

Winthorpe Parish

5.243 Within Winthorpe Parish, 8 sites have been through the full Assessment process. 1 site which is in Langford Parish has also been included in this Winthorpe summary as it is immediately adjacent to the settlement. 4 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.244 5 sites may be considered suitable for development within the next five year period, and could provide for approximately 229 dwelling units. However the number of dwellings that could be accommodated off Hargon Lane may be limited to 55 in total and this would reduce the total to approximately 119 dwelling units. 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.

5.245 The following sites within the parish of Winthorpe (and 1 in Langford) 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:

Sites not Considered Suitable

- **08_0344**
- **08_0591**
- **08_0592**
- **08_0690**

Sites which May be Considered Suitable

- **08_0145**
- **08_0231**
- **08_0588**
- **08_0589**
- **08_0590**

5.246 The following sites are also partly within Winthorpe Parish:

- 08_0295- Newark CP, Bridge Ward
- 08_0109- Newark CP, Bridge Ward

5.247 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: High Leys,

08_0145

Area(ha): 1.80

Parish: WINTHORPE

Proposed Yield : 22

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Developer has shown an interest in the 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 30dph ,site area reduced by 60% to reflect on-site trees with POS commuted sum. No. of dwellings 22.

Overall Draft Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is both Available and Achievable.

Overall Final Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: PDL

Area Character: Mixedcountryside/village

Area Greenfield: 1.8

Setting: Other countryside/village

Area PDL:

Current Use: Residential

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: NE1 Development in the Countryside

Conflicting Issues Yes Outside Village Envelope

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 4889m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 247m

Physical Constraints The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to required standard. Off site highway works and a Traffic Assessment required. A suitable access may be achievable off Gainsborough Rd.

Topography Constraints: No slopes down to west

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: house, 3 greenhouses and corrugated iron shed on site

Neighbour Issues: None

Site Ref: High Leys,

08_0145

Area(ha): 1.80

Parish: WINTHORPE

Proposed Yield : 22

Identified in SFRA: No

Site within a flood zone?:

Adjacent zone 3

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: 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: Developer has shown an interest in the 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 30dph ,site area reduced by 60% to reflect on-site trees with POS commuted sum. No. of dwellings 22.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

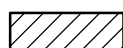
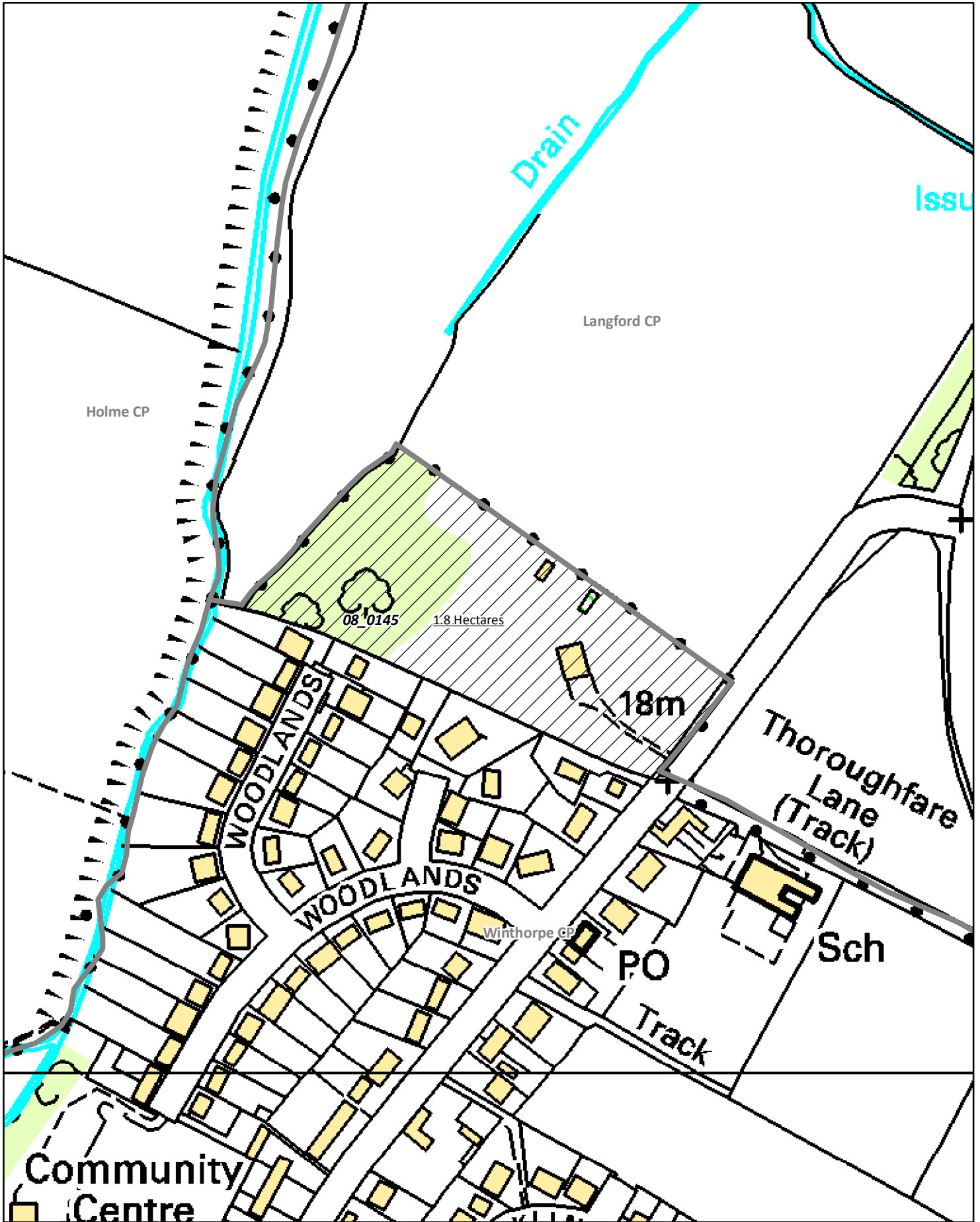
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph ,site area reduced by 60% to reflect on-site trees with POS commuted sum. No. of dwellings 22.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0145 - High Leys,
Winthorpe**

| | |
|--------|------------|
| Date: | 10/03/2010 |
| Scale: | 1:2,500 |

Site Ref: Land Off Gainsborough Road**08_0231****Area(ha): 1.62****Parish: LANGFORD****Proposed Yield : 42****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 in 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/achievable for housing

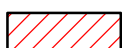
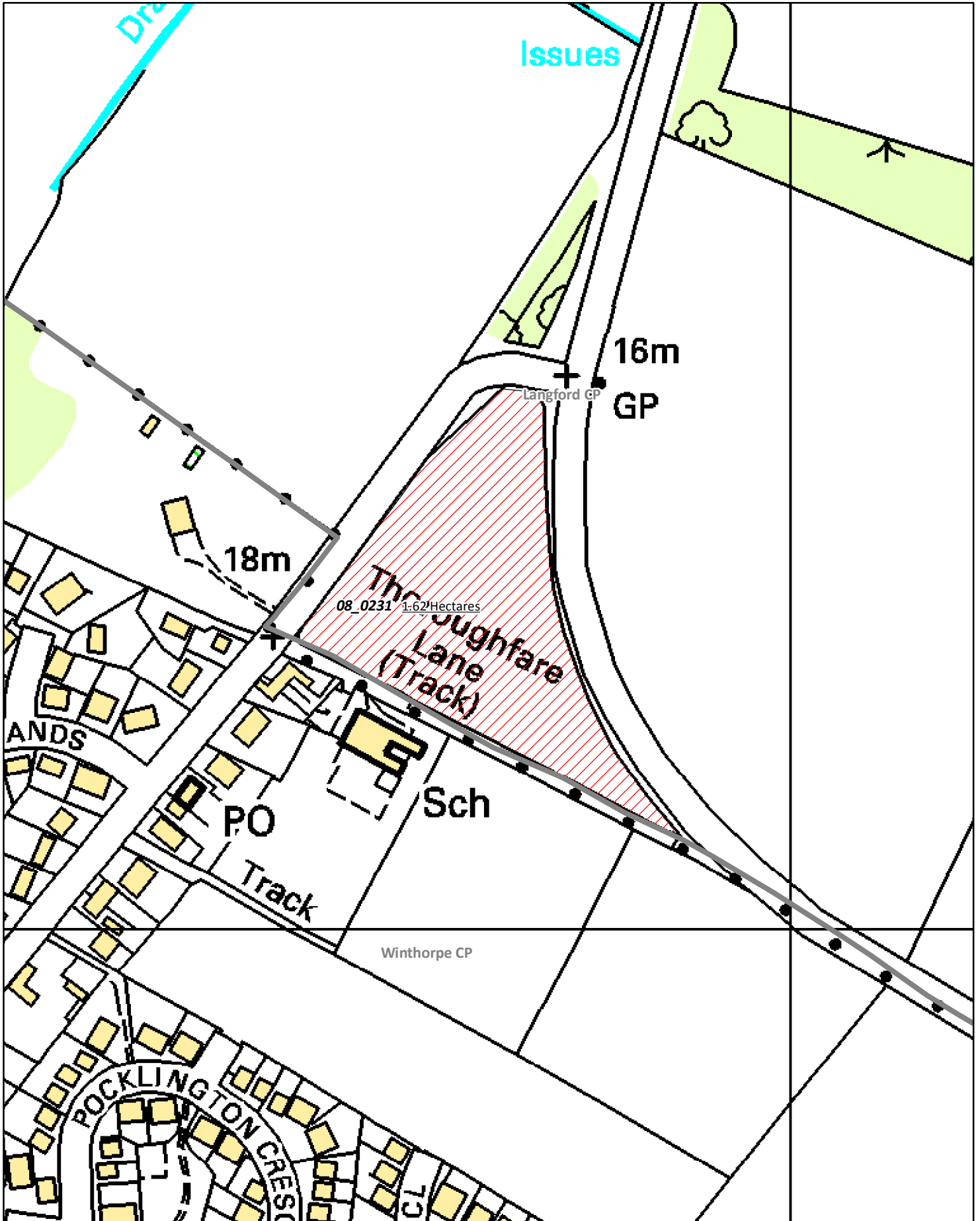
Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 42.

Overall Draft Conclusion:**If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is both Available and Achievable.****Overall Final Conclusion:****If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.62**Setting:** Countryside Village**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 Village Envelope**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 4612m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 155m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement required. No direct access permitted onto A1133. Access to be in accordance with the current guidelines onto Gainsborough Rd only.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land Off Gainsborough Road**08_0231** Area(ha): 1.62 Parish: LANGFORD**Proposed Yield :** 42**Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** Site abuts A1133**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Pylons along the south of the 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:** Yes Trees on site**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** No**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 in 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 42.**Ownership Constraints** No ownership constraints 0-5 years **Ownership Comments:****Legal Issues:** No**Timescale:** other constraints 0-5 years The site is currently subject to an agricultural tenancy**Legal Comments:****Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 42.**Additional Comments:** Site is adjacent to SHLAA site 08_0145 and 08_0001. Also within Winthorpe Parish.

Strategic Housing Land Availability Assessment 2010



08_0231 - Land Off Gainsborough Road, Winthorpe, Langford

Date: 10/03/2010

Scale: 1:2,500

Site Ref: Hargon Lane

08_0344

Area(ha): 0.69

Parish: WINTHORPE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information Supplied: Available within 10 to 15 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, 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: Village (within boundary)

PDL/Greenfield: Greenfield

Area Character: Mixed residential, open space

Area Greenfield: 0.69

Setting: Village

Area PDL:

Current Use: open Space Other

Proposed Use:

Policy The site may be suitable

Allocated Site: Open Space Open break adjoins site

Other: R2 existing open space, FS2 Open Break between Settlements

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 4233m

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

GreenSpace Standards: Within 400m of publicly accessible green space

GreenSpace Strategy Comments: 4m

Physical Constraints The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Linear site that may only allow for frontage development onto Hargon Lane. However, may give access to site 0558 or combine with 0589. There will be a limit to the total number of dwellings that could be served Hargon Lane as it has only one point of 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: Hargon Lane

08_0344

Area(ha): 0.69

Parish: WINTHORPE

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Pylons run along south of site

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: No

Natural Features: Yes Trees and small shrubs within site

Impact on existing Recreational Use: Yes Existing open space

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 10 to 15 years.

Achievability Comments:

Ownership Constraints owner constraints 6-10 years

Ownership Comments:

Legal Issues: Yes Possible covenant

Legal Comments: Possible covenant

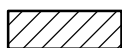
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA site 08_0588 and 08_0589

Strategic Housing Land Availability Assessment 2010



**08_0344 - Hargon Lane,
Winthorpe**

| | |
|--------|------------|
| Date: | 10/03/2010 |
| Scale: | 1:1,250 |

Site Ref: North of Pocklington Crescent**08_0588**

Area(ha): 3.27

Parish: WINTHORPE

Proposed Yield : 55

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 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 84. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, although a connection to the highway does appear possible through the development to the south. If the Village Envelope 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, although a connection to the highway does appear possible through the development to the south. If the Village Envelope 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:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 3.27**Setting:** Other 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 Village Envelope**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 4522m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 136m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Thoroughfare Lane is not an adopted highway and therefore has no connection to the adopted highway and is therefore unsatisfactory.

Site Ref: North of Pocklington Crescent**08_0588**

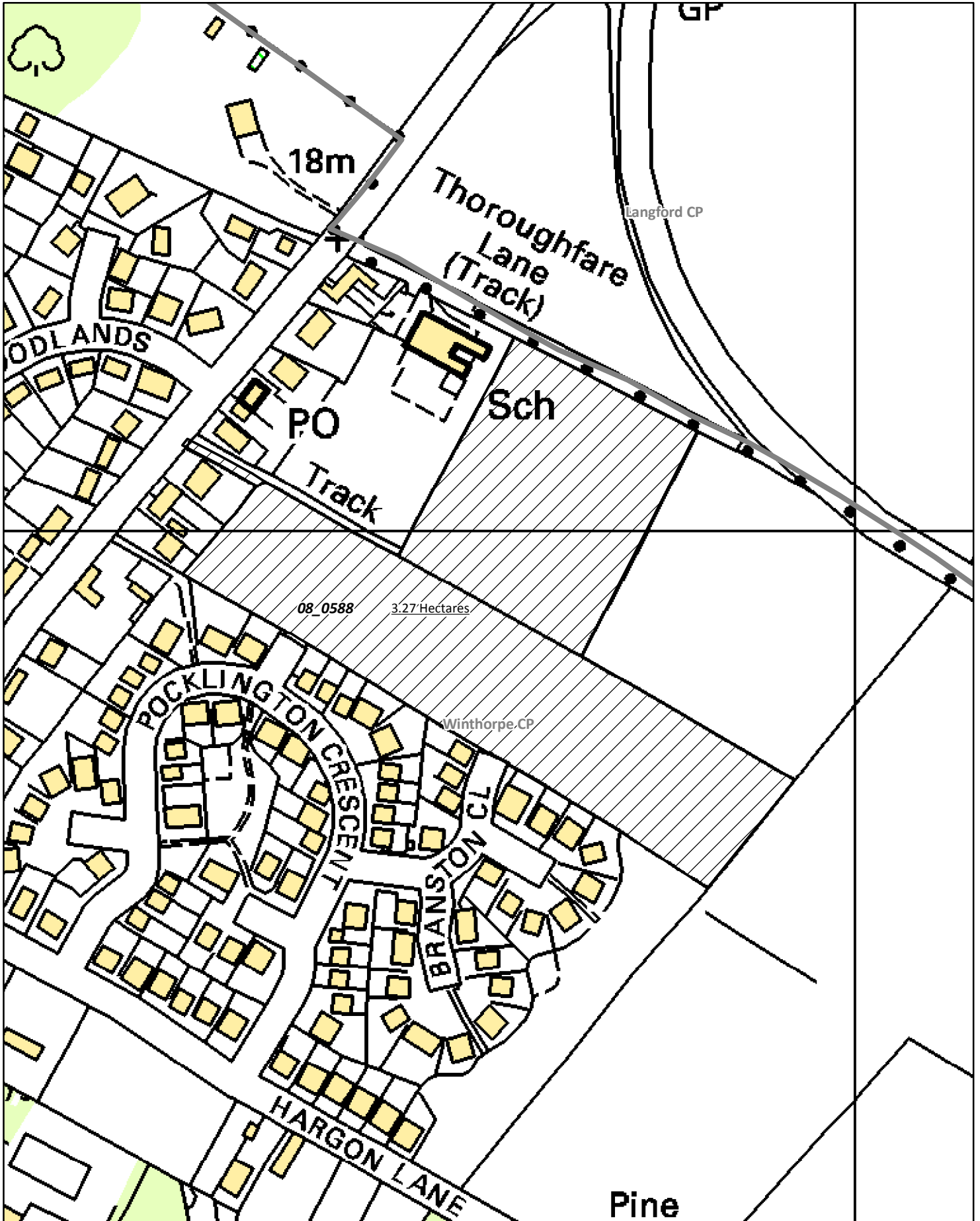
Area(ha): 3.27

Parish: WINTHORPE

Proposed Yield : 55

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:** 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 Hedgerows along eastern boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ 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/achievable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 84. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 84. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Additional Comments:** Adjoins SHLAA sites 08_0231 and 08_0344.

Strategic Housing Land Availability Assessment 2010



**08_0588 - North Of Pocklington Crescent,
Winthorpe**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: North of Hargon Lane**08_0589**

Area(ha): 2.21

Parish: WINTHORPE

Proposed Yield : 55

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 30 DPH with 14% on-site POS and no POS commuted sum. No. of dwellings 57. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.

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 Open Break 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. If the Open Break 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:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 2.21**Setting:** Countryside**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.**Conflicting Issues** Yes 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**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4152m**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**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 92m**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. The site capacity will be restricted by the total number of dwellings that could be permitted off a single point of access (Hargon Ln).

Site Ref: North of Hargon Lane**08_0589**

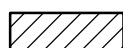
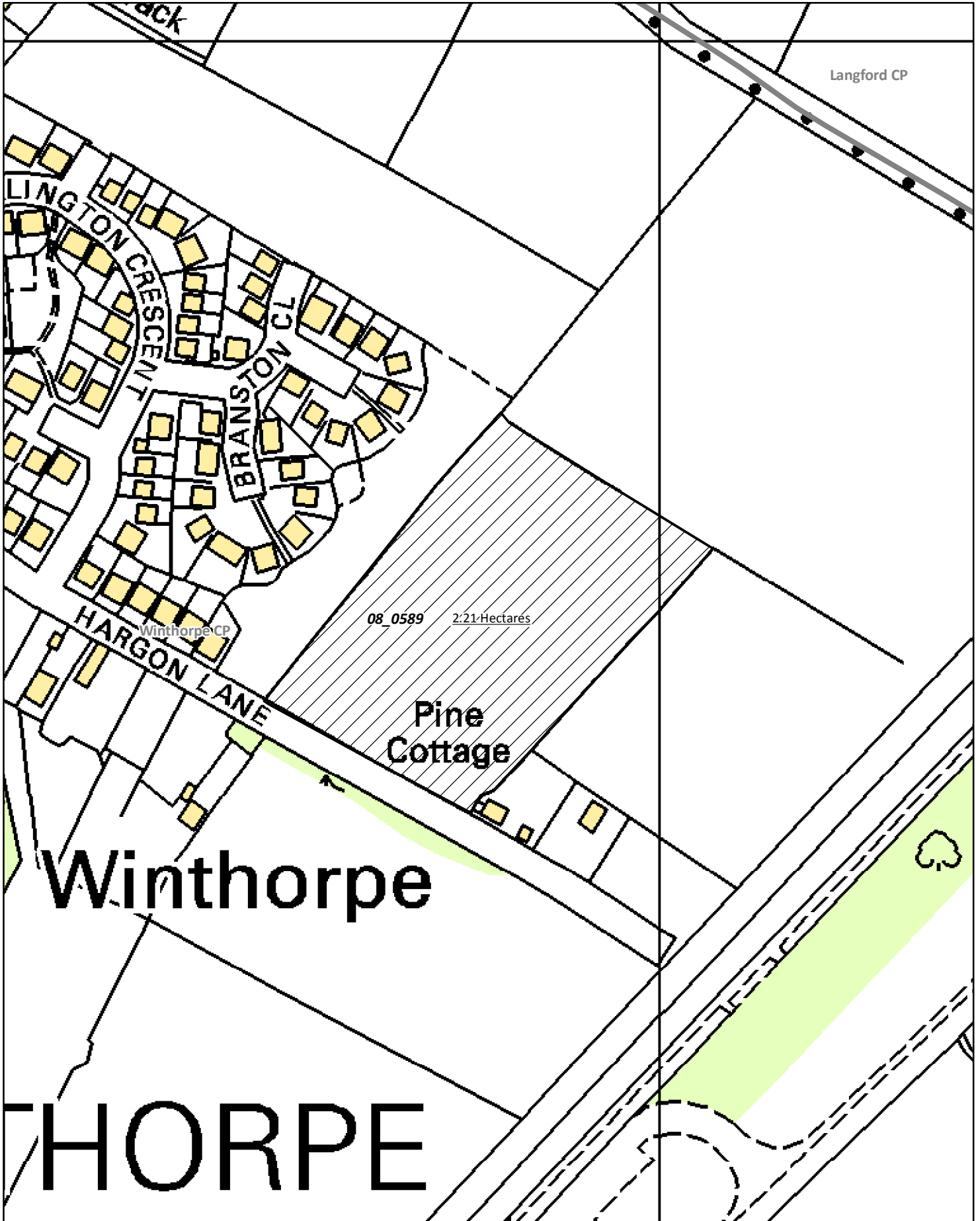
Area(ha): 2.21

Parish: WINTHORPE

Proposed Yield : 55

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:** 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 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 30 DPH with 14% on-site POS and no POS commuted sum. No. of dwellings 57. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and no POS commuted sum. No. of dwellings 57. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Additional Comments:** Adjoins SHLAA site 08_0344.

Strategic Housing Land Availability Assessment 2010



**08_0589 - North Of Hargon Lane,
Winthorpe**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: East of Winthorpe House**08_0590**

Area(ha): 10.14

Parish: WINTHORPE

Proposed Yield : 55

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/achievable for housing

Achievability Comments:

Viable - Site area reduction 50%, 30% on-site POS and no POS commuted sum. No. of dwellings 106. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Open Break 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 in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Open Break 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:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 10.14**Setting:** Countryside**Area PDL:****Current Use:** ParklandOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS2 - Open Breaks Between Settlements, C1-C5,C12,C15-C18 - Conservation Area**Conflicting Issues** Yes Open break**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:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3545m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 467m**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. The site capacity will be restricted by the total number of dwellings that could be permitted off a single point of access. (Hargon Ln)

Site Ref: East of Winthorpe House**08_0590**

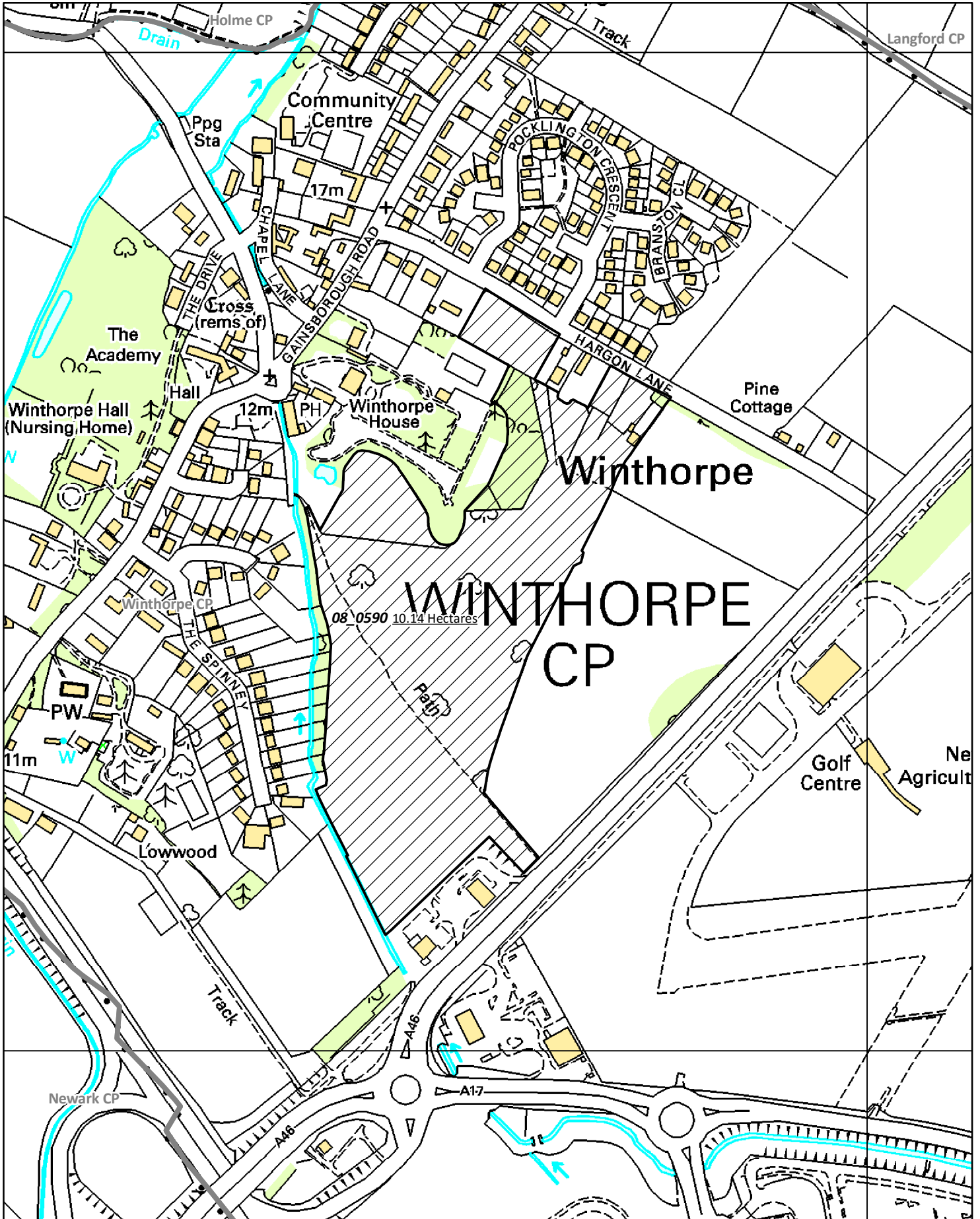
Area(ha): 10.14

Parish: WINTHORPE

Proposed Yield : 55

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:** Adjacent to site Lamppost in centre of western most site frontage.**Neighbour Issues:** None**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 Group of mature trees**Impact on existing Recreational Use:** Yes Rights of Way 162/2/1 runs through the site Winthorpe FP2 to eastern boundary**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**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 - Site area reduction 50%, 30% on-site POS and no POS commuted sum. No. of dwellings 106. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Site area reduction 50%, 30% on-site POS and no POS commuted sum. No. of dwellings 106. Sites 08_0588, 08_0589 and 08_0590 revisited. The number of dwellings that could be accommodated off Hargon Lane limited to 55 in total.**Additional Comments:** IDB (part of site)

Strategic Housing Land Availability Assessment 2010



 **08_0590 - East Of Winthorpe House, Winthorpe**

Date: 10/03/2010
Scale: 1:5,000

Site Ref: West of Low Wood**08_0591**

Area(ha): 1.56

Parish: WINTHORPE

Proposed Yield :

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

Any possible development would need to mitigate against any detrimental impact from the A1 Trunk road adjacent to the site. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

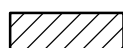
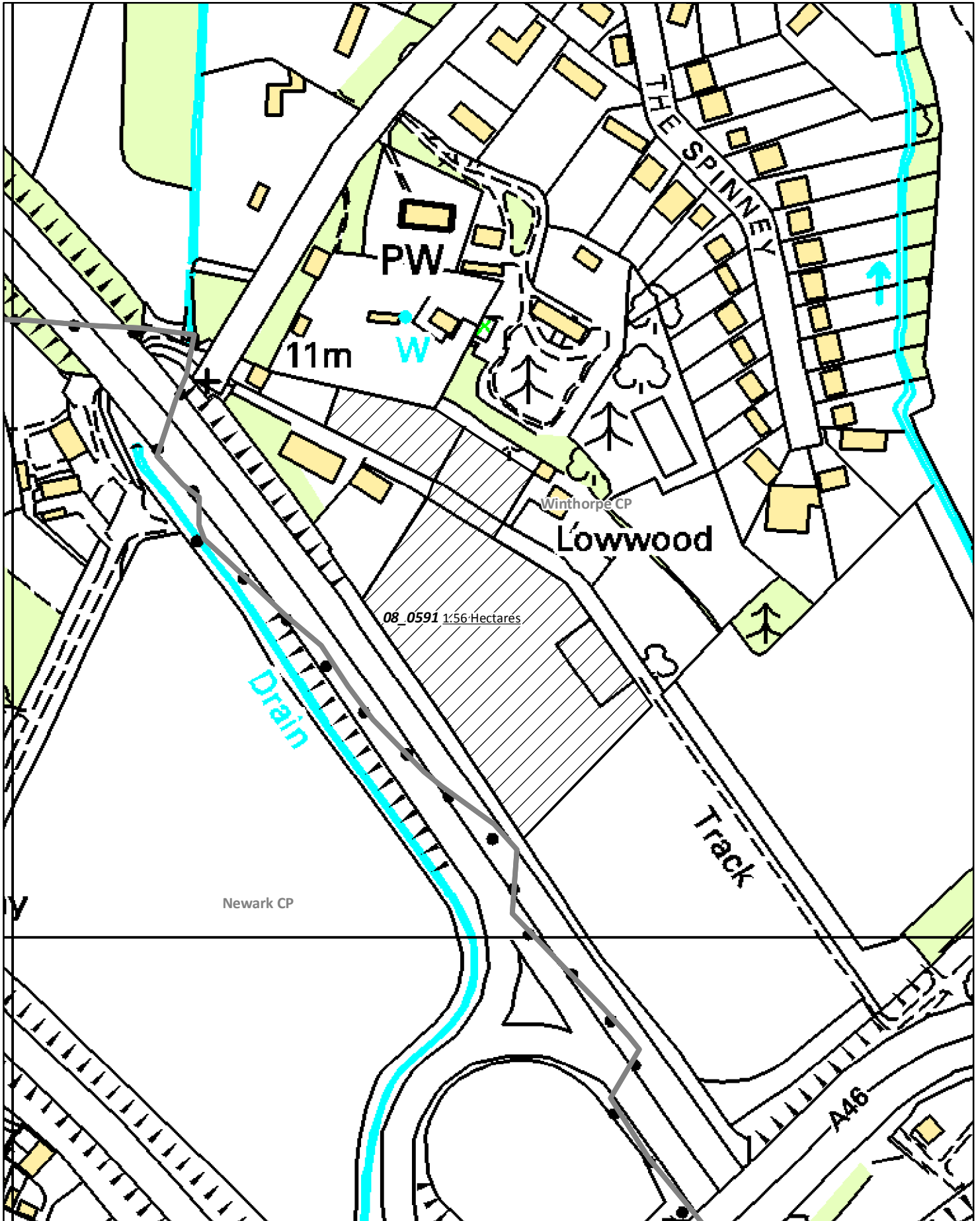
Overall Final Conclusion:

Any possible development would need to mitigate against any detrimental impact from the A1 Trunk road 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 may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:****Area Character:** MixedCountryside, Residential**Area Greenfield:****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 Break between Settlements, NE1 Development in the Countryside, C1-C5, C12, C15-C18**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:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2882m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 249m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory. In addition to this the site is adjacent to the A1 Trunk Rd and advice should also be taken 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

Site Ref: West of Low Wood**08_0591** Area(ha): 1.56 Parish: WINTHORPE**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Unknown**Neighbour Issues:** A1 adjoins the site**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 and hedges**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:** Yes**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_0591 - West Of Low Wood,
Winthorpe**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: West of Holme Lane**08_0592**

Area(ha): 0.52

Parish: WINTHORPE

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:** 0.52**Setting:** Other Countryside, Residential**Area PDL:****Current Use:** PaddockAgriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area, C1-C5, C12, C15-C18 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**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 5613m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 236m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highways work required. Infill site liable to be acceptable in highway terms.**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:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within Zones 2 and 3**Identified in SFRA:** No

Site Ref: West of Holme Lane

08_0592

Area(ha): 0.52

Parish: WINTHORPE

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: 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:

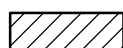
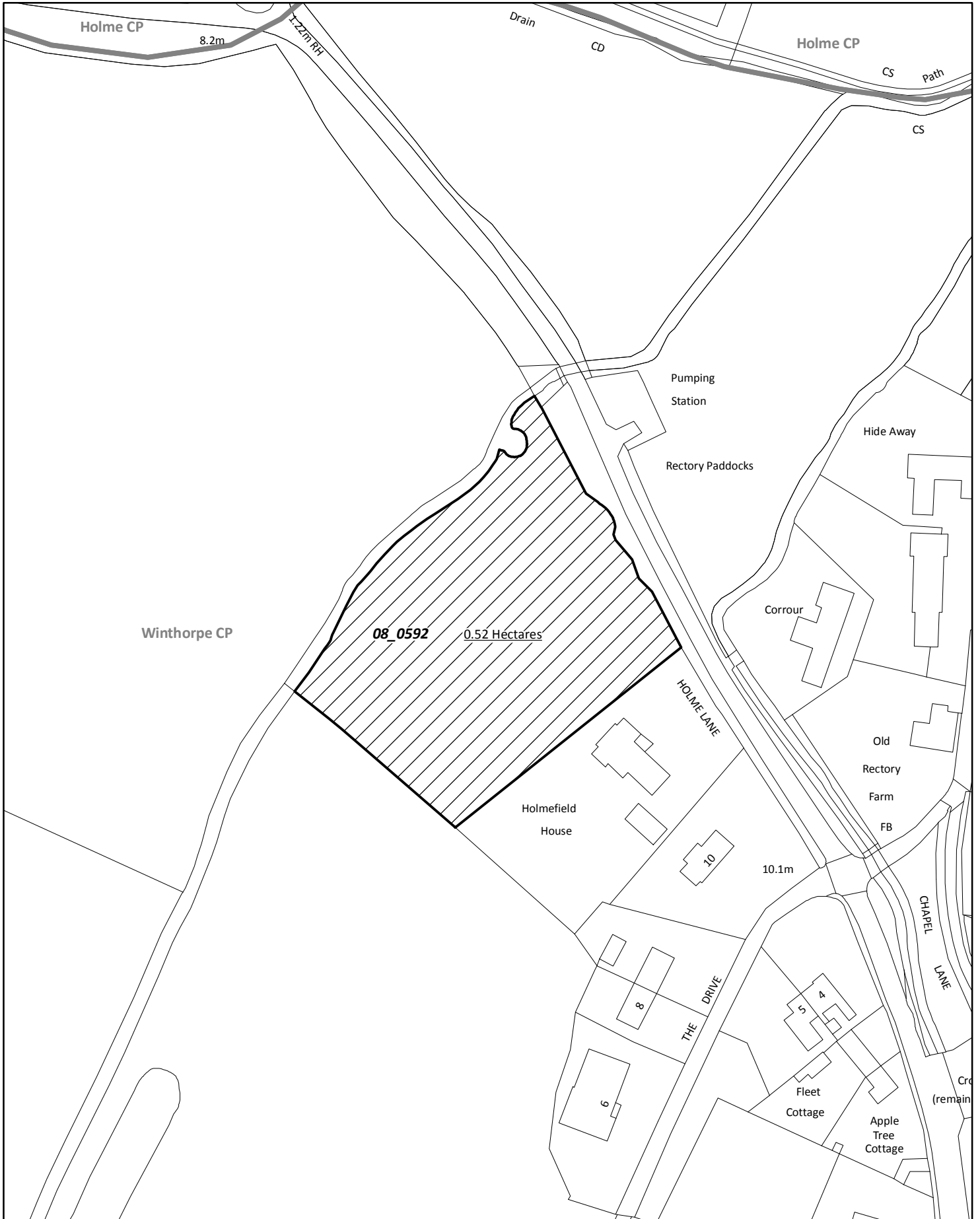
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Internal Drainage Board
EA Bank width planning runs along boundary

Strategic Housing Land Availability Assessment 2010



**08_0592 - West Of Holme Lane,
Winthorpe**

Date: 10/03/2010

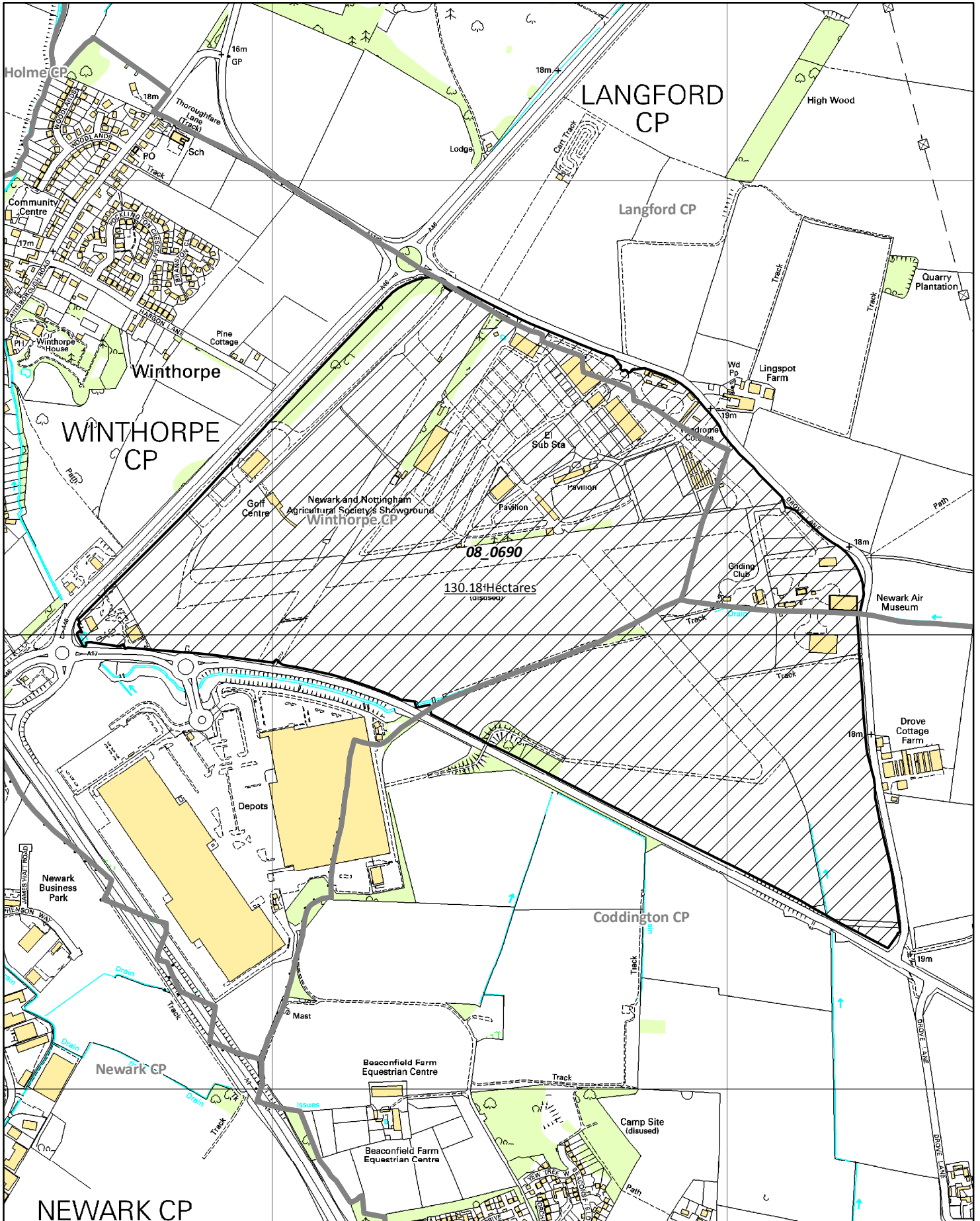
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Site Ref: Newark Showground**08_0690** Area(ha): 130.18 Parish: WINTHORPE**Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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:** Combination**Area Character:** MixedAgricultural, Roadside Services, Commercial,**Area Greenfield:** 62.49**Setting:** Countryside**Area PDL:** 67.69**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Other**Other:** R15 Newark Showground, NE1 Development in the Countryside**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:** No**Secondary school:** No **Retail Area:** No**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4266m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 699m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Insufficient information give advice. Off site highway works required. Traffic assessment required. Significant site that could only be considered following a full Traffic Study is produced. The Highways Agency should also be consulted as the generated traffic would have a significant effect on the A 46 Trunk Rd.**Topography Constraints:** No**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Newark Showground**08_0690** Area(ha): 130.18 Parish: WINTHORPE**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** A46/A17 road**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** Power line runs across the site,
Mobile Phone Masts on 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:** Yes Coddington
FP4A/Coddington
FP4A/Winthorpe FP3**Natural Features:** 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****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Also in Coddington and Langford Parish.

General Parish Council Comments: Coddington village is regularly experiencing failure of its sewage and drainage system. All but one of the site are located north of the C208 therefore any residents living on these sites would have to cross this dangerous road to access services and facilities. Despite efforts of the Parish Council the Site Specific Parish Council Comments: Any development on this site would imply the loss of Air Museum and Showground, which are both important tourist and commercial assets to Newark. Access to site would be from the A17 or A46. Both are very busy and dangerous roads. Access from Drove Lane would be totally unacceptable due to the increase of traffic on an inadequate road.

Strategic Housing Land Availability Assessment 2010



08_0690 - Newark Showground, Langford, Winthorpe

Date: 10/03/2010
Scale: 1:11,000