting:** Urban**Area PDL:** 1.6**Current Use:** Vacant Land & Bldgs**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12- Housing Development in Newark and Balderton**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 931m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 209m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has previously been considered for residential development and been found to be acceptable in highway terms subject to conditions.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Bowbridge Road**08_0637** Area(ha): 1.60 Parish: NEWARK**Proposed Yield :** 89**Agricultural Land Quality:** Not Applicable Urban**Neighbour Issues:** None**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Telegraph pole and wires**Site within a flood zone?:** In Floodzone 1**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** No**ProtectedSpecies/ Habitats:** No**Suitability Conclusion:** The site is suitable**Natural Features:** Yes Trees**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** Yes**Conservation Area:** No**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.**Achievability Comments:** Viable - Assessed at 40dph. 20% site area reduction (TPO) 6% on-site POS included within site reduction area and POS commuted sum. No. of dwellings 51. However planning permission exists for 89 dwellings on this site.**Ownership Constraints****Legal Issues:****Timescale:****Viability Comments:** Viable - Assessed at 40dph. 20% site area reduction (TPO) 6% on-site POS included within site reduction area and POS commuted sum. No. Of dwellings 51. However planning permission exists for 89 dwellings on this site.**Ownership Comments:****Legal Comments:****Availability Other Issues:****Additional Comments:** Planning permission exists for 89 dwellings on this site.

Strategic Housing Land Availability Assessment 2010



**08_0637 - Bowbridge Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Cow Lane Scrap Yard**08_0638**

Area(ha): 0.77

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

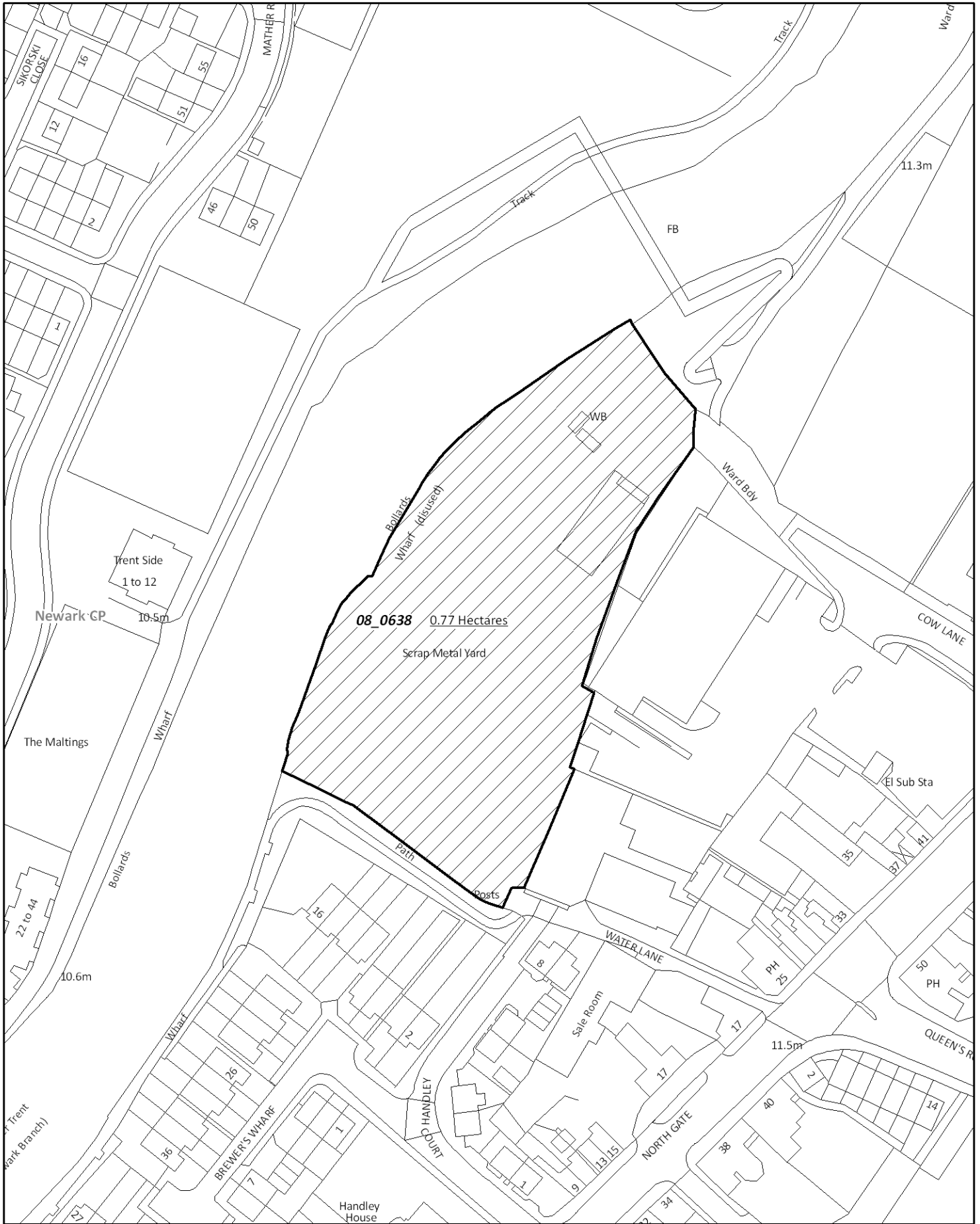
Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Mixed Residential to south and south west, employment to east of the site, waste/unused land to NE of the site.**Area Greenfield:****Setting:** Urban**Area PDL:** 0.77**Current Use:** Scrap yard Land & Bldgs in Use**Proposed Use:****Policy** The site is suitable**Allocated Site:** Housing**Other:** H2-Nd- Cow Lane Scrapyard, R10- Newark Riverside, C1-5, 12, 15-18 Conservation Areas, C23- Newarks Historic Core, PU1- Washlands**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 587m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 185m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Access to the adopted highway may be an issue for this site and may involve third party land. This would need further investigation.**Topography Constraints:** No Slight slope east to west**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Cow Lane Scrap Yard**08_0638** Area(ha): 0.77 Parish: NEWARK**Proposed Yield :****Agricultural Land Quality:** Not Applicable /Urban**Site Apparatus:** Temporary buildings**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within Zones 2 & 3**Identified in SFRA:** Yes**SFRA Comments:** Most types of development including residential are deemed to be inappropriate.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes River Trent runs along West boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No Abuts Sinc 5/178 - Trent Banks/Wharves, Newark. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Also in Bridge Ward.

Strategic Housing Land Availability Assessment 2010



**08_0638 - Cow Lane Scrap Yard,
Newark**

Date:	09/03/2010
Scale:	1:1,250

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Site Ref: Edward Avenue**08_0640**

Area(ha): 0.33

Parish: NEWARK

Proposed Yield : 13

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

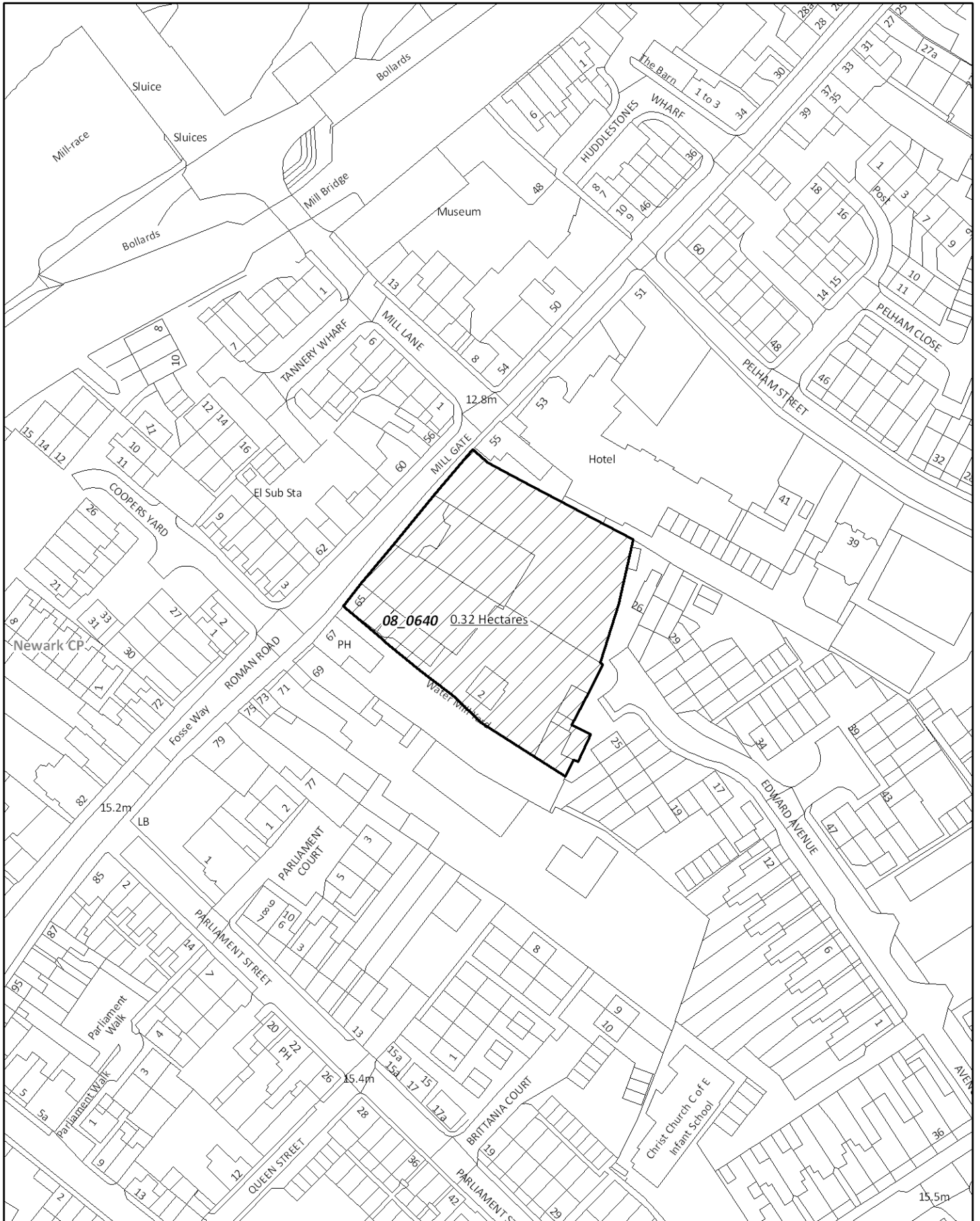
Achievability Comments:

Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 13.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** ResidentialSome commercial uses**Area Greenfield:****Setting:** Urban**Area PDL:** 0.33**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H2-Ne- Edward Avenue Newark, C1-5,12,15-18 Conservation Areas, C23- Newark's Historic Core**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 666m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 207m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Visibility from the site onto Millgate may be an issue and will require further investigation.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Edward Avenue**08_0640** Area(ha): 0.33 Parish: NEWARK**Proposed Yield :** 13**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 13.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No. of dwellings 13.**Additional Comments:** Housing Allocation

Strategic Housing Land Availability Assessment 2010



**08_0640 - Edward Avenue,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Farndon Road**08_0642**

Area(ha): 0.34

Parish: NEWARK

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedEmployment and residential.**Area Greenfield:****Setting:** Other Employment and residential.**Area PDL:** 0.34**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Employment**Other:** Policy E2 - Nb/E4 Farndon Road, Newark, Policy H13 - Housing Development in Large Villages and R10 - Newark Riverside**Conflicting Issues** Yes Employment allocation.**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2305m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 148m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Site is located at the end of a private road that currently serves a public house and office development. Technically this site has no connection to the adopted highway and is therefore unsatisfactory. Residential development on this site would require that this access road be brought up to adoption standard and included within the red line of any planning application made.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

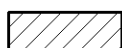
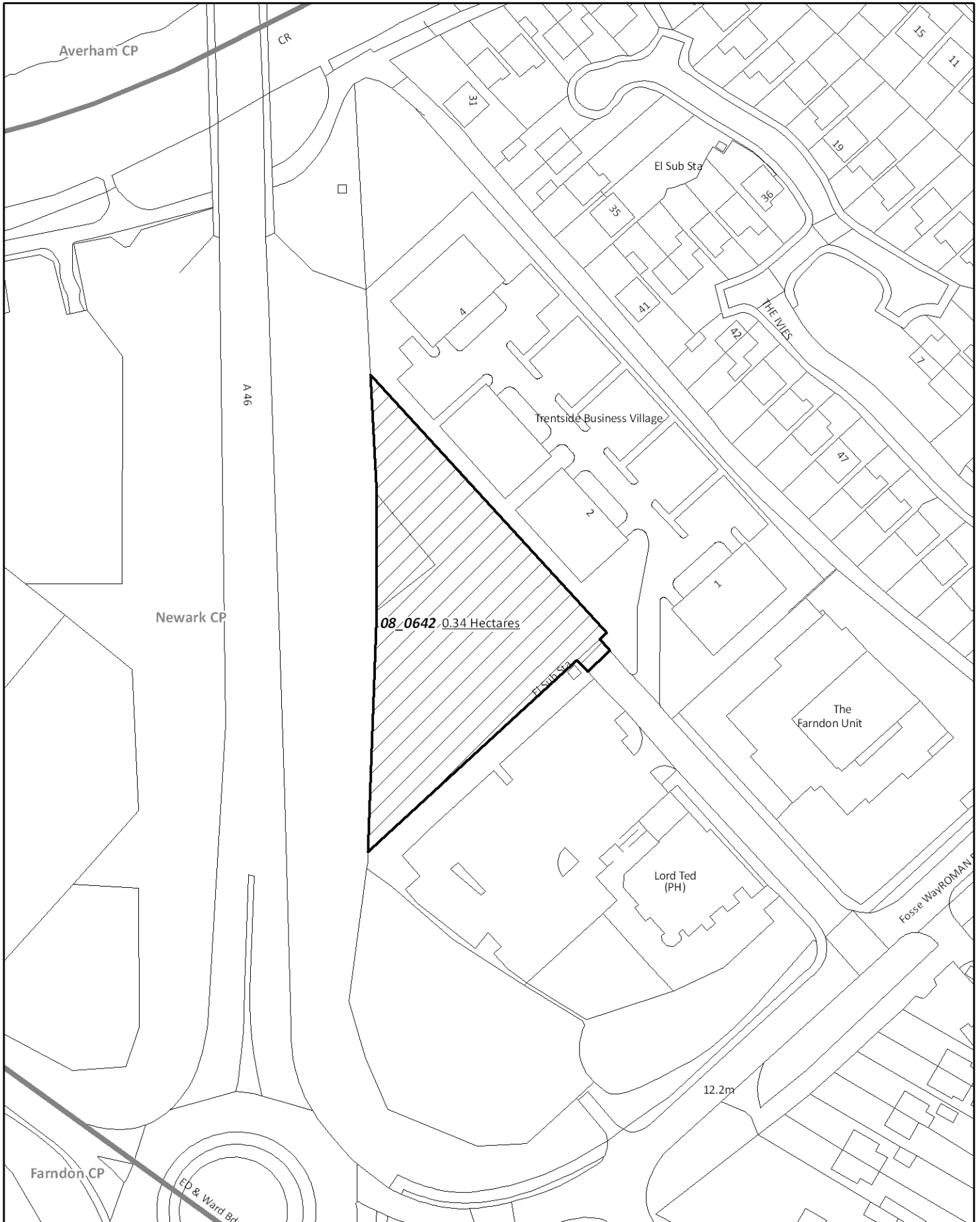
Site Ref: Farndon Road**08_0642****Area(ha): 0.34****Parish: NEWARK****Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** A46 to the west. Offices in vicinity of site.**Identified in SFRA:** No**Site Apparatus:** Telegraph pole adjacent to the site on south-west corner.**Site within a flood zone?:** In zone 3 Wholly within flood zone 2 & 3.**SFRA Comments:**

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** Yes Hedgerows along southern boundary.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: There is a pre-app for non-residential uses on the site (hotel). Adjoins SHLAA site 08_0318. Internal Drainage Board.

Strategic Housing Land Availability Assessment 2010



**08_0642 - Farndon Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Grange Road College Site**08_0643****Area(ha): 1.37****Parish: NEWARK****Proposed Yield : 66****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 51dph defined by developer, 6% on-site POS and POS commuted sum. No. of dwellings 66.

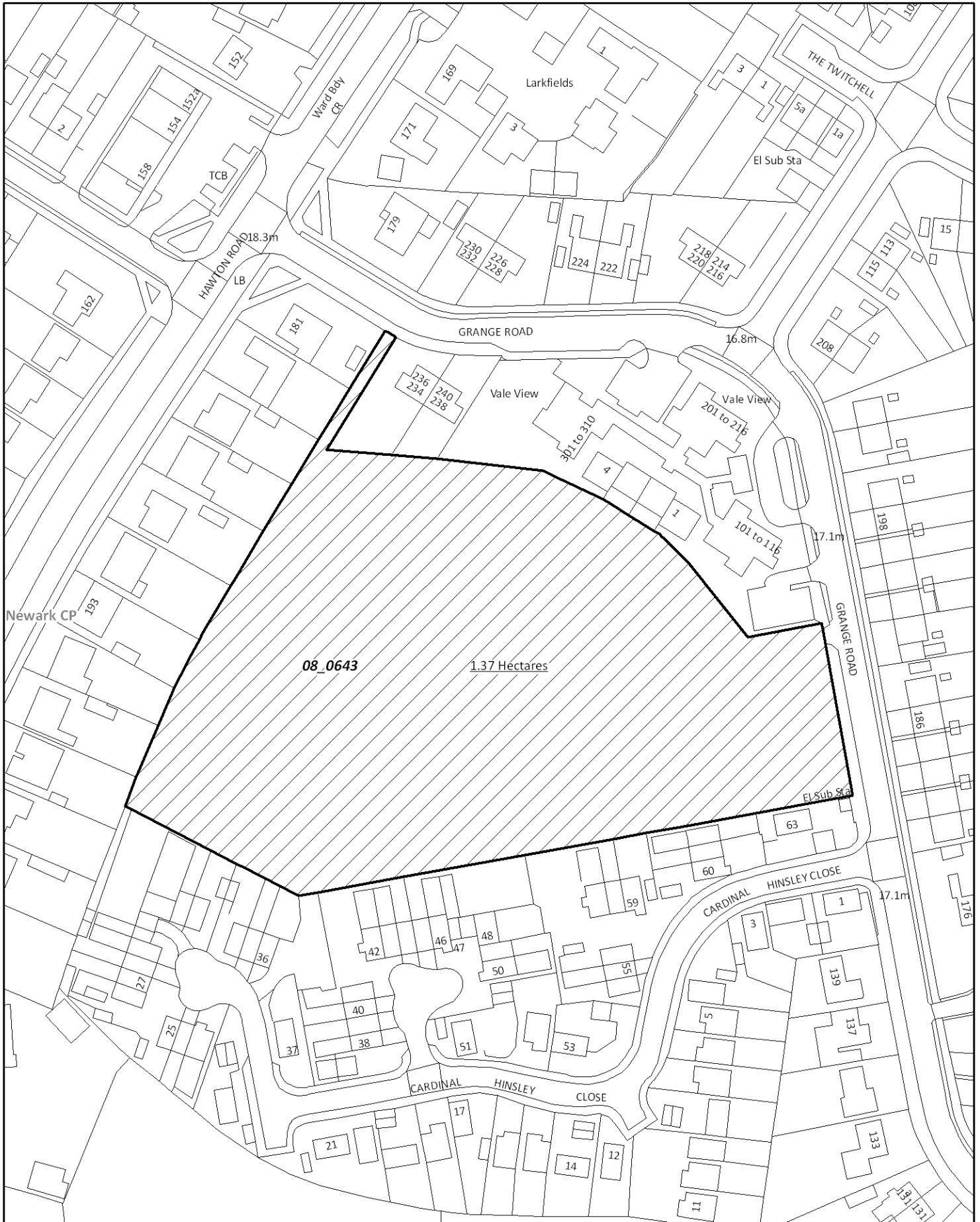
Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site is suitable for development and is the subject of full planning permission. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. This site is suitable for development and is the subject of full planning permission. This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 0.73**Setting:** Urban**Area PDL:** 0.64**Current Use:** Formerly Cardinal Hinsley School.Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** Policy H12 - Housing Development on Unidentified Sites in Newark and Balderton**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2271m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 477m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has previously been considered for residential development and an access and highway layout has been agreed.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Grange Road College Site**08_0643** Area(ha): 1.37 Parish: NEWARK**Proposed Yield :** 66

identified in close proximity to the site

Agricultural Land Quality: Not Applicable Urban.**Site Apparatus:** None.**Neighbour Issues:** None.**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** This site has an extant planning permission. There is no current evidence to indicate that this site will not come forward.**Achievability Comments:** Viable - Assessed at 51dph defined by developer, 6% on-site POS and POS commuted sum. No. of dwellings 66.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 51dph defined by developer, 6% on-site POS and POS commuted sum. No. of dwellings 66.**Additional Comments:** Planning permission for 66 dwellings exist on this site.

Strategic Housing Land Availability Assessment 2010



08_0643 1.37 Hectares



**08_0643 - Grange Road College Site,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Paddock North of Hutchinson Road**08_0644**

Area(ha): 0.57

Parish: NEWARK

Proposed Yield : 17

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 17.

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.57**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** Policy H12 - Housing Development on Unidentified Sites in Newark and Balderton**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2671m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 308m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Access to this site may be achievable but subject to there being no ransom strip between the site and the adopted section of Hutchinson Rd.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Paddock North of Hutchinson Road**08_0644**

Area(ha): 0.57

Parish: NEWARK

Proposed Yield : 17

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** None.**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Mature trees on Hutchinson Road.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 17.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 17.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



 **08_0644 - Paddock North Of Hutchinson Road,
Newark**

Date: 09/03/2010
Scale: 1:1,250

Site Ref: Kelham Road**08_0645**

Area(ha): 0.44

Parish: NEWARK

Proposed Yield : 15

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 15.

Overall Draft Conclusion:**Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.44**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** Policy H2 - Housing Allocation Kelham Road, Newark**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1041m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 276m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. This site has previously been considered for residential development. Dependant on the site frontage width it is likely that an acceptable means of access may be found to this site.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Kelham Road

08_0645

Area(ha): 0.44

Parish: NEWARK

Proposed Yield : 15

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None.

Neighbour Issues: None.

Site within a flood zone?: In zone 3 Wholly within flood zone 2 and 3.

Identified in SFRA: Yes

SFRA Comments: Careful attention to flood mitigation measures would be required for any potential development within this site. Formal flood defences shown along northern part of the site boundary. Access/egress need careful consideration.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Hedges to the north and south of site.

Impact on existing Recreational Use: Yes Newark FP14

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No Mature landscape area adjacent to the site.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 15.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph no on-site POS but POS commuted sum. No of dwellings 15.

Additional Comments: The site may be at risk from the effects of flooding due to climate change. Internal Drainage Board.

Strategic Housing Land Availability Assessment 2010



**08_0645 - Kelham Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land South of Kelham Road**08_0646**

Area(ha): 3.50

Parish: NEWARK

Proposed Yield : 137

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph 14% on-site POS and POS commuted sum. No of dwellings 137.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. However, it also identifies the presence of flood defences. Further information would need to be provided to justify development in this location. Possible highway constraints in this location. Any possible development would need to mitigate against any detrimental impact on potential wildlife species habitay. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:****Area Character:** Mixed**Area Greenfield:** 2.37**Setting:** Urban**Area PDL:** 1.13**Current Use:** Apart from commercial buildings on site, the remainder is overgrown land. Building in Use**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** Policy H12 - Housing Development in Unidentified Sites in Newark and Balderton - Site within main built-up area. NE8 - Mature Landscape Area . Site adjoins Newark Conservation Area, Policy C1-C5, C12, C15-C18.**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 751m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space

Site Ref: Land South of Kelham Road**08_0646**

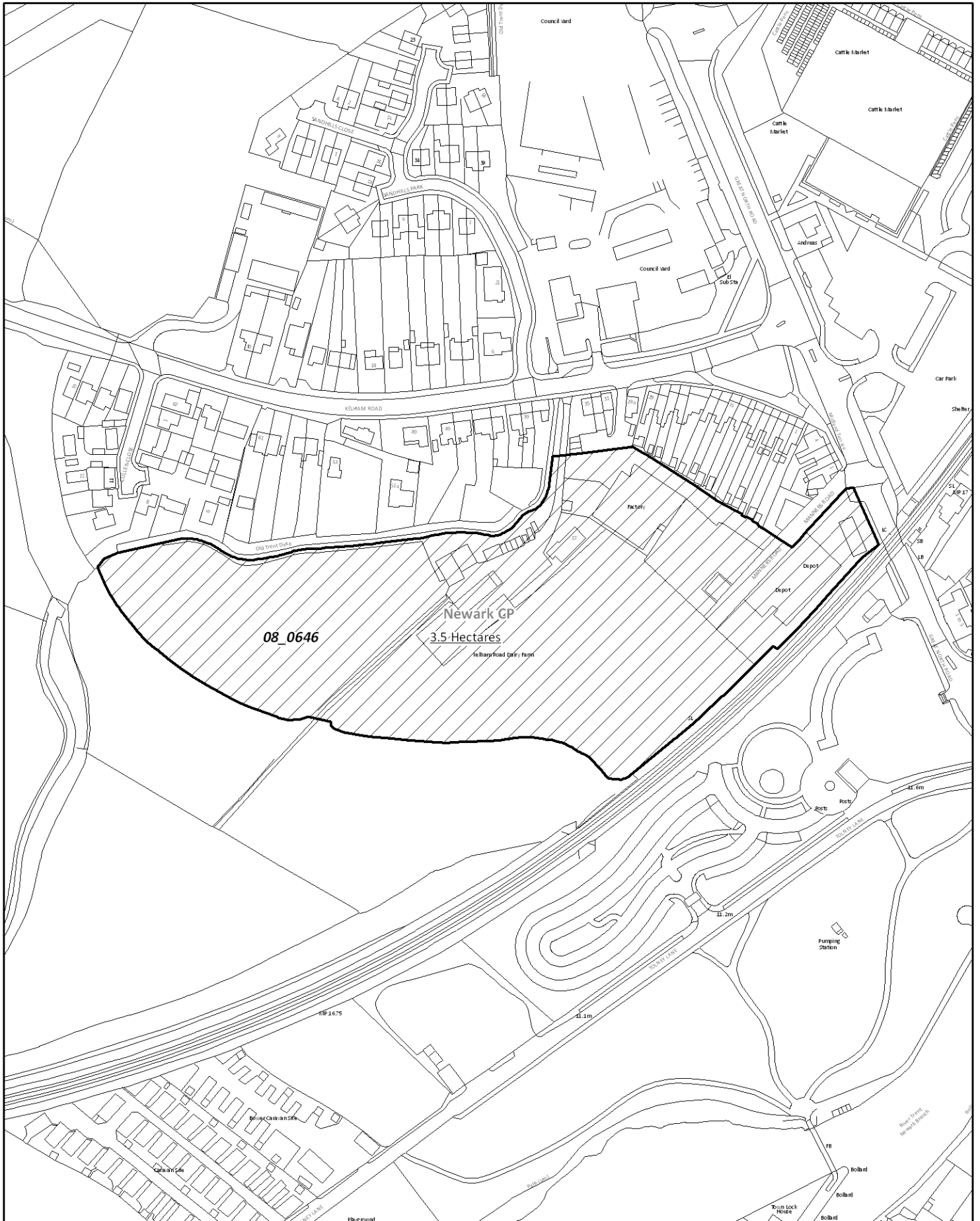
Area(ha): 3.50

Parish: NEWARK

Proposed Yield : 137

GreenSpaceStrategy Comments: 176m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. The only means of access to this site is adjacent to the railway level crossing. Advice should therefore be sought from the Rail Authority with regard to access in close proximity to its crossing.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)
Grade 3/Urban.**Site Apparatus:** None**Neighbour Issues:** railway line to the south.**Site within a flood zone?:** In zone 3 Wholly within zones 2 and 3.**Identified in SFRA:** Yes**SFRA Comments:** Site Careful attention to flood mitigation measures would be required for any potential development within this site. Formal flood defences shown along northern part of the site boundary. Access/egress need careful consideration.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No Consultation response: The site is an area of grassland bordered by a dyke so could be a potential Water Vole habitat. A survey of the grassland and ditch will be necessary before determination of any planning application.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 14% on-site POS and POS commuted sum. No of dwellings 137.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 14% on-site POS and POS commuted sum. No of dwellings 137.**Additional Comments:** The site may be at risk from the effects of flooding due to climate change. Internal Drainage Board

Strategic Housing Land Availability Assessment 2010



 **08_0646 - Land South Of Kelham Road,
Newark**

Date:	09/03/2010
Scale:	1:2,500

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Site Ref: Lombard Street**08_0647**

Area(ha): 0.28

Parish: NEWARK

Proposed Yield : 9

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

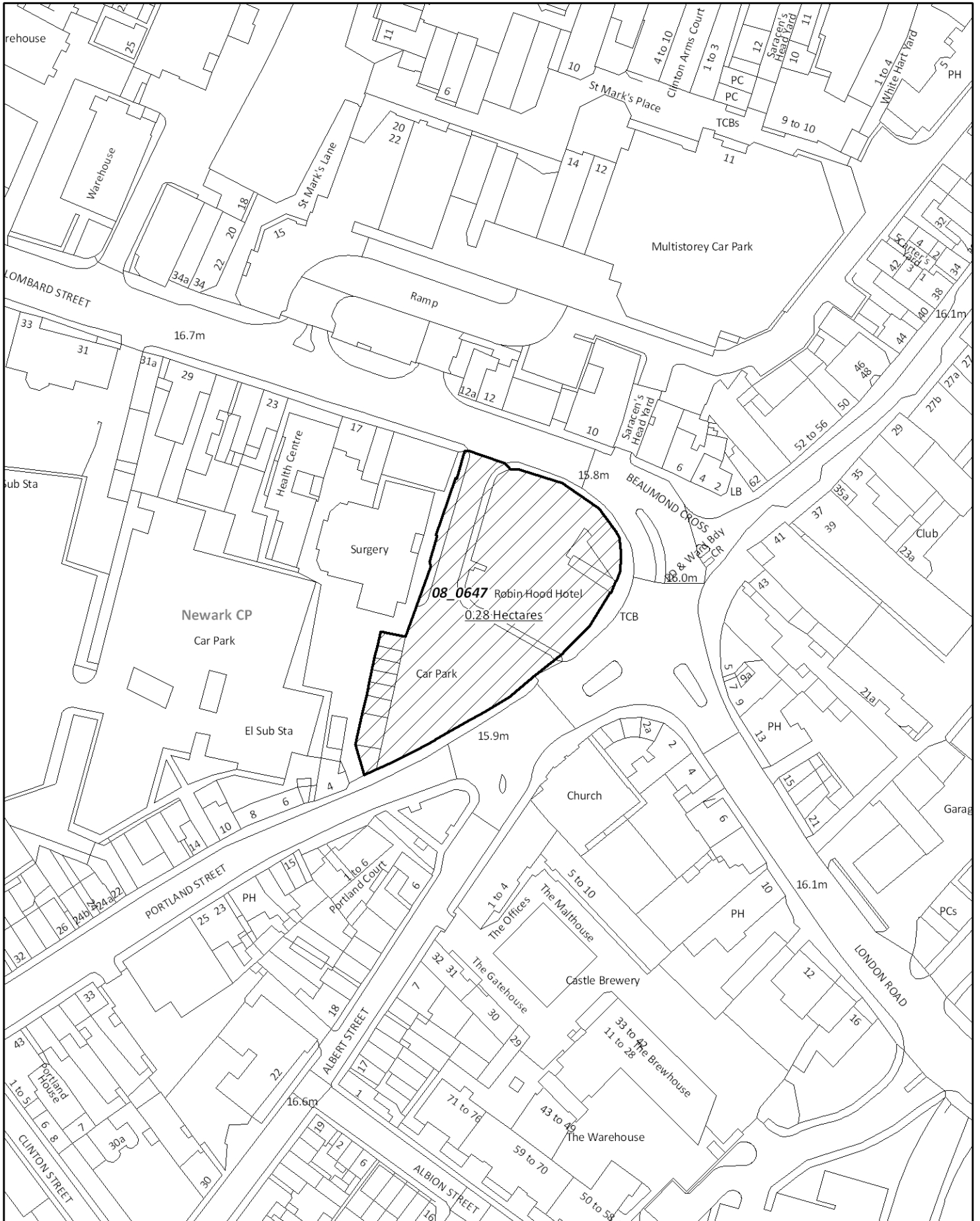
Achievability Comments:

Viable - Assessed at 40dph 20% site area reduction no on-site POS or POS commuted sum. No. of dwellings 9.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedFormer Hotel, car park**Area Greenfield:****Setting:** Urban**Area PDL:** 0.28**Current Use:** Car Park, Former HotelOpen Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** C1-C5, C12, C15-C18 Conservation Areas, C23 Newark's Historic Core, H12 Housing Development on non identified sites in Newark and Balderton,**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 400m of a town centre Newark Town Centre 254m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 257m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Previously considered for residential development and the principle has been accepted by the Highway Authority.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Lombard Street**08_0647** Area(ha): 0.28 Parish: NEWARK**Proposed Yield :** 9**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph 20% site area reduction no on-site POS or POS commuted sum. No. of dwellings 9.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph 20% site area reduction no on-site POS or POS commuted sum. No. of dwellings 9.**Additional Comments:** SHLAA Site 08_0648 adjoins the site

Strategic Housing Land Availability Assessment 2010



**08_0647 - Lombard Street,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Potterdike, Lombard Street**08_0648****Area(ha): 2.78****Parish: NEWARK****Proposed Yield : 61****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable: site has permission for mixed use, retail led development with potential for 61 dwellings.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to make provision for replacement car parking within an appropriate location if required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to make provision for replacement car parking within an appropriate location if required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedBus station, car park, Doctors surgery**Area Greenfield:****Setting:** Urban**Area PDL:** 2.78**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Heritage Conservation designation**Other:** C1-C5, C12, C15-C18 Conservation Areas, C23 Newark's Historic Core, T11 Newark Town Centre Car Parks, H12 Housing Development on non identified sites in Newark and Balderton,**Conflicting Issues** Yes Development on Town Centre Car Parks**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 400m of a town centre Newark Town Centre 323m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 292m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Traffic assessment required. This site is currently used as a public car park. If residential development is to be considered on this

Site Ref: Potterdike, Lombard Street**08_0648**

Area(ha): 2.78

Parish: NEWARK

Proposed Yield : 61

site the issue of a replacement for the existing car parking facility would need addressing.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Not Applicable Urban

Site Apparatus: Mobile phone mast adjacent site

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: Yes Trees within site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: Yes

Conservation Area: Yes

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/achievable for housing

Availability Comments:

Achievability Comments: Viable: site has permission for mixed use, retail led development with potential for 61 dwellings.

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

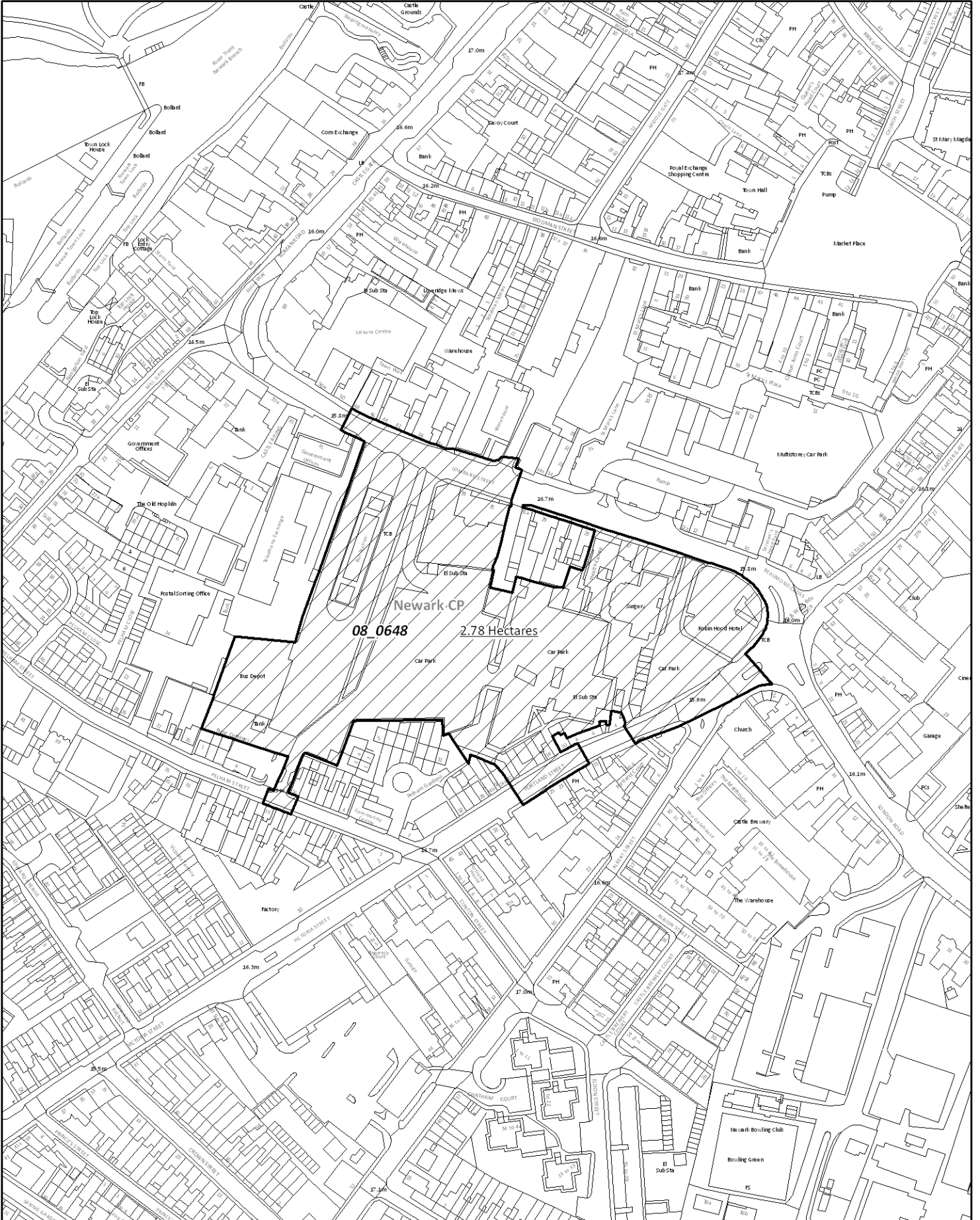
Timescale:

Availability Other Issues:

Viability Comments: Viable: site has permission for mixed use, retail led development with potential for 61 dwellings.

Additional Comments: Also in Castle Ward. SHLAA Site 08_0647 adjoins the site Full permission for residential relates to Potterdyke Scheme which includes a range of other uses: Demolition/partial demolition of existing buildings and structures (including total demolition of Robin Hood Hotel (main building), additions to the rear of 15-17 Lombard Street, 14-22 Portland Street and partial demolition of 21 Lombard Street (Newark Health Centre), alterations and extension of cottages adjoining Robin Hood Hotel and alterations to boundary and car park of Potterdyke House and redevelopment to provide retail uses (Use Class A1 and A3), Primary Care Trust facility (Use Class D1), Doctors' Surgery (Use Class D1), office use (Use Class B1), residential (Use Class C3), replacement bus station, new pedestrian street, surface and undercroft car parking, landscaping, access and servicing. Retention of bus facility.

Strategic Housing Land Availability Assessment 2010



 **08_0648 - Potterdike, Lombard Street, Newark**

Date: 09/03/2010
Scale: 1:2,500

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Site Ref: Land South of London Road**08_0649**

Area(ha): 0.69

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.69**Current Use:** Residential**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Only small part of the site is within the CA and Newarks Historic Core**Other:** H12 Housing development on unidentified sites in Newark and Balderton, C1-C5, C12, C15-C18 Conservation Areas, C23 Newark's Historic Core**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 707m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 259m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

Site Ref: Land South of London Road

08_0649

Area(ha): 0.69

Parish: NEWARK

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Some mature trees

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Application for residential care home approved in 2008

Strategic Housing Land Availability Assessment 2010



 **08_0649 - Land South Of London Road, Newark**

Date: 09/03/2010
Scale: 1:1,250

Site Ref: Millgate**08_0650**

Area(ha): 2.20

Parish: NEWARK

Proposed Yield : 69

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 40dph 40% site area reduction 14% on-site POS accommodated with site reduction area but no POS commuted sum. No of dwellings 53. Details Amended to 69 as defined by Planning Permission

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. Further information would need to be provided to justify development in this location. Appeal hearing will be held on 29th April 2009 to determine application for residential permission. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues, the Strategic Flood Risk Assessment highlights that the site lies within flood zone 3. Further information would need to be provided to justify development in this location. However, the site has the benefit of planning permission. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Combination**Area Character:** Mixed Open land/Pub and buildings**Area Greenfield:** 1.81**Setting:** Other Open land/Pub and buildings**Area PDL:** 0.4**Current Use:** Open fields/Other**Proposed Use:****Policy The site may be suitable****Allocated Site:** Heritage Conservation designation**Other:** C8 - Millgate Field, Newark, H2ng - Rear of White House and 82 Millgate, H12 - Housing Development on Unidentified Sites in Newark and Balderton, C1-C5, C12, C15-C18 - Conservation Area, C23 - Newark's Historic Core, PU1 - Washlands**Conflicting Issues** Yes Development of Millgate Field**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1004m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 394m**Physical Constraints The site may be suitable**

Site Ref: Millgate**08_0650****Area(ha): 2.20****Parish: NEWARK****Proposed Yield : 69**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highways work required. Traffic assessment required. This site has been considered and accepted by the Highway Authority as suitable for in the region of 60 dwellings subject to conditions involving off site highway works.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate) Urban

Site Apparatus: Mobile phone mast next to site.

Neighbour Issues: None

Site within a flood zone?: In zone 3 Approx. 25% in zone 2 and 20% in Zone 3

Identified in SFRA: Yes

SFRA Comments: Site within zone 1 (15%) and zone 3. No formal defences, some limited scope for development however flood mitigation measures should be implemented. Site may be at risk to flooding due to effects of climate change.

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes Site highly visible in context of Millgate Conservation Area and provides setting to town-scape beyond

Natural Features: Yes Trees within site and River Trent to north west.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Protected Species/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 40dph 40% site area reduction 14% on-site POS accomodated with site reduction area but no POS commuted sum. No of dwellings 53. Details Amended to 69 as defined by Planning Permission

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

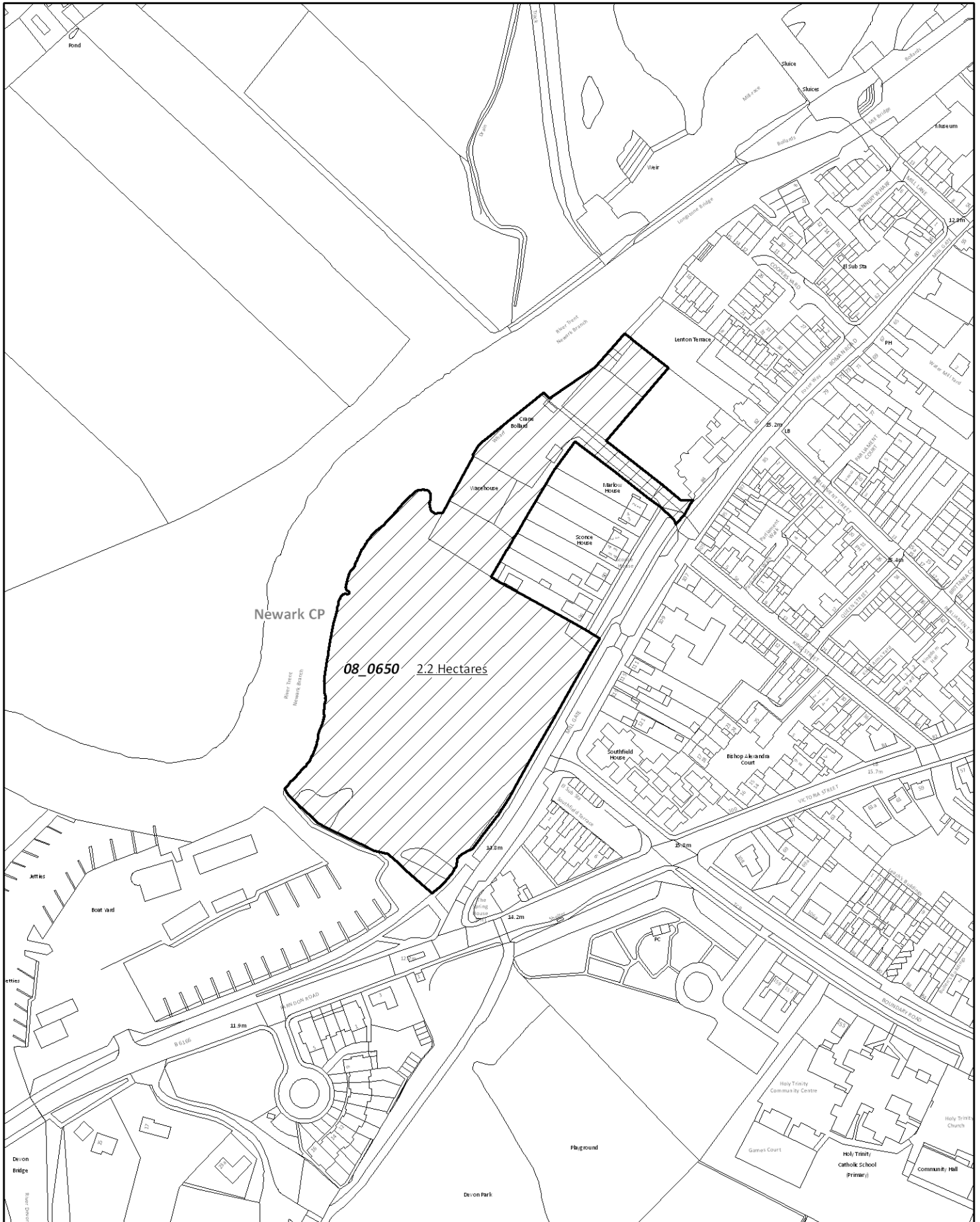
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph 40% site area reduction 14% on-site POS accomodated with site reduction area but no POS commuted sum. No of dwellings 53.

Additional Comments: Appeal hearing will be held on 29th April 2009 to determine application for residential. EA bank width planning.

Strategic Housing Land Availability Assessment 2010



**08_0650 - Millgate,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land East of Northern Road**08_0651****Area(ha): 0.73****Parish: NEWARK****Proposed Yield : 29****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph no site area reduction, no on-site POS but POS commuted sum. No. of dwellings 29.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedEmployment/Residential**Area Greenfield:****Setting:** Urban**Area PDL:** 0.73**Current Use:** Vacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Employment**Other:** E7 - Northern Road Industrial Estate, E25 - Impact on Nearby Residents, H12 - Unidentified Housing Development in Newark and Balderton**Conflicting Issues** Yes Employment**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1206m**Proximity Transport Node:** Within 400m of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 424m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility andd on site highway layout to be provided to standard. Traffic statement required. No strong highway objections to this site. However, it is situated on an industrial estate road.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** None

Site Ref: Land East of Northern Road**08_0651**

Area(ha): 0.73

Parish: NEWARK

Proposed Yield : 29

Neighbour Issues: Amscott, highways agency depot**Identified in SFRA:** No**Site within a flood zone?:**

In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40dph no site area reduction, no on-site POS but POS commuted sum. No. of dwellings 29.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 40dph no site area reduction, no on-site POS but POS commuted sum. No. of dwellings 29.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



 **08_0651 - Land East Of Northern Road,
Newark**

Date:	09/03/2010
Scale:	1:1,250

Site Ref: North Gate

08_0652 Area(ha): 1.65

Parish: NEWARK

Proposed Yield : 189

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

The site has extant planning permission. There is no reason to believe that development will not come forward.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph, 50% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 33. However there are two planning permissions on the site for a total of 189 dwellings.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Half of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Half of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is both Available and Achievable.

Character Land Use Location The site is suitable

Location: Within urban boundary

PDL/Greenfield: PDL

Area Character: MixedResidential/Employment

Area Greenfield:

Setting: Urban

Area PDL: 1.65

Current Use: Vacant Land

Proposed Use:

Policy The site is suitable

AllocatedSite: Heritage Conservation designation

Other: C1-C5,C12,C15-C18 - Conservation Area, H12 - Unidentified Housing Development in Newark and Balderton, R10 - Newark Riverside, R12 - Northgate Riverside, C23 - Newark's Historic Core

Conflicting Issues No

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes

Secondary school: Yes **Retail Area:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** Yes

Supermarket: Yes **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Within 1km of a town centre Newark Town Centre 764m

Proximity Transport Node: Within 1km of a major public transport node

Site Ref: North Gate

08_0652

Area(ha): 1.65

Parish: NEWARK

Proposed Yield : 189

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 222m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has previously been considered for residential development and a layout agreed with the Highway Authority. Some off site highway works may be required

Topography No Constraints:

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate) Urban

Site Apparatus: Telegraph pole on site to eastern boundary.

Neighbour Issues: Petrol station to south of site.

Site within a flood zone?: In zone 3 75% in Zone 2, not middle of site, 50% in Zone 3 southern half

Identified in SFRA: Yes

SFRA Comments: Zones 1, 2 and 3. Subject to development being steered away from floodzone 3.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes River Trent along west of site.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: Yes BIO SINC 5/178 River Trent.

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: The site has extant planning permission. There is no reason to believe that development will not come forward.

Achievability Comments: Viable - Assessed at 40dph, 50% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 33. However there are two planning permissions on the site for a total of 189 dwellings.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

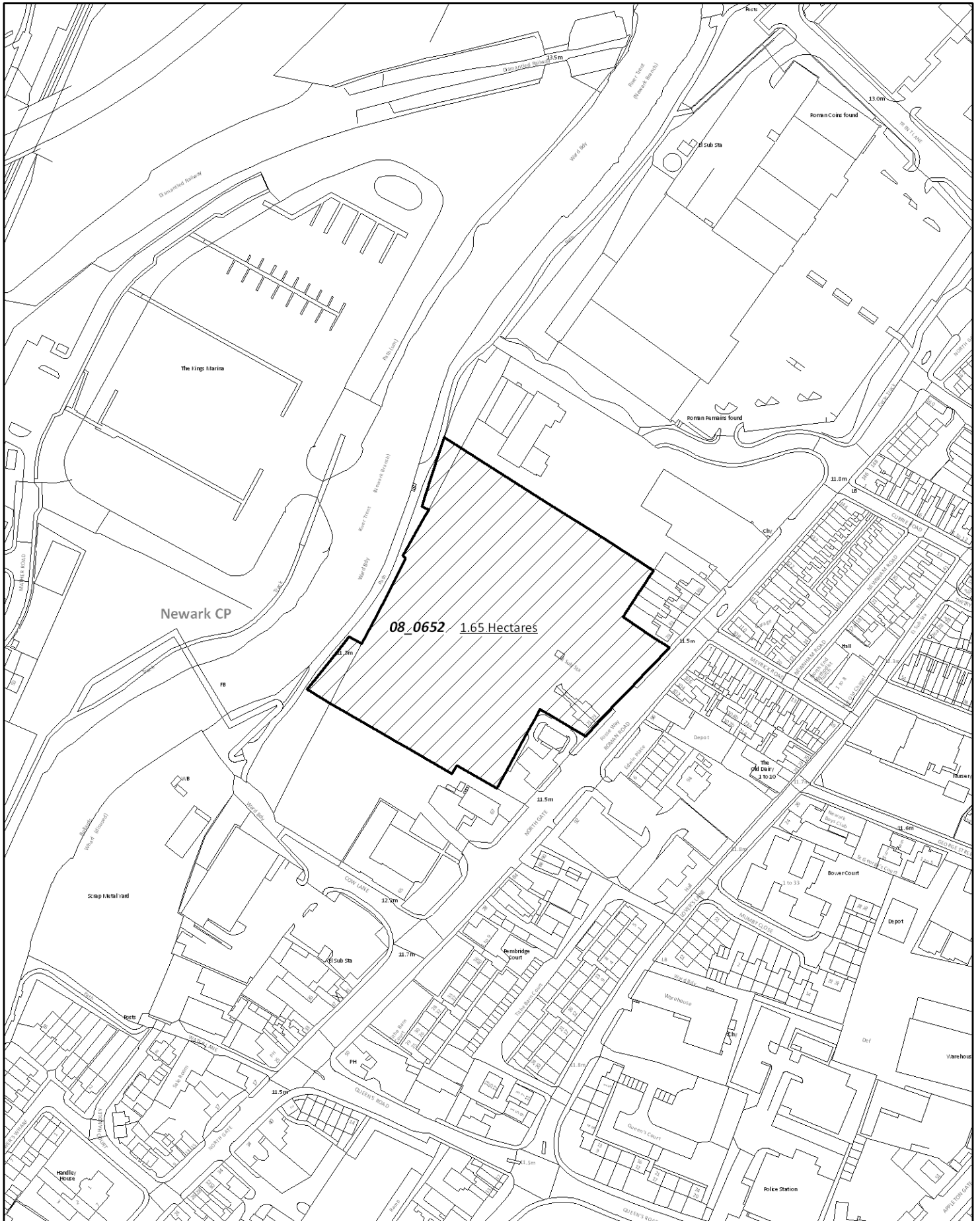
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph, 50% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 33.

Additional Comments: IDB, EA bank width planning. Adjoins SHLAA sites 08_0357, 08_0654. Planning permission exists for 189 dwellings on this site.

Strategic Housing Land Availability Assessment 2010



**08_0652 - North Gate,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Warwick and Richardsons, Northgate**08_0654****Area(ha): 0.97****Parish: NEWARK****Proposed Yield : 49****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Work on this site has already commenced for mixed use development including an element of residential.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 50dph (Agent defined density) with no on-site POS but POS commuted sum. No. of dwellings 49.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information may need to be provided. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Work on this site has already commenced for mixed use development including an element of residential.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information may need to be provided. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Work on this site has already commenced for mixed use development including an element of residential.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Employment**Area Greenfield:****Setting:** Urban**Area PDL:** 0.97**Current Use:** Residential development siteVacant Land**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** C1-C5,C12,C15-C18 - Conservation Area, H12 - Unidentified Housing Development in Newark and Balderton, R10 - Newark Riverside, R12 - Northgate Riverside, C23 - Newark's Historic Core**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 873m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 332m**Physical Constraints The site may be suitable**

Site Ref: Warwick and Richardsons, Northgate**08_0654**

Area(ha): 0.97

Parish: NEWARK

Proposed Yield : 49

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. This site has previously been considered for residential development and a layout agreed with the Highway Authority. Some off site highway works may be required

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate) Urban

Site Apparatus: None

Neighbour Issues:

Identified in SFRA: Yes

Site within a flood zone?:

In zone 3 Approx 85% in zone 2. 2% adj Trent in zone 3

SFRA Comments: Zones 1, 2 and 3. Subject to development being steered away from floodzone 3.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes River Trent

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/Habitats: Yes BIO SINC 5/178 River Trent.

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Work on this site has already commenced for mixed use development including an element of residential.

Achievability Comments: Viable - Assessed at 50dph (Agent defined density) with no on-site POS but POS commuted sum. No. of dwellings 49.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

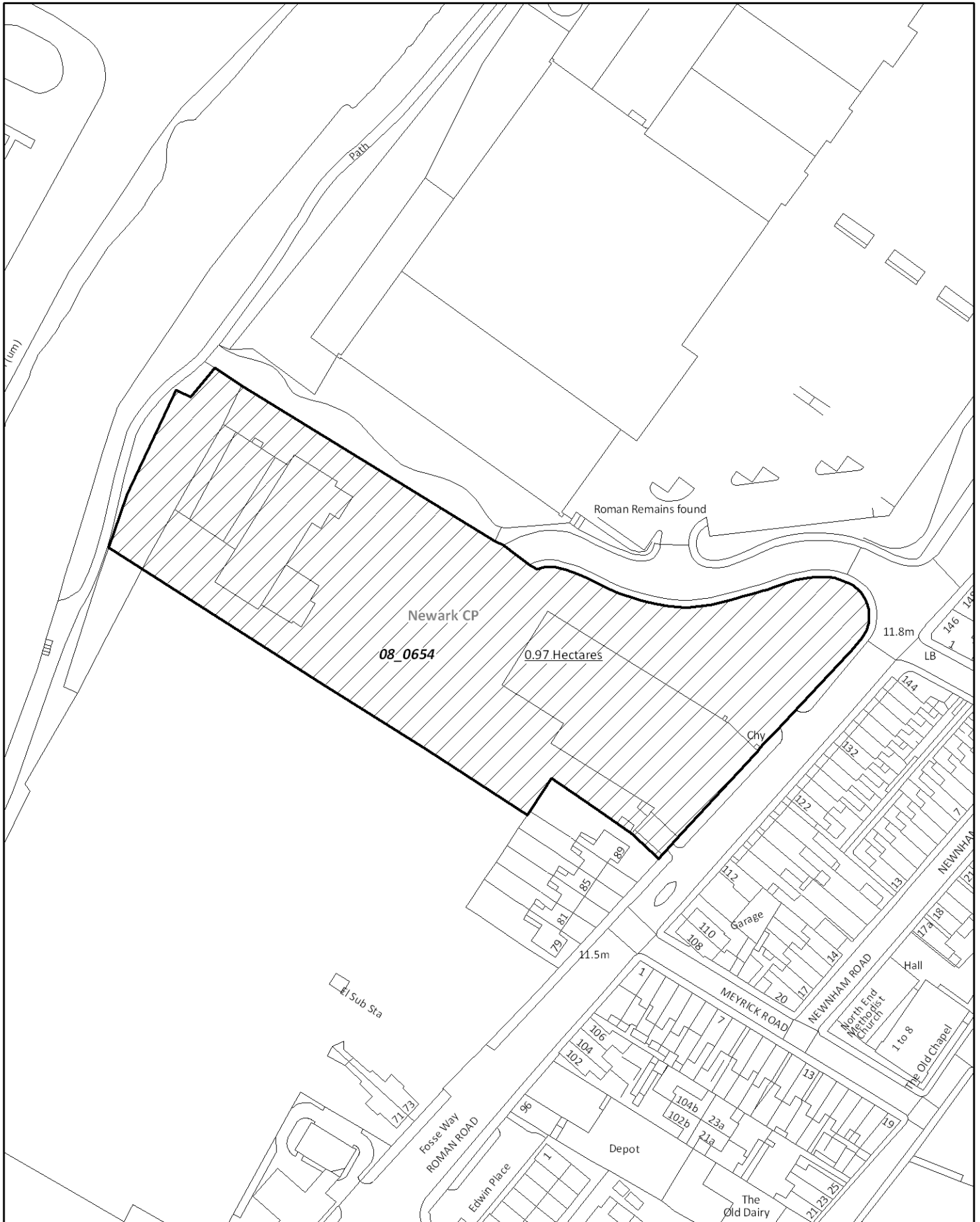
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 50dph (Agent defined density) with no on-site POS but POS commuted sum. No. of dwellings 49.

Additional Comments: Adjoins SHLAA site 08_0652. IDB, EA bank width planning.

Strategic Housing Land Availability Assessment 2010



08_0654 - Warwick And Richardsons, North Gate, Newark

Date: 09/03/2010

Scale: 1:1,250

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Site Ref: North of Maltkiln Lane**08_0655**

Area(ha): 2.00

Parish: NEWARK

Proposed Yield : 60

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Outline permission 07/00954/OUTM

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 53 DPH to give 60 units (numbers limited by highways constraints) 6% on-site POS, POS commuted sum. Number of dwellings 60.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information may need to be provided. Although the site appears to have no conection to the public highway, permission has already been granted for this site with an access agreed. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. Work on this site has already commenced for 49 houses and 147 flats.

Overall Final Conclusion:

Site assessment amended as a result of consultation response. This site is to the north of the site on which housing has commenced. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information may need to be provided. Permission has already been granted for this site with an access agreed. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. The site is Achievable and it is considered that it could be developed within 5 years.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** EmploymentResidential**Area Greenfield:****Setting:** Urban**Area PDL:** 2**Current Use:** Scrap yardOther**Proposed Use:****Policy The site is suitable****AllocatedSite:** Heritage Conservation designation**Other:** H12 - Unidentified Housing Development in Newark and Balderton, C1-C5,C12,C15-C18 - Conservation Area, R10 - Newark Riverside, C23 - Newark's Historic Core, PU1 - Washlands**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1550m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 482m**Physical Constraints The site may be suitable**

Site Ref: North of Maltkiln Lane**08_0655**

Area(ha): 2.00

Parish: NEWARK

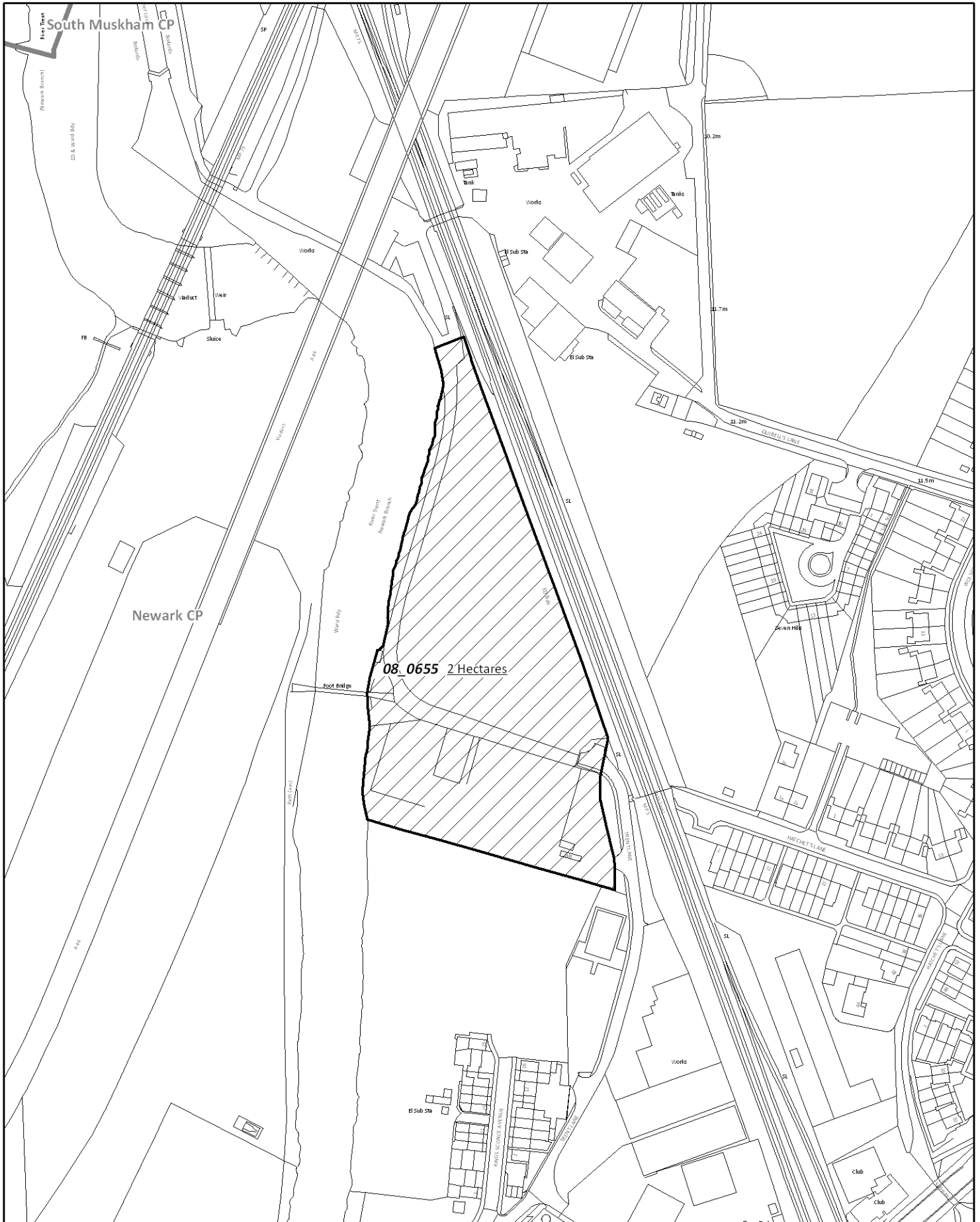
Proposed Yield : 60

Highway Engineers Comments: Access has been considered and approved as part of the outline planning application.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Urban**Site Apparatus:** None**Neighbour Issues:** Factory and rail line close to site**Identified in SFRA:** Yes**Site within a flood zone?:**

In zone 3 Approx 45 in Zone 3 to Northern and western edge, also in Zone 2

SFRA Comments: Zones 1, 2 and 3. Subject to development being steered away from floodzone 3.**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes Views from the A46 Newark Relief Road**Natural Features:** No**Impact on existing Recreational Use:** Yes Newark FP11/Newark BW6**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/Habitats:** Yes Partially coincides with Sinc 5/178 - Trent Banks/Wharves, Newark. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Outline permission 07/00954/OUTM**Achievability Comments:** Viable - Assessed at 53 DPH to give 60 units (numbers limited by highways constraints) 6% on-site POS, POS commuted sum. Number of dwellings 60.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 53 DPH to give 60 units (numbers limited by highways constraints) 6% on-site POS, POS commuted sum. Number of dwellings 60.**Additional Comments:** Records show a possible Environment Agency permit for scrapyard at this location but unclear whether this is still operational
EA bank width planning zone. Landfill site active buffer is close by.

Strategic Housing Land Availability Assessment 2010



**08_0655 - North Of Maltkiln Lane,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Quibells Lane**08_0656**

Area(ha): 1.35

Parish: NEWARK

Proposed Yield : 49

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph, 10% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 49.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. A small part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the railway line adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. A small part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Any possible development would need to mitigate against any detrimental impact from the railway line adjacent to the site. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside/Employment**Area Greenfield:** 1.35**Setting:** Other Urban fringe**Area PDL:****Current Use:** GrazingAgriculture**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H12 - Unidentified Housing Development in Newark and Balderton, PU1 - Washlands.**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1737m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 359m**Physical Constraints The site may be suitable**

Site Ref: Quibells Lane**08_0656**

Area(ha): 1.35

Parish: NEWARK

Proposed Yield : 49

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic statement required. Access to be onto Quibells Lane but improvements to Quibells Lane may be required.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate) Urban

Site Apparatus: Telegraph pole along northern boundary of site

Neighbour Issues: Works to north west, railway to west

Site within a flood zone?: In zone 3 Approx 10% zones 2 & 3. Applies to north western part of site.

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Hedging along north and eastern boundaries of the site

Impact on existing Recreational Use: Yes Rights of way- south of site

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 40dph, 10% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 49.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

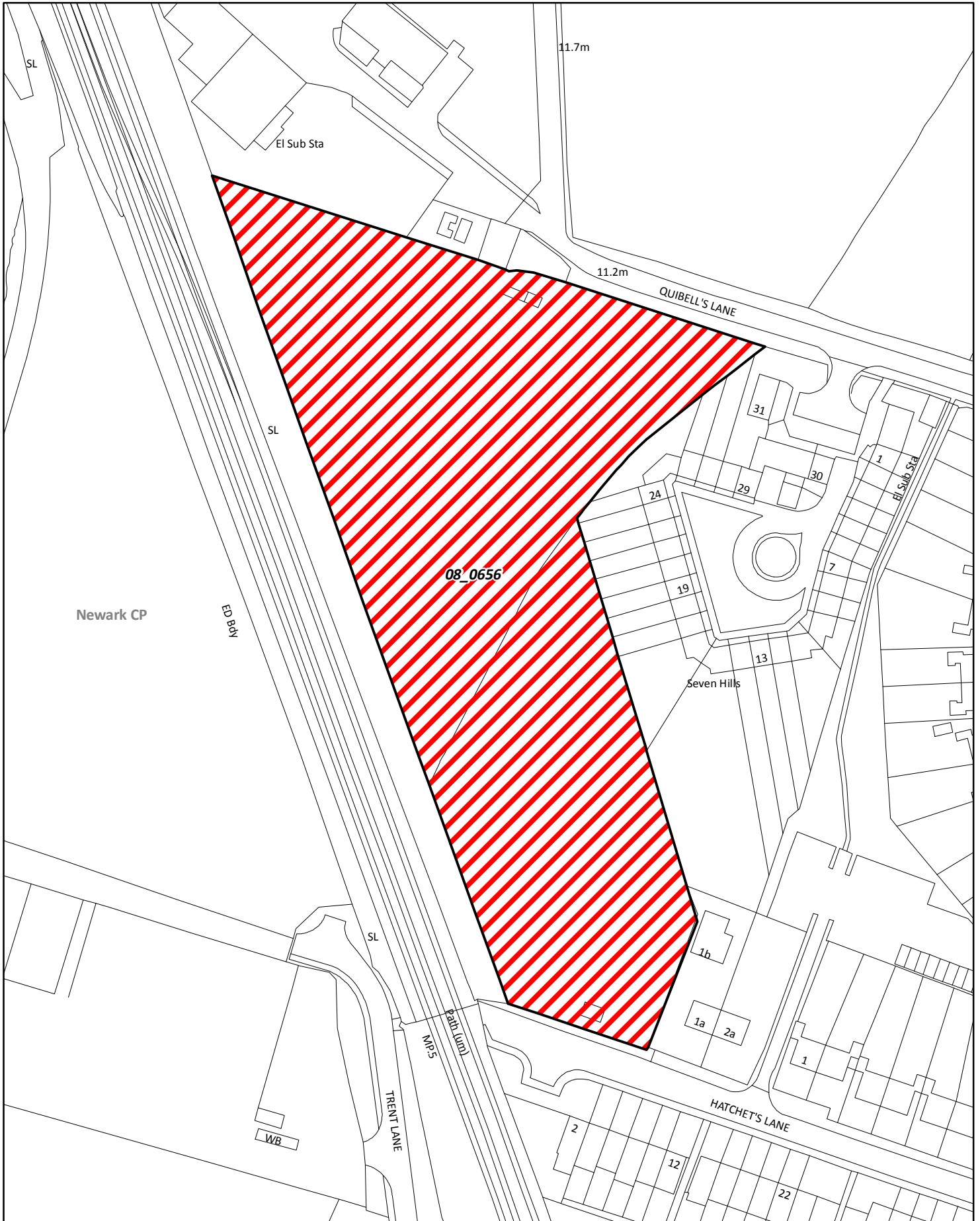
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph, 10% site area reduction, 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 49.

Additional Comments: Adjoins SHLAA site 08_0342

Strategic Housing Land Availability Assessment 2010



**08_0656 - Quibells Lane,
Newark**

Date: 13/05/2010

Scale: 1:1,250

Site Ref: Land North of the Hospital, Bowbridge Road**08_0657**

Area(ha): 0.79

Parish: NEWARK

Proposed Yield : 30

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 40dph no site area reduction. 6% on-site POS and POS commuted sum. No. of dwellings 30.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Education Health and Community Facilities designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Education Health and Community Facilities designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Hospital/School**Area Greenfield:****Setting:** Urban**Area PDL:** 0.79**Current Use:** Building in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Community Use**Other:** EHC3 - Proposed Hospital/Healthcare Use Site, Newark, E16 - Protection of Industrial Land**Conflicting Issues** Yes Proposed Hospital/Healthcare Use**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1041m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 288m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Access may likely be available onto Bowbridge Ln and in accordance with current guidelines.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

Site Ref: Land North of the Hospital, Bowbridge Road

08_0657

Area(ha): 0.79

Parish: NEWARK

Proposed Yield : 30

identified at the site

Agricultural Land Quality: Not Applicable Urban

Site Apparatus: Telegraph poles and wires

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: Yes Some trees to front

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: Yes

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 40dph no site area reduction. 6% on-site POS and POS commuted sum. No. of dwellings 30.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

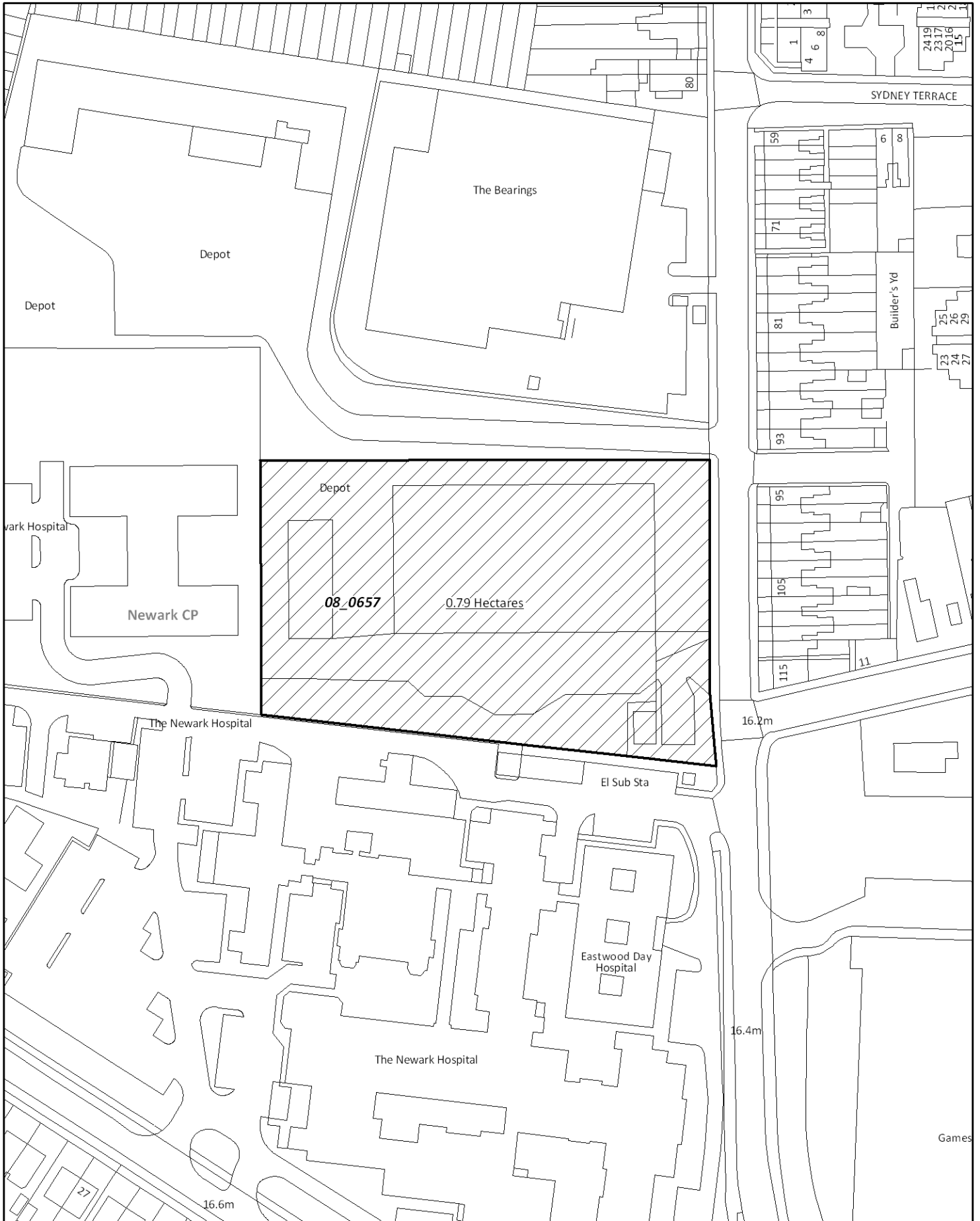
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 40dph no site area reduction. 6% on-site POS and POS commuted sum. No. of dwellings 30.

Additional Comments: Adjoins SHLAA site 08_0637

Strategic Housing Land Availability Assessment 2010



08_0657 - Land North Of The Hospital, Bowbridge Road, Newark

Date: 09/03/2010

Scale: 1:1,250

Site Ref: North of Sleaford Road**08_0658**

Area(ha): 0.59

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Possible highway constraints in this location make this site unsuitable for development.

Overall Final Conclusion:

Possible highway constraints in this location make this site unsuitable for development.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Employment/Retail**Area Greenfield:****Setting:** Urban**Area PDL:** 0.59**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** H12 - Housing Development in Unidentified Sites in Newark and Balderton**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 686m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 139m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No

Site Ref: North of Sleaford Road

08_0658

Area(ha): 0.59

Parish: NEWARK

Proposed Yield :

Impact on existing Recreational Use: No

ProtectedSpecies/ Habitats: No

Suitability Conclusion: The site is not suitable

Listed Bldg / Local Interest Bldg: No

Tree Preservation Order: No

Conservation Area: No

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Legal Issues:

Timescale:

Viability Comments:

Ownership Comments:

Legal Comments:

Availability Other Issues:

Additional Comments: History of applications for offices and industrial uses. Planning permission for residential refused on small part of site.

Strategic Housing Land Availability Assessment 2010



**08_0658 - North Of Sleaford Road,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: St Catherines Close Allotments**08_0659**

Area(ha): 2.40

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedAllotments/Park/Residential**Area Greenfield:** 2.4**Setting:** Other Urban fringe**Area PDL:****Current Use:** AllotmentsOther**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Open Space**Other:** R2 - Existing Open Space, C1-C5,C12,C15-C18 - Conservation Area**Conflicting Issues** Yes Open Space**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1369m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 25m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Not Applicable Urban**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

Site Ref: St Catherines Close Allotments**08_0659**

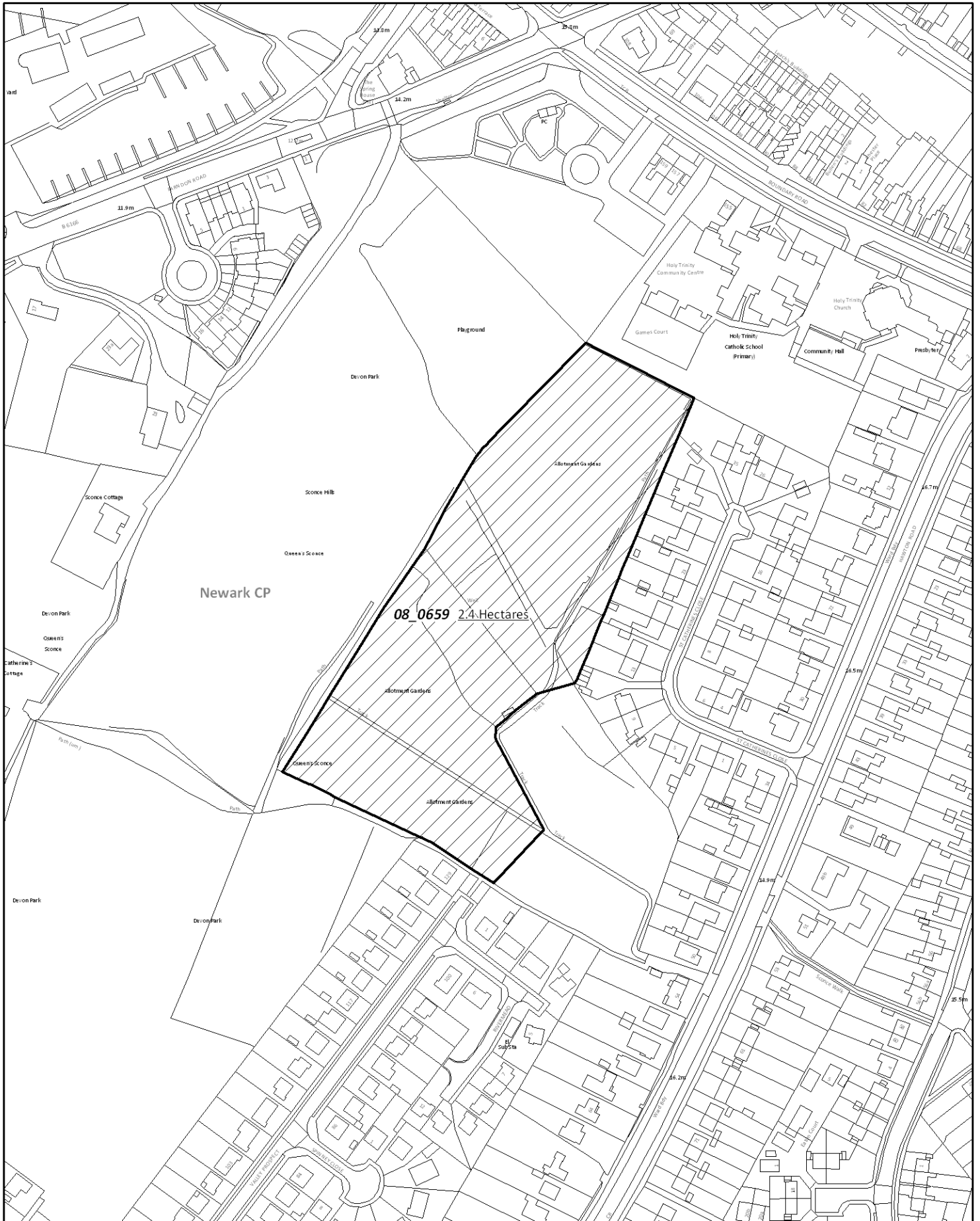
Area(ha): 2.40

Parish: NEWARK

Proposed Yield :**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** Yes Trees and bushes within site and mature trees along boundaries.**Impact on existing Recreational Use:** Yes Newark FP23 Allotment use**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** Yes Abuts Sinc 5/180 - Queen;s Sconce, Newark. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Newark – Site Ref 0659

The site immediately adjoins the Queen's Sconce, which is a scheduled ancient monument dating from the Civil War. Development of this site will have a highly significant impact on the setting of this monument, which currently has a relatively open and isolated character. There will also be considerable archaeological issues with the site itself. We therefore question whether this site can deliver residential development.

Strategic Housing Land Availability Assessment 2010



**08_0659 - St Catherine's Close Allotments,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Tolney Lane**08_0660**

Area(ha): 0.63

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Commercial/Countryside**Area Greenfield:** 0.63**Setting:** Other Urban fringe.**Area PDL:****Current Use:** Fallow grass land.Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** Policy NE1 - Development in the Countryside, Policy PU1 - Washlands and Policy NE8 - Mature Landscape Areas.**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1156m**Proximity Transport Node:** Within 1km of a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 448m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

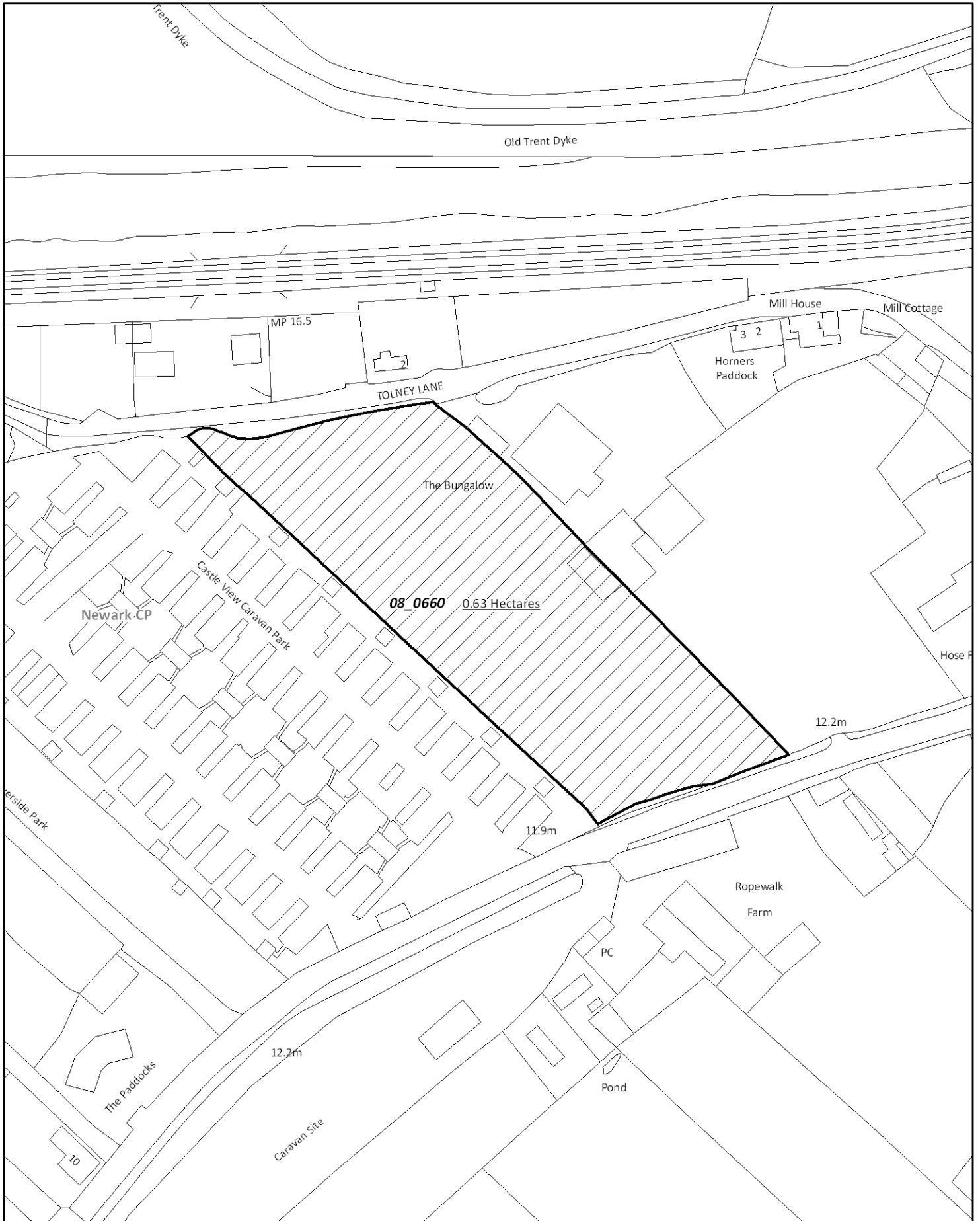
Site Ref: Tolney Lane**08_0660****Area(ha): 0.63****Parish: NEWARK****Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None.**Neighbour Issues:** Query workshops to east (contaminated land issue).**Site within a flood zone?:** In zone 2 15% in Zone 2**Identified in SFRA:** Yes**SFRA Comments:** SFRA raises a number of significant detailed issues.

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No Hawthorn hedging.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** No

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0660 - Tolney Lane,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Tolney Lane

08_0661

Area(ha): 1.07

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Majority of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:****Area Character:** Mixed Residential/Commercial/Countryside**Area Greenfield:**

0.54

Setting: Other Urban fringe.**Area PDL:**

0.33

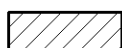
Current Use: Residential and other (unknown) uses. Other**Proposed Use:****Policy** The site is not suitable**Allocated Site:** Countryside

Other: Policy NE1 - Development in the Countryside, Policy PU1 - Washlands, Policy NE8 - Mature Landscape Areas and Policy C1 - Development in Conservation Areas.

Conflicting Issues Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 1471m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 673m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Tolney Lane**08_0661****Area(ha): 1.07****Parish: NEWARK****Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None evident.**Neighbour Issues:** Nearby scrapyard.**Site within a flood zone?:** In zone 3 80% in Zone 3, wholly within Zone 2.**Identified in SFRA:** Yes**SFRA Comments:** SFRA raises a number of significant detailed issues.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No Hedging to boundaries.**Impact on existing Recreational Use:** Yes Newark BW5**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** The site is subject to Environment Agency bank width planning.

Strategic Housing Land Availability Assessment 2010



**08_0661 - Tolney Lane,
Newark**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Tolney Lane**08_0662**

Area(ha): 0.39

Parish: NEWARK

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location** The site is suitable**Location:** Within urban boundary**PDL/Greenfield:** PDL**Area Character:** MixedResidential/Amenity Open Space/Town Centre Car Parking**Area Greenfield:****Setting:** Other Urban fringe.**Area PDL:** 0.39**Current Use:** Vacant Land & Bldgs**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** Policy H12 - Main Built Up Area of Newark & Balderton, Policies C1-C5,C12,C15-C18 - Conservation Area, Policy PU1 - Washlands and Policy R10 - Newark Riverside**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Within 1km of a town centre Newark Town Centre 678m**Proximity Transport Node:** Within 1km of a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 134m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Vehicular access to this site has previously been considered and accepted at that time.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate) Grade 3/Urban.**Site Apparatus:** None evident.

Site Ref: Tolney Lane**08_0662****Area(ha): 0.39****Parish: NEWARK****Proposed Yield :****Neighbour Issues:** Car park to north-east of the site.**Identified in SFRA:** No**Site within a flood zone?:**

In zone 3 Wholly within Zones 2 & 3.

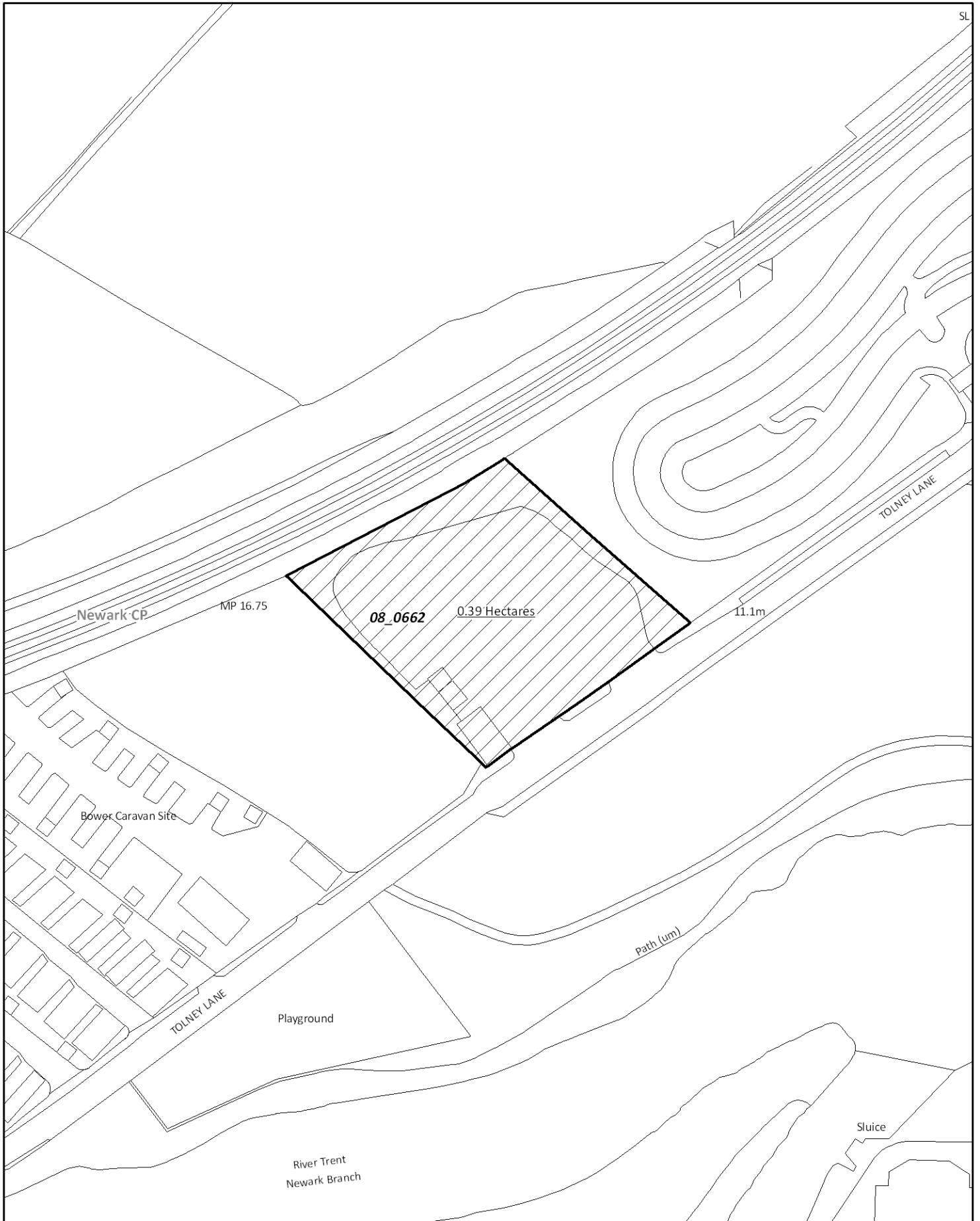
SFRA Comments:

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.
EA Bank Width Planning.

Strategic Housing Land Availability Assessment 2010



**08_0662 - Tolney Lane,
Newark**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Land at Beacon Hill Road**08_0694**

Area(ha): 6.28

Parish: NEWARK

Proposed Yield : 178

Suitability Conclusion

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

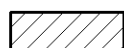
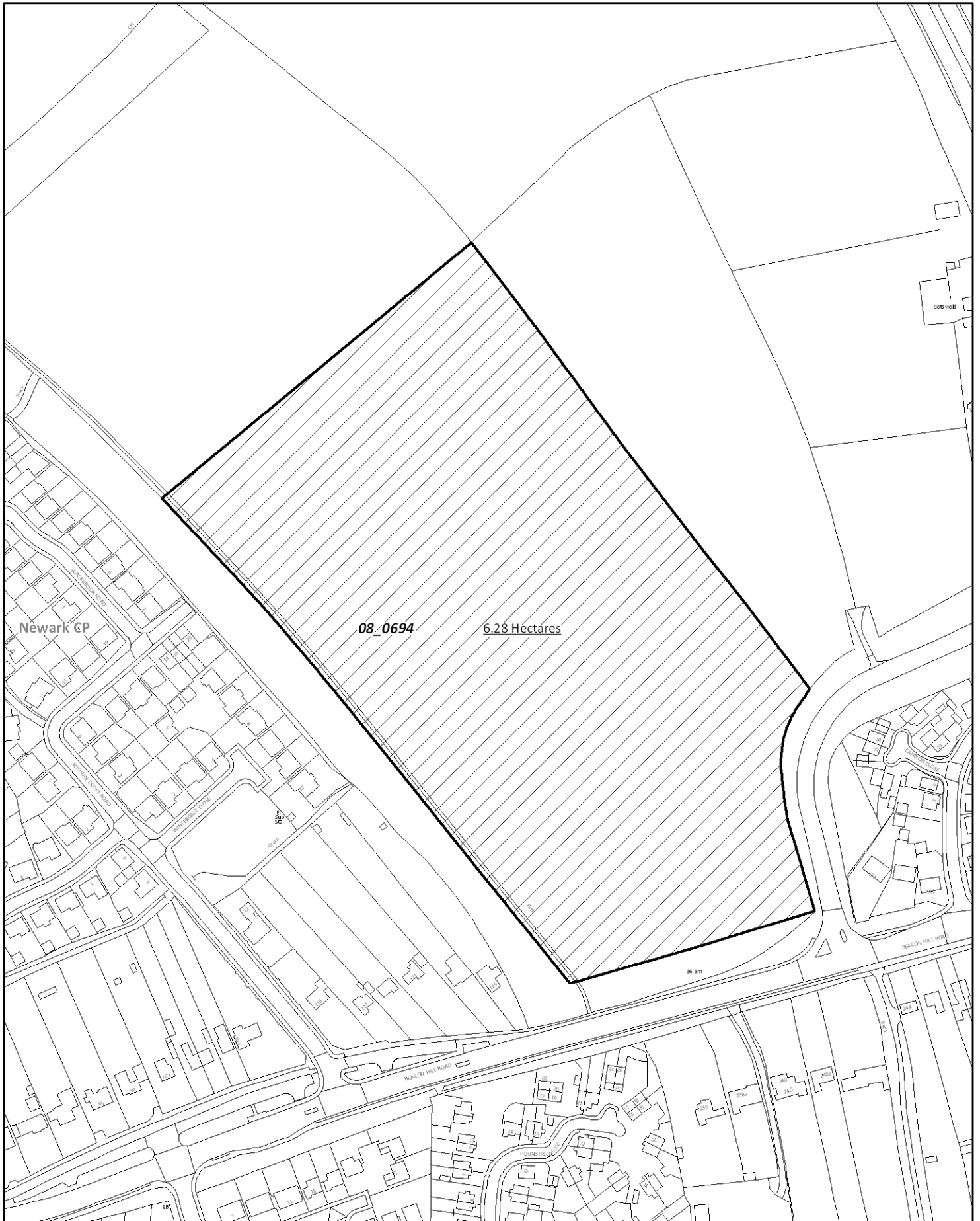
Viable - Assessed at 40dph with 14% reduction for TPO, 14% on-site POS and POS commuted sum. Number of dwellings 178.

Overall Draft Conclusion:**This site was created by splitting site 08_0305 into two sites as a result of consultation response.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Notts Wildlife Trust Nature Reserve adjacent to the site and Tree Preservation Order on the boundaries. Subject to appropriate mitigation, this site could be considered suitable. The site is both Available and Achievable.****Character Land Use Location The site is suitable****Location:** Within urban boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside Residential**Area Greenfield:** 6.28**Setting:** Countryside Residential**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is suitable****Allocated Site:** Not Allocated**Other:** H12 Housing Development on unidentified sites in Newark and Balderton**Conflicting Issues****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2586m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 477m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided. Off site highway works required. Traffic assessment required. This site is currently being considered for residential development. Access to the site is off a proposed roundabout on the slip road to the A1 which has yet to be approved by the Highways Agency.**Topography Constraints:** No**Access to Utilities?** Yes **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Land at Beacon Hill Road**08_0694** Area(ha): 6.28 Parish: NEWARK**Proposed Yield :** 178**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1 All forms of development suitable**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** Yes Abuts NWT Beacon Hill Reserve. Indirect impacts might occur.**Tree Preservation Order:** Yes**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has invested in site. Site available within 5 years.**Achievability Comments:** Viable - Assessed at 40dph with 14% reduction for TPO, 14% on-site POS and POS commuted sum. Number of dwellings 178.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40dph with 14% reduction for TPO, 14% on-site POS and POS commuted sum. Number of dwellings 178.**Additional Comments:** Agent comments "access to A1 slip road. New roundabout junction agreed in principle with Highways Agency". Forms part of SHLAA site 08_0381, and adjacent to 08_0305, 08_0306 and 08_0554.

English Heritage comments on all Newark sites: Newark contains the greatest concentration of historic features within the district, and the central area has numerous listed buildings, scheduled monuments and a conservation area. SHLAA sites that contain listed buildings or scheduled monuments will have very significant issues in terms of whether they can be developed, whereas other sites will affect the setting of historic assets. Careful consideration will be required to avoid harmful impacts.

Strategic Housing Land Availability Assessment 2010



**08_0694 - Land At Beacon Hill Road,
Newark**

Date: 09/03/2010

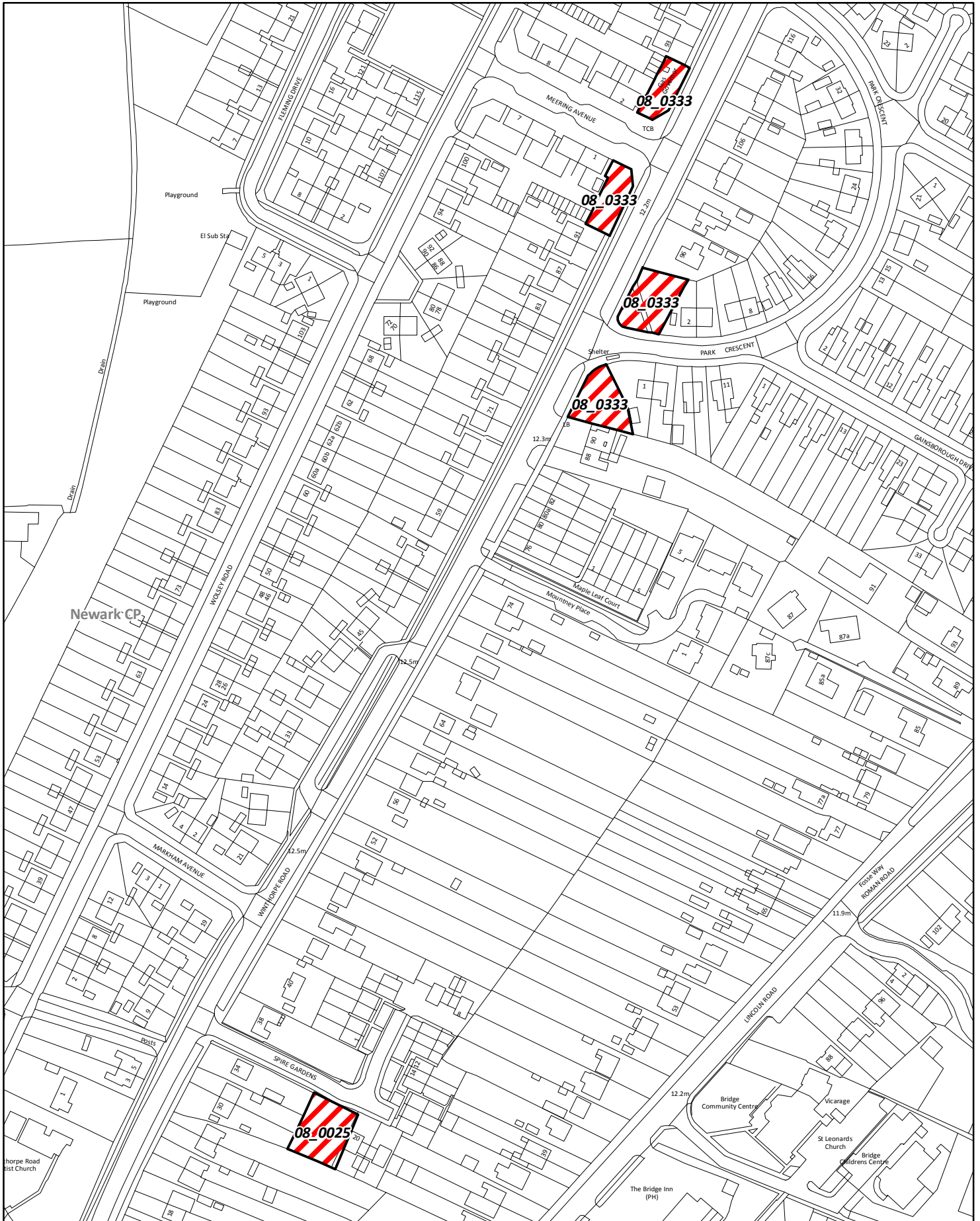
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NEWARK – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0025	Land to the rear of 34 Winthorpe Road	Newark	Site below 0.25ha. Not included in study.
08_0079	37A Beacon Hill Road	Newark	Site below 0.25ha. Not included in study.
08_0248	Land at Cavendish Avenue	Newark	This land is no longer in the same ownership and has been removed from the Study.
08_0328a	Land at Eton Avenue	Newark	Site below 0.25ha. Not included in study.
08_0328b	Eton Avenue	Newark	Site below 0.25ha. Not included in study.
08_0331	Land adj Vale View	Newark	Site below 0.25ha. Not included in study.
08_0333	Land at Winthorpe Road	Newark	Site below 0.25ha. Not included in study.
08_0353	Land Adjacent to Swallow Farm 43 Farndon Road	Newark	Site below 0.25ha. Not included in study.
08_0354	Land at Swallow Farm 43 Farndon	Newark	Site below 0.25ha. Not included in study.
08_0356	Land Between Greenway and Elizabeth Road	Newark	Site below 0.25ha. Not included in study.

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0365	RHP Sports Ground Elm Avenue	Newark	This site forms part of site 08_0384 and development should be considered on a comprehensive basis with an allowance for the provision of sports facilities. This site has therefore now been removed from the Study. However the site still forms part of the larger site which is assessed as Suitable.
08_0395	97 Sleaford Road	Newark	Site below 0.25ha. Not included in study.
08_0635	Beacon Hill Road	Newark	Site below 0.25ha. Not included in study.
08_0639	Cromwell Road	Newark	Site has been fully developed
08_0641	Travellers Rest, Farndon Road	Newark	Site below 0.25ha. Not included in study.
08_0653	17 North Gate	Newark	Site below 0.25 ha. Not included in study.

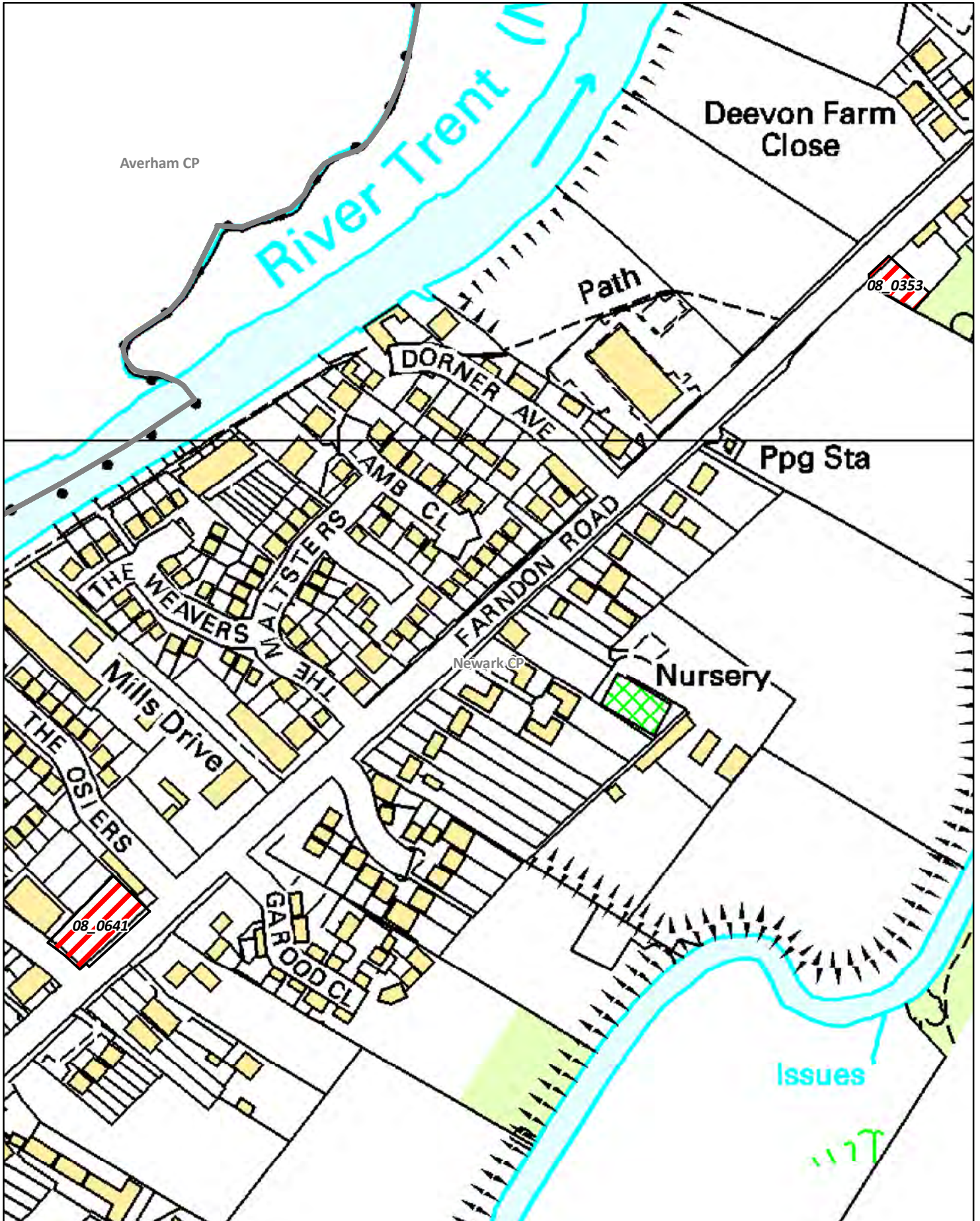
Strategic Housing Land Availability Assessment 2010



08_0025 - 08_0333
Newark 1 of 9

Date:	13/05/2010
Scale:	1:2,100

Strategic Housing Land Availability Assessment 2010



08_0353 - 08_0641
Newark 2 of 9

Date: 13/05/2010

Scale: 1:2,800

Strategic Housing Land Availability Assessment 2010

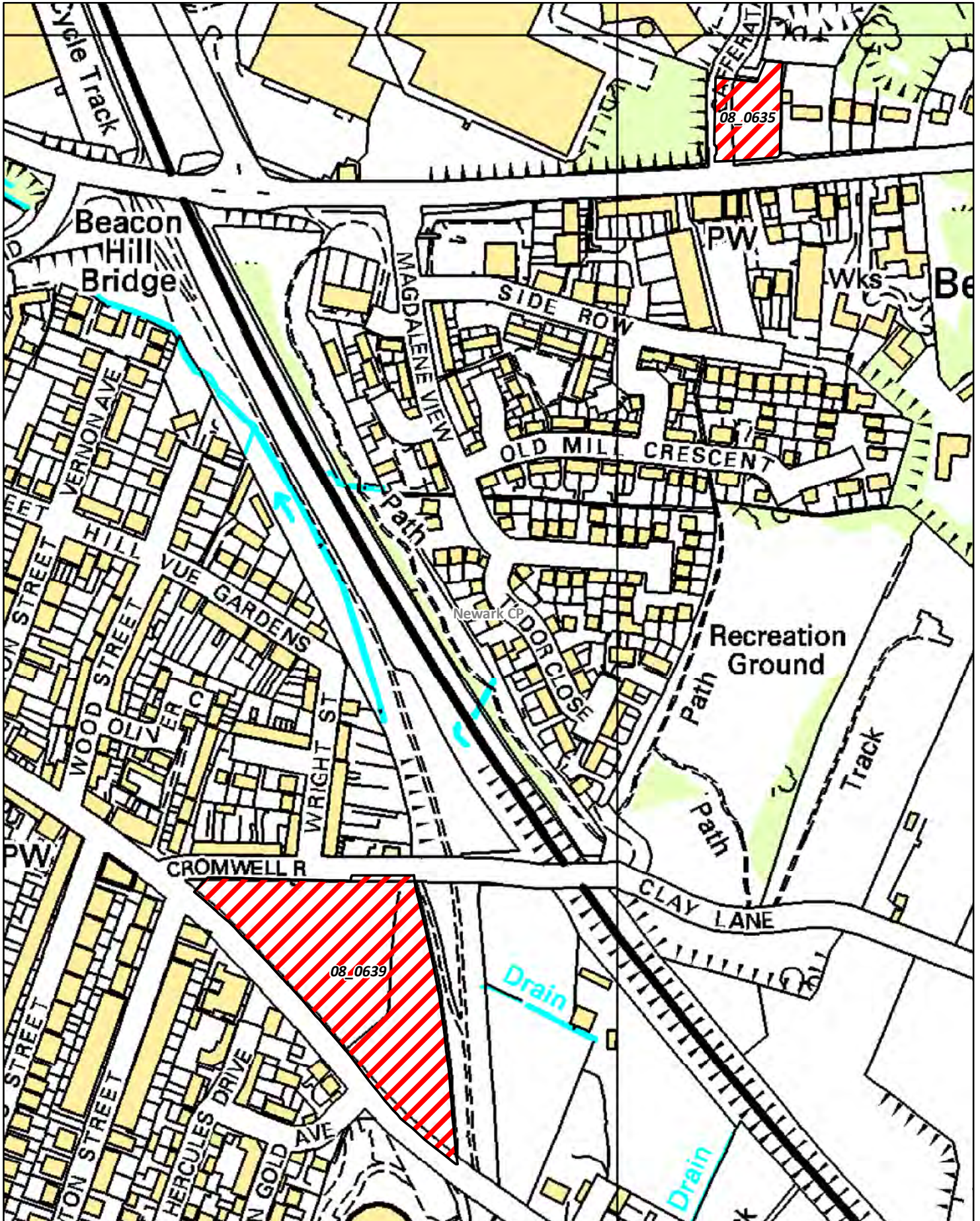


08_0328a - 08_0328b
Newark 3 of 9

Date: 13/05/2010

Scale: 1:1,250

Strategic Housing Land Availability Assessment 2010

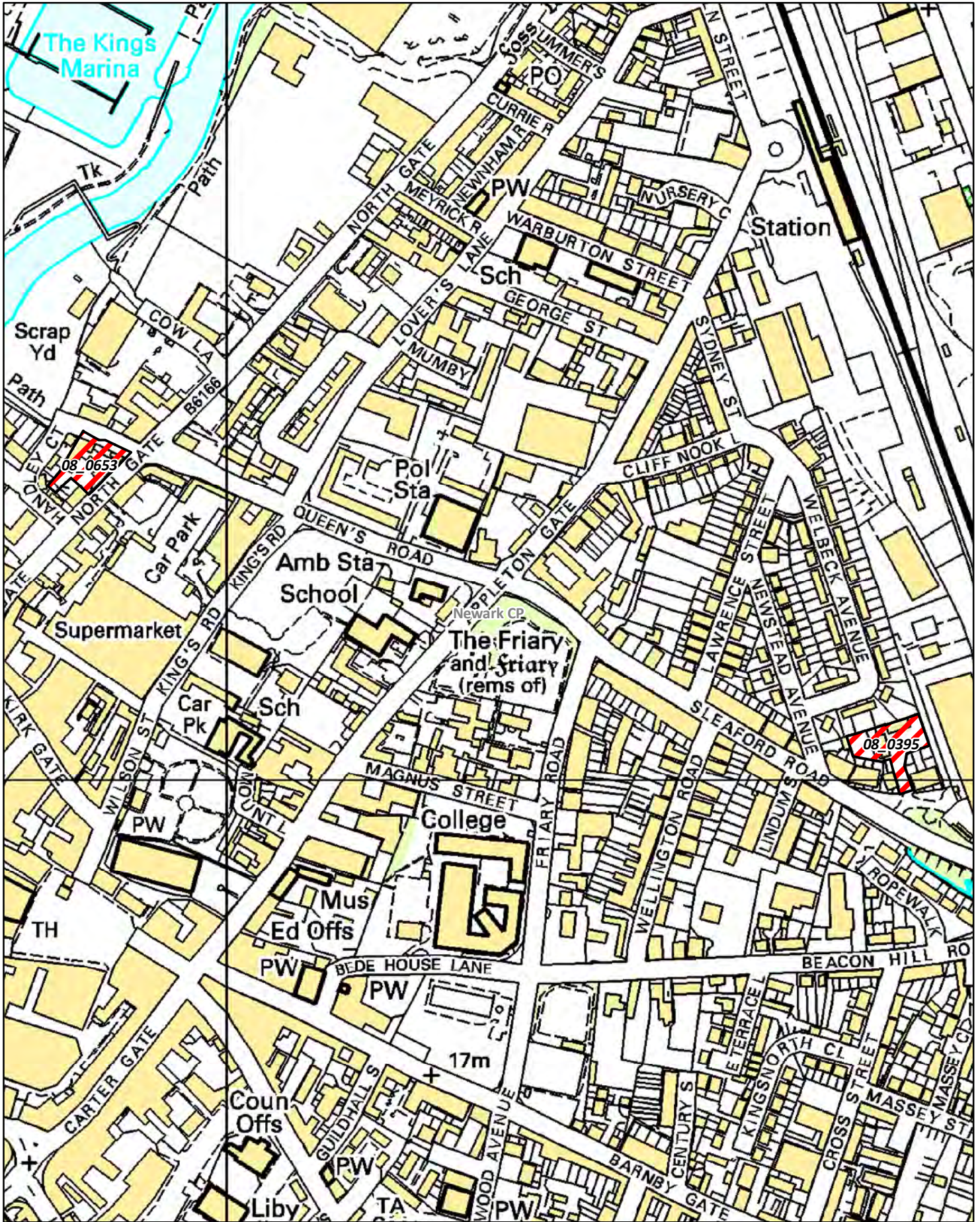


08_0365 - 08_0369
Newark 4 of 9

Date: 13/05/2010

Scale: 1:3,125

Strategic Housing Land Availability Assessment 2010

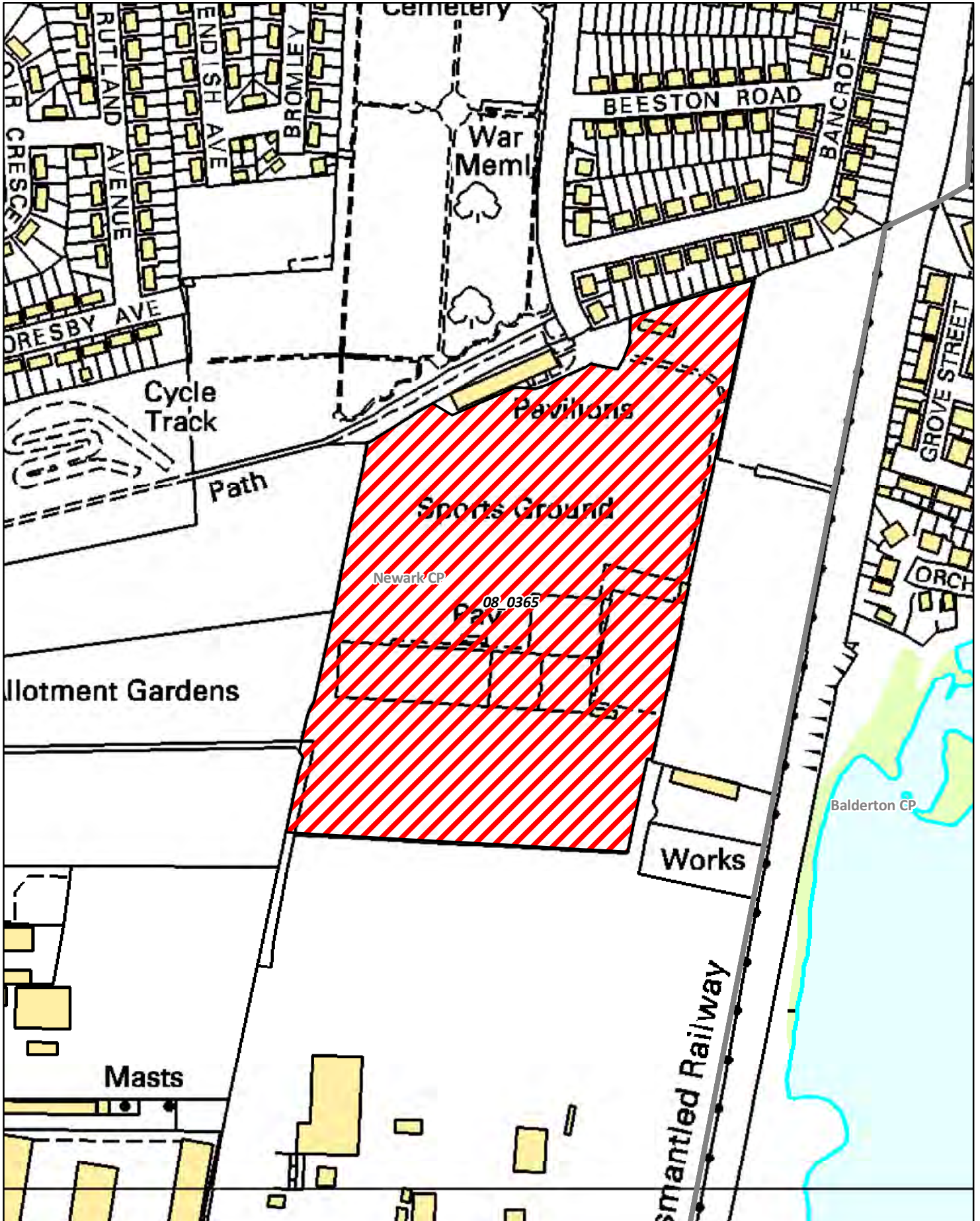


08_0395 - 08_0653
Newark 5 of 9

Date: 13/05/2010

Scale: 1:4,095

Strategic Housing Land Availability Assessment 2010



08_0365
Newark 6 of 9

Date: 13/05/2010

Scale: 1:3,000

Strategic Housing Land Availability Assessment 2010

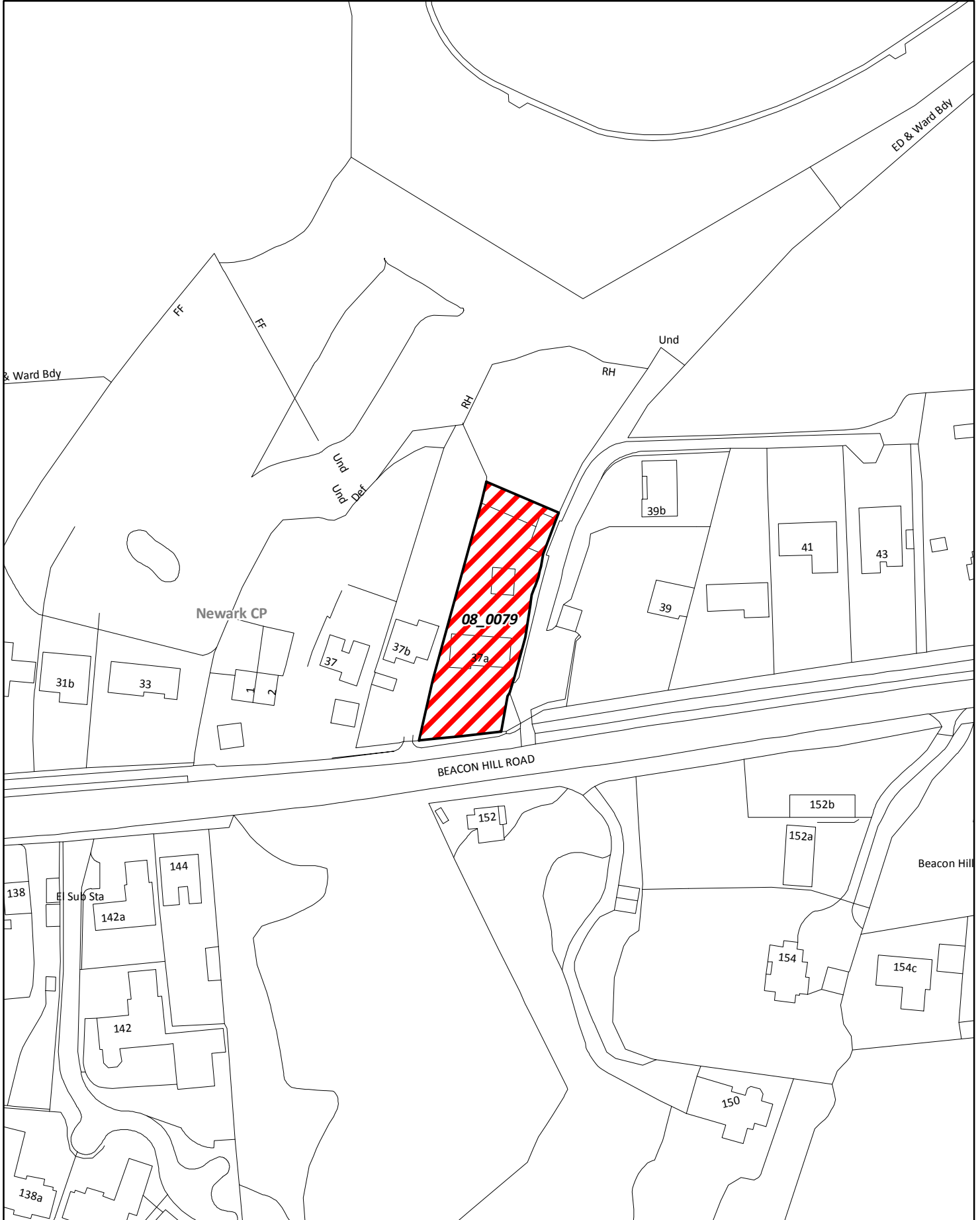


08_0356 - 08_0331
Newark 7 of 9

Date: 13/05/2010

Scale: 1:2,790

Strategic Housing Land Availability Assessment 2010

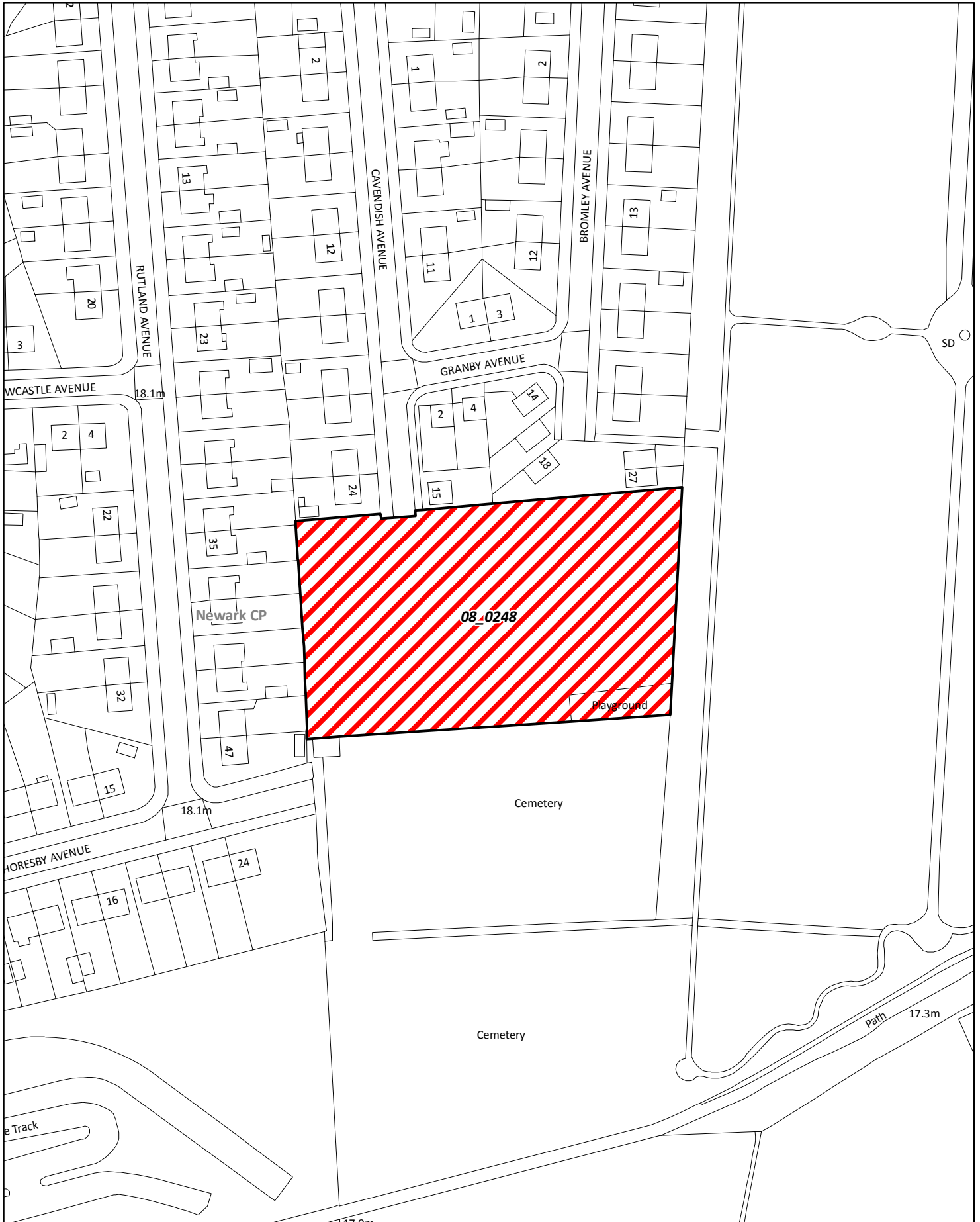


08_0079
Newark 8 of 9

Date: 13/05/2010

Scale: 1:1,250

Strategic Housing Land Availability Assessment 2010



08_0248
Newark 9 of 9

Date:	13/05/2010
Scale:	1:1,250