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

**Site Reference Number:** 16_0044  **Site Address:** Elmtree Bungalow
**Housing/Employment/Both:** Housing  **Area (Ha):** 2.1
**Parish:** Edingley  **Ward:** Southwell

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Not suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td></td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>N/A</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>Site not suitable</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**
Approximately 73% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. However, the site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

**SUITABILITY**

<table>
<thead>
<tr>
<th>Character Land Use Location: Not suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> Outside of Main Built Up Area</td>
</tr>
<tr>
<td><strong>Area Character:</strong> Mainly agricultural</td>
</tr>
<tr>
<td><strong>Setting :</strong> Countryside</td>
</tr>
<tr>
<td><strong>Current Use:</strong> Mixture of agriculture/grazing and residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: Not suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Policy Status:</strong> SP3 DM8</td>
</tr>
<tr>
<td><strong>Other Policy Constraints:</strong></td>
</tr>
</tbody>
</table>

| Conflicting Issues: Countryside |

**Access to Services : May be suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary School:</strong> No</td>
</tr>
<tr>
<td><strong>GP/Health Centre:</strong> No</td>
</tr>
<tr>
<td><strong>Proximity to town centre:</strong> Over 1km from a town centre. 5314m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bus Stop:</strong> Yes</td>
</tr>
<tr>
<td><strong>Cash Machine Post Office:</strong></td>
</tr>
<tr>
<td><strong>Further Education:</strong> No</td>
</tr>
<tr>
<td><strong>Hospital:</strong> No</td>
</tr>
<tr>
<td><strong>Proximity to Transport Node:</strong> Over 1km from major public transport node</td>
</tr>
</tbody>
</table>

| **Retail Area:** |
| **Employment:** Yes |
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Green Space Standards: Over 400m from publicly accessible green space
Green Space Strategy Comments: 655m

Physical Constraints: May be suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

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

Agricultural land quality: 100% Grade 3 Good - Moderate
Access to Utilities: Yes

Site Apparatus: No
Neighbour Issues: No

Flood Zone: 73% Flood Zone 3, 3% Flood Zone 2
Surface Water Flooding: 1.5% of site at high risk, 2% at Medium risk, 9% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

Impact on views: Impact on existing recreational use: No

Protected Species/Habitats: Tree Preservation Order:

Natural Features on site No

Conservation Area: No Heritage asset (designated & non designated): No

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:
<table>
<thead>
<tr>
<th>Timescale:</th>
<th>Availability Other Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available

**Achievability Conclusion:** N/A

**Additional Comments**
Within coal mining reporting area. 100% in development low risk area
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0075</th>
<th>Site Address North of Main Street, Edingley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both: Housing</td>
<td>Area (Ha): 0.57</td>
</tr>
<tr>
<td>Parish: Edingley</td>
<td>Ward: Southwell</td>
</tr>
</tbody>
</table>

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
Achievability Conclusions: N/A
Achievability Comments: Not Suitable

OVERALL CONCLUSION:
The site forms part of a Main Open Area within the village and is therefore not considered suitable.

SUITYABILITY

Character Land Use Location: May be Suitable
Location: Adjacent settlement
PDL/Greenfield Greenfield
Area Character: Agricultural / residential
Area: PDL Area: Greenfield 0.57 ha

Setting: Countryside / residential. Opposite St. Giles Church and adjacent Edingley Beck.
Current Use: Grazing

Policy: Not Suitable
Current Policy Status: SP3 DM8 SoA/MAO
Other Policy Constraints: SoA/MAA
Conflicting Issues: SoA/MAO - Main Open Area

Access to Services: May be Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 4445m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where</td>
<td>Employment: No</td>
</tr>
</tbody>
</table>

Physical Constraints: May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where
appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

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

Agricultural land quality: 100% Grade 3 Good - Moderate
Access to Utilities: Yes

Site Apparatus: Telegraph line and poles cross the site diagonally with an electricity substation mounted on a pole in the south-east corner.

Neighbour Issues: Evidence of archaeological features in the field to north-east.

Flood Zone: Surface Water Flooding:
4% of site at high risk,
13% at Medium risk,
58% at low risk

Identified within the SFRA?:
SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

Protected Species/Habitats: Tree Preservation Order:
Natural Features on site Adjacent to Edingley Beck.
Conservation Area: No Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:
Achievability Comments: Not Suitable
Ownership Constraints: Ownership Comments:
Legal Issues: Legal Comments:
Timescale: 0-5 years Availability Other Issues:
Viability Comments:
<table>
<thead>
<tr>
<th><strong>Availability Conclusion:</strong></th>
<th>Available</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Additional Comments</strong></td>
<td>Within coal mining reporting area. 100% in development low risk area</td>
</tr>
</tbody>
</table>
Edingley

16.0075
0.57 ha

© Crown Copyright and database right 2016 Ordnance Survey. Licence 100022288. Scale: 1:990 Date: 30/10/2016 Author: charlesl
Farnsfield
### Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Site Reference Number:** 16_0070  
**Site Address:** Southwell Road, Farnsfield  
**Housing/Employment/Both:** Housing  
**Area (Ha):** 1.73  
**Parish:** Farnsfield  
**Ward:** Farnsfield

<table>
<thead>
<tr>
<th>Suitability Conclusion</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Achievability Conclusions</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

### OVERALL CONCLUSION:

Outline planning permission granted on site. The site is both available and achievable. Any future applications will need to address the following issues.

### SUITABILITY

**Character Land Use Location:** Suitable

- **Location:** Approximately 5% of the site is within the Village Envelope  
- **PDL/Greenfield Area:** Greenfield  
- **Area Character:** Agricultural / residential  
- **Setting:** Countryside / residential  
- **Current Use:** Agriculture/grazing

**Policy:** Suitable

- **Current Policy Status:** Within Village Envelope / edge of settlement  
- **Other Policy Constraints:**

**Conflicting Issues:**

### Access to Services : Suitable

**Within 800m or 10mins walking**

- Primary School: Yes  
- GP/Health Centre: No  
- Store of Local Importance:  
- Proximity to town centre: Over 1km from a town centre. 5918m  
- Green Space Standards: Over 400m from publicly accessible green space

**Within 30 mins travel by public transport**

- Secondary School: Yes  
- Cash Machine Post Office:  
- Further Education: No  
- Proximity to Transport Node: Over 1km from major public transport node  
- Supermarket:  
- Employment: Yes  
- Hospital: No  
- Green Space Strategy Comments:

### Physical Constraints : Suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with the
Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

<table>
<thead>
<tr>
<th>Topography Constraints: No</th>
<th>Contaminated Land?: No</th>
<th>Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural land quality : 100% Grade 3 Good - Moderate</td>
<td>Access to Utilities:</td>
<td></td>
</tr>
<tr>
<td>Site Apparatus: Telegraph poles and line traverses the site from north to south.</td>
<td>Neighbour Issues: No</td>
<td></td>
</tr>
<tr>
<td>Flood Zone:</td>
<td>Surface Water Flooding: 4.4% at low risk</td>
<td></td>
</tr>
<tr>
<td>Identified within the SFRA?:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFRA Comments:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- Impact on views: Impact on existing recreational use: No
- Protected Species/Habitats : Tree Preservation Order:
- Natural Features on site No
- Conservation Area : No Heritage asset (designated & non designated): No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

- Availability Comments: 
- Achievability Comments: No evidence to suggest the site is not achievable at this point
- Ownership Constraints: Ownership Comments: 
- Legal Issues: Legal Comments: 
- Timescale: 0-5 years Availability Other Issues: 
- Viability Comments:
<table>
<thead>
<tr>
<th><strong>Availability Conclusion:</strong></th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

**Additional Comments**

14/01469/OUTM granted on appeal for 48 dwellings. An alternative application (15/01516/OUTM) has been received for the erection of up to 48 dwellings (access only) and was pending consideration at the time of writing.

Within coal mining reporting area. 100% in development low risk area
## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Site Reference Number:** 16_0071  **Site Address:** The Ridgeway/Milldale Road, Farnsfield (Fa/Ho/1)  
**Housing/Employment/Both:** Housing  
**Parish:** Farnsfield  
**Area (Ha):** 2.6  
**Ward:** Farnsfield

### Suitability Conclusion:
- Suitable

### Availability Conclusion:
- Available within 5 Years

### Availability Comments:
- Site has Outline Planning Permission

### Achievability Conclusions:
- The site is economically viable/achievable

### Achievability Comments:
- Information submitted suggests site should be viable

### OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any future application would need to address and if necessary mitigate against potential contamination issues in the locality and take account of the presence of Public Rights of Way within the site.

The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

### Suitability

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> Within Village Envelope</td>
<td>PDL/Greenfield Greenfield</td>
</tr>
<tr>
<td><strong>Area Character:</strong> Agricultural / residential</td>
<td></td>
</tr>
<tr>
<td><strong>Setting:</strong> Countryside / residential</td>
<td></td>
</tr>
<tr>
<td><strong>Current Use:</strong> Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

### Policy: Suitable

| Current Policy Status: Allocated - Fa/Ho/1 | Other Policy Constraints: N/A planning permission granted |

| Conflicting Issues: N/A |

### Access to Services: Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: Yes</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance: Yes</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 6522m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td><strong>Employment:</strong> Yes</td>
<td></td>
</tr>
</tbody>
</table>
Green Space Standards: Over 400m from publicly accessible green space

Green Space Strategy Comments: 408m

Physical Constraints: Suitable

Highway Engineers Comments: Access agreed as part of planning permission

Topography Constraints:
Contaminated Land?: Maybe
Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality: 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Flood Zone: Surface Water Flooding: 0.1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

Impact on views: Impact on existing recreational use: Farnsfield FP14

Protected Species/Habitats: Tree Preservation Order:

Natural Features on site

Conservation Area: No Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

Availability and Achievability

Availability Comments: Site has Outline Planning Permission

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:
Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

### Additional Comments

Outline permission (14/01576/OUTM) has been granted for the erection of a maximum of 60 dwellings and garages, public open space and demolition of curtilage buildings.

Within coal mining reporting area. 100% in development low risk area
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Site Reference Number: 16_0072  Site Address Main Street, Farnsfield

Housing/Employment/Both: Housing

Area (Ha): 0.81

Parish: Farnsfield

Ward: Farnsfield

Suitability Conclusion: Not suitable

Availability Conclusion: Available

Availability Comments:

Achievability Conclusions: N/A

Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Suitable access is unavailable within site frontage. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to address any potential impact on the heritage asset within or nearby the site and the sites location within the Conservation Area. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. Whilst the site lies within the Village Envelope, highways constraints mean that this site is not suitable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope

PDL/Greenfield Greenfield

Area Character: Residential

Setting: Residential

Current Use: Residential garden / orchard

Policy: Suitable

Current Policy Status: Within Village Envelope

Other Policy Constraints:

Conflicting Issues:

Access to Services: Suitable

Within 800m or 10mins walking

Primary School: Yes  Bus Stop: Yes

GP/Health Centre: Yes  Cash Machine Post Office:

Store of Local Importance:  Proximity to town centre: Over 1km from a town centre. 6406m

Within 30 mins travel by public transport

Secondary School: Yes  Retail Area:

Further Education: No  Hospital: No

Supermarket:  Employment: Yes

Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space

Green Space Strategy Comments: 476m

Physical Constraints: Not Suitable

Highway Engineers Comments: Suitable access is unavailable within site frontage.

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

Agricultural land quality : N/a
Access to Utilities:
Site Apparatus: No
Neighbour Issues: No
Flood Zone: Surface Water Flooding: Very Low Risk

Landscape, Biodiversity and Built Heritage Constraints: May be Suitable

Impact on views:
Impact on existing recreational use: FarnsfieldFP9

Protected Species/Habitats:
Tree Preservation Order:

Natural Features on site No

Conservation Area: Yes
Heritage asset (designated & non designated): Yes. Grade II Listed Barn within and adjacent to site. Grade II Listed Cottage adjacent to site.

Suitability Conclusion: Not Suitable

Availability and Achievability

Availability Comments:
Achievability Comments: Not Suitable

Ownership Constraints:
Ownership Comments:

Legal Issues:
Legal Comments:

Timescale: 0-5 Years
Availability Other Issues:
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong></td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
</tr>
</tbody>
</table>

**Additional Comments**
Within coal mining reporting area. 100% in development low risk area
Rolleston
Site Reference Number: 16_0084 Site Address Land off Fiskerton Road, Rolleston
Housing/Employment/Both: Housing Area (Ha): 0.06
Parish: Rolleston Ward: Trent

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments: Outline permission for residential development of up to two new dwellings has been granted
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site has the benefit of Outline Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable
Location: Within settlement PDL/Greenfield PDL
Area Character: Residential
Setting: Residential
Current Use: Vacant

Policy: Suitable
Current Policy Status: SP3 Other Policy Constraints:

Conflicting Issues:

Access to Services: Suitable
Within 800m or 10mins walking
Primary School: No Bus Stop: No
GP/Health Centre: No Cash Machine Post Office:
Store of Local Importance:
Proximity to town centre: Over 1km from a town centre. 5322m
Green Space Standards: Within 400m of publicly accessible green space

Within 30 mins travel by public transport
Secondary School: Yes Retail Area:
Further Education: No Hospital: No
Supermarket:
Proximity to Transport Node: Within 1km of major public transport node
Green Space Strategy Comments: 69m

Physical Constraints: Suitable
**Highway Engineers Comments:** Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

**Topography Constraints:** No

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

**Agricultural land quality:** 100% Grade 2 Very Good

**Access to Utilities:** Yes

**Site Apparatus:** No

**Neighbour Issues:** Site gains access on a tight bend in the village

**Flood Zone:** 0.5% Flood Zone 3, 22% Flood Zone 2  
**Surface Water Flooding:** Very Low Risk

**Identified within the SFRA?:**

**SFRA Comments:**

---

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

<table>
<thead>
<tr>
<th>Impact on views:</th>
<th>Impact on existing recreational use: No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Species/Habitats:</td>
<td>Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site No</td>
<td></td>
</tr>
<tr>
<td>Conservation Area: No</td>
<td>Heritage asset (designated &amp; non designated): Yes. Grade II Listed Village Cross adjacent to site.</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

---

**AVAILABILITY AND ACHIEVABILITY**

**Availability Comments:** Outline permission for residential development of up to two new dwellings has been granted

**Achievability Comments:**

**Ownership Constraints:**

**Ownership Comments:**

**Legal Issues:**

**Legal Comments:**

**Timescale:** 0-5 Years

**Availability Other Issues:**
<table>
<thead>
<tr>
<th>Viability Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Conclusion:</strong></td>
</tr>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
</tr>
</tbody>
</table>

**Additional Comments**

Outline permission for residential development of up to two new dwellings has been granted (16/00202/OUT)
Southwell
Site Reference Number: 16_0025  Site Address Nottingham Road, Southwell (opp Springfield Bungalow)  
Housing/Employment/Both: Retail  
Parish: Southwell  
Ward: Southwell  
Area (Ha): 0.56

Suviability Conclusion: Not Suitable  
Availability Conclusion: Available  
Availability Comments:  
Achievability Conclusions: N/A  
Achievability Comments: Not Suitable

OVERALL CONCLUSION:
Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to take account of the impact on Southwell Protected Views. Access off Park Lane only. However, the site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable  
Location: Separated from Urban Boundary  
PDL/Greenfield Greenfield  
Area: PDL  
Area: Greenfield 0.56  
Area Character: Agriculture/residential  
Setting: Transitional countryside settlement  
Current Use: Agriculture/grazing  
Policy: Not Suitable  
Current Policy Status: SP3 DM8  
Other Policy Constraints: CP8, So/PV  
Conflicting Issues:

Access to Services: Suitable  
Within 800m or 10mins walking  
Primary School: Yes  
Bus Stop: Yes  
GP/Health Centre: No  
Cash Machine Post Office:  
Store of Local Importance:  
Proximity to town centre: Over 1km from a town centre. 1054m  
Green Space Standards: Within 400m of publicly accessible green space  
Within 30 mins travel by public transport  
Secondary School: Yes  
Retail Area:  
Further Education: No  
Hospital: No  
Supermarket:  
Employment: Yes  
Proximity to Transport Node: Over 1km from major public transport node  
Green Space Strategy Comments: 7m
**Physical Constraints : May be suitable**

Highway Engineers Comments: Access off Park Lane only. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: Land slopes up to south and the western boundary along the A612

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

Agricultural land quality : 100% Grade 3 Good - Moderate  Access to Utilities:

Site Apparatus: None  Neighbour Issues: Rugby club to west has floodlights

Flood Zone:  Surface Water Flooding: 0.6% of site at high risk, 0.9% at Medium risk, 2.7% at low risk

Identified within the SFRA?:  SFRA Comments:

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

Impact on views: The site is relatively low lying and filtered from views from the south by intervening vegetation. If developed it could form part of a visual mass of development, rather than imposing a prominent element to the view from the south to the Minster. Further exploration of potential impact on views of the heritage assets within Southwell, consideration of scale, mass, siting, and proposed mitigation measures would need to be made before an assessment of inclusion of this site can be made.

Impact on existing recreational use: No

Protected Species/Habitats :  Tree Preservation Order:

Natural Features on site Some trees within site. Drainage ditch along Park Lane boundary.

Conservation Area : No  Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable
# Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th><strong>AVAILABILITY AND ACHIEVABILITY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability Comments:</strong></td>
</tr>
<tr>
<td><strong>Achievability Comments:</strong> Not Suitable</td>
</tr>
<tr>
<td><strong>Ownership Constraints:</strong></td>
</tr>
<tr>
<td><strong>Ownership Comments:</strong></td>
</tr>
<tr>
<td><strong>Legal Issues:</strong></td>
</tr>
<tr>
<td><strong>Legal Comments:</strong></td>
</tr>
<tr>
<td><strong>Timescale:</strong></td>
</tr>
<tr>
<td><strong>Availability Other Issues:</strong></td>
</tr>
<tr>
<td><strong>Viability Comments:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Availability Conclusion:</strong> Available</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Achievability Conclusion:</strong> N/A</td>
</tr>
</tbody>
</table>

**Additional Comments**
**Site Reference Number:** 16_0142  **Site Address:** East of Allenby Road (So/Ho/1)  
**Housing/Employment/Both:** Housing  
**Area (Ha):** 2.63  
**Parish:** Southwell  
**Ward:** Southwell

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td>Allocated</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**

Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation where necessary. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site. The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable.

**SUITABILITY**

**Character Land Use Location:** Suitable

<table>
<thead>
<tr>
<th>Location: Within Urban Boundary</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside/Residential</td>
<td></td>
</tr>
<tr>
<td>Setting: Countryside/Residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

**Policy: Suitable**

<table>
<thead>
<tr>
<th>Current Policy Status: Allocated So/Ho/1</th>
<th>Other Policy Constraints:</th>
</tr>
</thead>
</table>

**Conflicting Issues: N/A**

**Access to Services:** Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 1408m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from publicly accessible green space</td>
<td>Green Space Strategy Comments: 540m</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Physical Constraints: Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

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

Agricultural land quality: 100% Grade 2 Very Good

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:
- Surface Water Flooding: 5% of site at high risk, 6% at medium risk, 11% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Impact on existing recreational use:
- SouthwellFP29 / SouthwellFP29 / SouthwellFP32

Protected Species/Habitats:
- Tree Preservation Order: TPO N146 - Group 1 with 2 individual trees in linear band through site and Group 2 plus 6 individual trees on eastern boundary. Approx 8% of site

Natural Features on site

Conservation Area: No

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Allocated

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:
<table>
<thead>
<tr>
<th>Legal Issues:</th>
<th>Legal Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timescale: 0-5 years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**
Site Reference Number: 16_0143  Site Address South of Halloughton Road (So/Ho/2)  
Housing/Employment/Both: Housing  Area (Ha): 1.66  
Parish: Southwell  Ward: Southwell

Suitability Conclusion: Suitable  
Availability Conclusion: Available within 5 Years  
Achievability Conclusions: The site is economically viable/achievable  
Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:  
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development on this site will need to demonstrate that it will not negatively impact on the views of heritage assets in accordance with policy So/PV.

SUITABILITY

Character Land Use Location: Suitable  
Location: Within Urban Boundary  PDL/Greenfield Mixed  
Area Character: Residential/Countryside  
Setting: Residential/Countryside  
Current Use: Residential Garden and greenfield

Policy: Suitable  
Current Policy Status: Allocated So/Ho/2  Other Policy Constraints: So/PV - Application pending on part of site  
Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking  
Primary School: No  Bus Stop: Yes  
GP/Health Centre: No  Cash Machine Post Office:  
Store of Local Importance:  
Proximity to town centre: Over 1km from a town centre. 1718m  
Green Space Standards: Within 400m of publicly accessible green space

Within 30 mins travel by public transport  
Secondary School: Yes  Retail Area: Yes  
Further Education: No  Hospital: No  
Supermarket: Yes  Employment: Yes  
Proximity to Transport Node: Over 1km from major public transport node  
Green Space Strategy Comments: 263m

Physical Constraints : Suitable
Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

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

Agricultural land quality: 100% Grade 3 Good - Moderate
Access to Utilities:

Site Apparatus: Neighbour Issues:
Flood Zone: Surface Water Flooding: 0.2% at low risk
Identified within the SFRA?:
SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable
Impact on views: Impact on existing recreational use: No
Protected Species/Habitats: Tree Preservation Order:
Natural Features on site
Conservation Area: No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

Availability and Achievability
Availability Comments:
Achievability Comments: Information submitted suggests site should be viable
Ownership Constraints: Ownership Comments:
Legal Issues: Legal Comments:
Timescale: 0-5 years Availability Other Issues:
Viability Comments:
<table>
<thead>
<tr>
<th><strong>Availability Conclusion:</strong></th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Achievability Conclusion:</strong></td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

**Additional Comments**

15/01295/FULM Pending application with resolution to grant subject to the Signing of a Section 106 agreement. Proposed residential development of 38 dwellings and conversion and extension of existing residential property to form 12 supported living units.
Site Reference Number: 16_0144  Site Address: East of Kirklington Road (So/Ho/4)  
Housing/Employment/Both: Housing  Area (Ha): 1.94  
Parish: Southwell  Ward: Southwell

<table>
<thead>
<tr>
<th>Site Reference Number</th>
<th>Site Address</th>
<th>Housing/Employment/Both</th>
<th>Area (Ha)</th>
<th>Parish</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>16_0144</td>
<td>East of Kirklington Road (So/Ho/4)</td>
<td>Housing</td>
<td>1.94</td>
<td>Southwell</td>
<td>Southwell</td>
</tr>
</tbody>
</table>

### Suitability Conclusion: Suitable

### Availability Conclusion: Available within 5-10 Years

### Achievability Conclusions: The site is economically viable/achievable

### Achievability Comments: No evidence to suggest the site is not achievable at this point

### OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

### SUITABILITY

**Character Land Use Location:** Suitable

<table>
<thead>
<tr>
<th>Location:</th>
<th>PDL/Greenfield Mixed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>PDL</td>
</tr>
</tbody>
</table>

**Area Character:** Residential/Open Space

**Setting:** Countryside/Residential

**Current Use:** Residential/Former allotments/Open Space

### Policy: Suitable

**Current Policy Status:** Allocated So/Ho/4

**Other Policy Constraints:** Application for dwellings on part of site withdrawn

**Conflicting Issues:** N/A

### Access to Services: Suitable

**Within 800m or 10mins walking**

- Primary School: No
- GP/Health Centre: No
- Store of Local Importance: 
- Proximity to town centre: Over 1km from a town centre. 1184m
- Green Space Standards: Over 400m from publicly accessible green space

**Within 30 mins travel by public transport**

- Bus Stop: Yes
- Cash Machine Post Office: 
- Supermarket: Yes
- Proximity to Transport Node: Over 1km from major public transport node
- Green Space Strategy Comments: 514m

- Secondary School: Yes
- Further Education: No
- Hospital: No
- Employment: Yes

- Retail Area: Yes
Physical Constraints: Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

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

Agricultural land quality: 40.69% Grade 2 Very Good, 59.31% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:
Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

Impact on views:
Impact on existing recreational use: No

Protected Species/Habitats: Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Heritage asset (designated & non designated):

Conservation Area: No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:
Ownership Comments: Multiple owners

Legal Issues:
Legal Comments:

Timescale: 5-10 years
Availability Other Issues:
Viability Comments:

**Availability Conclusion:** Available within 5-10 Years

**Achievability Conclusion:** The site is economically viable/achievable

### Additional Comments

16/01352/OUT Application for 9 houses on part of site withdrawn.

Note: The allocation covers a wider area to allow for a buffer zone to the edge of the settlement.
Site Reference Number: 16_0145  Site Address Off Lower Kirklington Road (So/Ho/5)
Housing/Employment/Both: Housing  Area (Ha): 3.25
Parish: Southwell  Ward: Southwell

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td>Outline permission on part of site for 12 dwellings</td>
</tr>
<tr>
<td>Achievability Conclusions:</td>
<td>The site is economically viable/achievable</td>
</tr>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**
The site is allocated and part has the benefit of Outline Permission. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

**SUITABILITY**

Character Land Use Location: Suitable

<table>
<thead>
<tr>
<th>Location: Within Urban Boundary</th>
<th>PDL/Greenfield Greenfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside/Residential</td>
<td>Area: PDL  Area: Greenfield 3.25</td>
</tr>
<tr>
<td>Setting: Countryside/Residential</td>
<td></td>
</tr>
<tr>
<td>Current Use: Vacant greenfield</td>
<td></td>
</tr>
</tbody>
</table>

Policy: Suitable

Current Policy Status: Allocated So/Ho/5  Other Policy Constraints: Outline permission on part of site for 12 dwellings

Conflicting Issues: N/A

Access to Services: Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No  Bus Stop: Yes</td>
<td>Secondary School: Yes  Retail Area: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: No  Cash Machine Post Office:</td>
<td>Further Education: No  Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket: Yes  Employment: Yes</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 1286m</td>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Standards: Over 400m from</td>
<td>Green Space Strategy Comments: 616m</td>
</tr>
</tbody>
</table>
### Physical Constraints: Suitable

**Highway Engineers Comments:** Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

**Topography Constraints:**
- **Contaminated Land?** Maybe
- **Contamination Category:** B - Potentially contaminative usage has been identified in close proximity to the site

**Agricultural land quality:** 91.70% Grade 2 Very Good, 8.30% Grade 3 Good - Moderate

**Access to Utilities:**

**Site Apparatus:**

**Flood Zone:**
- Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 19% at low risk

**Identified within the SFRA?:**

**SFRA Comments:**

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

**Impact on views:**

**Impact on existing recreational use:**
- SouthwellFP57 / SouthwellFP57 / SouthwellFP58

**Protected Species/Habitats:** Potential Species Habitat

**Tree Preservation Order:**

**Natural Features on site**

**Conservation Area:** No

**Heritage asset (designated & non designated):**

### Suitability Conclusion: Suitable

### Availability and Achievability

**Availability Comments:** Outline permission on part of site for 12 dwellings

**Achievability Comments:** No evidence to suggest the site is not achievable at this point

**Ownership Constraints:**

**Ownership Comments:**
<table>
<thead>
<tr>
<th>Legal Issues:</th>
<th>Legal Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timescale: 0-5 years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 5 Years  

**Achievability Conclusion:** The site is economically viable/achievable  

**Additional Comments**  
15/00475/OUTM Outline permission granted for a maximum of 12 dwellings on part of site.
**Site Reference Number:** 16_0146  **Site Address:** Southwell Depot (So/Ho/7)  
**Housing/Employment/Both:** Housing  
**Area (Ha):** 0.38  
**Parish:** Southwell  
**Ward:** Southwell

**Suitability Conclusion:** Suitable  
**Availability Conclusion:** Available within 5 Years  
**Achievability Conclusions:** The site is economically viable/achievable  
**Achievability Comments:** No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**  
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

**Suitability**

**Character Land Use Location:** Suitable  
**Location:** Within Urban Boundary  
**Area:** PDL/Greenfield PDL  
**Area Character:** Countryside / residential  
**Setting:** Countryside / residential  
**Current Use:** Former Highways depot

**Policy:** Suitable  
**Current Policy Status:** Allocated So/Ho/7  
**Other Policy Constraints:**

**Conflicting Issues:**

**Access to Services:** Suitable  
**Within 800m or 10mins walking:**  
- Primary School: No  
- GP/Health Centre: No  
- Store of Local Importance:  
- Proximity to town centre: Within 1km of a Town Centre. 973m  
- Green Space Standards: Within 400m of publicly accessible green space  
- Bus Stop: Yes  
- Cash Machine Post Office:  

**Within 30 mins travel by public transport:**  
- Secondary School: Yes  
- Further Education: Yes  
- Supermarket:  
- Employment: Yes  
- Proximity to Transport Node: Over 1km from a major public transport node  
- Hospital: No  
- Green Space Strategy Comments: 269m

**Physical Constraints:** Suitable
**Highway Engineers Comments:** Access for up to 15 dwellings could be taken direct from Fiskerton Road. For development above that level, ideally the access from Fiskerton Road into the application site should be closed off and reinstated as verge, and access into the site taken from Cottams Close. However, it is understood that the verge on the south side of Cottams Close is not part of the adopted public highway, and this would need to be crossed to gain access to the application site. It is understood that this verge is unregistered land. A legal process could be commenced to seek the adoption of this verge as public highway under Section 228 of the Highways Act 1980. This process involves the displaying of public notices and invites any objections. So the outcome is not guaranteed and the process could only reasonably be started if the developer considered it as a positive approach to gaining access.

**Topography Constraints:**
- Contaminated Land?: Yes
  - Contamination Category: A - Potentially contaminative usage has been identified at the site

**Agricultural land quality:**
- 100% Grade 3 Good - moderate

**Access to Utilities:**

**Site Apparatus:**

**Flood Zone:**
- Surface Water Flooding: 6% of the site at low risk

**Identified within the SFRA?:**

**SFRA Comments:**

<table>
<thead>
<tr>
<th>Landscape, Biodiversity and Built Heritage Constraints: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact on views: No</td>
</tr>
<tr>
<td>Protected Species/Habitats:</td>
</tr>
<tr>
<td>Natural Features on site No</td>
</tr>
<tr>
<td>Conservation Area: No</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

**AVAILABILITY AND ACHIEVABILITY**

**Availability Comments:**

**Achievability Comments:** No evidence to suggest the site is not achievable at this point

**Ownership Constraints:**

**Ownership Comments:**
<table>
<thead>
<tr>
<th>Legal Issues:</th>
<th>Legal Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timescale: 0-5 years</td>
<td>Availability Other Issues:</td>
</tr>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**
16/01304/FUL Application for 9 dwellings recently refused
**Site Reference Number:** 16_0147  **Site Address Land to the East of Crew Lane (So/E/2)**

**Housing/Employment/Both:** Employment  **Area (Ha):** 2.72  

**Parish:** Southwell  **Ward:** Southwell

**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

**Availability Comments:** Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.

**Achievability Conclusions:** The site is economically viable/achievable

**Achievability Comments:** No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

**SUITABILITY**

**Character Land Use Location:** Suitable

Location: Within Urban Boundary  

PDL/Greenfield Greenfield

Area Character: Employment/Countryside

Setting: Countryside

Current Use: Agriculture

**Policy:** Suitable

Current Policy Status: Allocated So/E/2

Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services:** Suitable

**Within 800m or 10mins walking**

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

**Within 30 mins travel by public transport**

- Bus Stop: No
- Secondary School: Yes
- Further Education: No
- Retail Area: Yes
- Hospital: No
Store of Local Importance: Supermarket: Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8597m
Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Within 400m of publicly accessible green space
Green Space Strategy Comments: 82m

**Physical Constraints: Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:
- Contaminated Land?: Yes
- Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 38.5% Flood Zone 2

Surface Water Flooding: 33% of site at high risk, 50% at medium risk, 71% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use: SouthwellFP2

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Heritage asset (designated & non designated):

Conservation Area : No

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.
| Achievability Comments: No evidence to suggest the site is not achievable at this point |
| Ownership Constraints: Ownership Comments: |
| Legal Issues: Legal Comments: |
| Timescale: 0 - 5 Years Availability Other Issues: |
| Viability Comments: |

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

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

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0148</th>
<th>Site Address South of Crew Lane (So/E/3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both: Employment</td>
<td>Area (Ha): 2.18</td>
</tr>
<tr>
<td>Parish: Southwell</td>
<td>Ward: Southwell</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Suitability Conclusion:</th>
<th>Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Conclusion:</td>
<td>Available within 5 Years</td>
</tr>
<tr>
<td>Availability Comments:</td>
<td>Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Achievability Conclusions:</th>
<th>The site is economically viable/achievable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Comments:</td>
<td>No evidence to suggest the site is not achievable at this point</td>
</tr>
</tbody>
</table>

**OVERALL CONCLUSION:**

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

### SUITABILITY

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Within Urban Boundary</td>
</tr>
<tr>
<td>Area Character: Countryside/Employment</td>
</tr>
<tr>
<td>Setting: Countryside</td>
</tr>
<tr>
<td>Current Use: Agriculture</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Policy Status: Allocated So/E/3</td>
</tr>
<tr>
<td>Conflicting Issues: N/A</td>
</tr>
</tbody>
</table>

### Access to Services: Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: Yes</td>
</tr>
<tr>
<td>GP/Health Centre: Yes</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Further Education: No</td>
</tr>
<tr>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to Transport Node: Over 1km from major</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 8522m
Green Space Standards: Within 400m of publicly accessible green space

<table>
<thead>
<tr>
<th>Physical Constraints : Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).</td>
</tr>
<tr>
<td>Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site</td>
</tr>
<tr>
<td>Agricultural land quality : 100% Grade 3 Good - Moderate</td>
</tr>
<tr>
<td>Site Apparatus:</td>
</tr>
<tr>
<td>Flood Zone: Surface Water Flooding: 0.4% of site at high risk, 0.5% at medium risk, 3.1% at low risk</td>
</tr>
<tr>
<td>Identified within the SFRA?:</td>
</tr>
<tr>
<td>SFRA Comments:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape, Biodiversity and Built Heritage Constraints : Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact on views: Impact on existing recreational use: No</td>
</tr>
<tr>
<td>Protected Species/Habitats : Tree Preservation Order:</td>
</tr>
<tr>
<td>Natural Features on site</td>
</tr>
<tr>
<td>Conservation Area : No Heritage asset (designated &amp; non designated):</td>
</tr>
</tbody>
</table>

| Suitability Conclusion: Suitable |

<table>
<thead>
<tr>
<th>AVAILABILITY AND ACHIEVABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability Comments: Proposals for the Southwell By Pass are no longer included within the County Council’s Transport Plan. The line of the By Pass will not now require protection and the boundaries of this site could be amended to better reflect features on the ground.</td>
</tr>
<tr>
<td>Achievability Comments: No evidence to suggest the site is not achievable at this point</td>
</tr>
<tr>
<td>Ownership Constraints: Ownership Comments:</td>
</tr>
</tbody>
</table>
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

| Legal Issues: | Legal Comments: |
| Timescale: 0-5 years | Availability Other Issues: |
| Viability Comments: | |

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**
**Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form**

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0173</th>
<th>Site Address Land at Crew Lane / Fiskerton Road, Southwell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both:</td>
<td>Area (Ha): 15.55</td>
</tr>
<tr>
<td>Housing/Employment</td>
<td></td>
</tr>
<tr>
<td>Parish: Southwell</td>
<td>Ward: Southwell</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Not Suitable  
**Availability Conclusion:** Available  
**Availability Comments:**  
**Achievability Conclusions:** N/A  
**Achievability Comments:** Site not suitable

**OVERALL CONCLUSION:**

Access to the site is constrained with poor connectivity and sustainability. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. However, highways constraints in this location mean this site is not suitable.

**SUITABILITY**

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

<table>
<thead>
<tr>
<th>Location: Adjacent Urban Boundary</th>
<th>PDL/Greenfield 15.55</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Character: Countryside</td>
<td></td>
</tr>
<tr>
<td>Setting: Countryside</td>
<td></td>
</tr>
<tr>
<td>Current Use: Agricultural</td>
<td></td>
</tr>
</tbody>
</table>

**Policy: May be Suitable**

| Current Policy Status: SP3 DM8 | Other Policy Constraints: |

**Conflicting Issues: Countryside**

**Access to Services: May be Suitable**

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Bus Stop: No</td>
<td>Retail Area:</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
<td>Further Education: No</td>
</tr>
<tr>
<td>Cash Machine Post Office:</td>
<td>Hospital: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to town centre:</td>
<td>Employment: Yes</td>
</tr>
<tr>
<td>Over 1km from a town centre:</td>
<td>Over 1km from major public transport node</td>
</tr>
<tr>
<td>3744m</td>
<td>Green Space Strategy Comments: 559m</td>
</tr>
<tr>
<td>Green Space Standards:</td>
<td></td>
</tr>
<tr>
<td>Over 400m from publicly</td>
<td></td>
</tr>
<tr>
<td>accessible green space</td>
<td></td>
</tr>
</tbody>
</table>
Physical Constraints: Not Suitable

Highway Engineers Comments: Access to the site is constrained with poor connectivity and sustainability. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:
Contaminated Land?: Yes  
Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : Access to Utilities:
Site Apparatus:
Neighbour Issues:

Flood Zone: A very small area of this site (less than 0.2%) is in Flood Zone 2
Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 7% at low risk

Identified within the SFRA?:
SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable

Impact on views: Impact on existing recreational use:
SouthwellFP2 / SouthwellBW5 / SouthwellFP6

Protected Species/Habitats : Tree Preservation Order:
Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

Availability and Achievability

Availability Comments: 

Achievability Comments: Site not suitable

Ownership Constraints:
Ownership Comments: 

Legal Issues: 
Legal Comments: 
## Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Timescale: 0-5 years</th>
<th>Availability Other Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viability Comments:</td>
<td></td>
</tr>
</tbody>
</table>

**Availability Conclusion:** Available

**Achievability Conclusion:** N/A

**Additional Comments**
Thurgarton
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0080</th>
<th>Site Address The Red Lion, Thurgarton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address: The Red Lion, Thurgarton</td>
<td>Area (Ha): 0.38</td>
</tr>
<tr>
<td>Housing/Employment/Both: Residential/Public</td>
<td>Ward: Dover Beck</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parish: Thurgarton</th>
<th>Area (Ha): 0.38</th>
</tr>
</thead>
</table>

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: Information submitted suggests site should be viable

Overall Conclusion:
At the time of assessment the site has an application for the erection of 4 dwellings pending consideration. The site has full planning permission for two dwellings. Any future application would need to address and if necessary mitigate against any of the issues identified below. The site is both available and achievable.

Suitability

<table>
<thead>
<tr>
<th>Character Land Use Location: Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Within settlement PDL/Greenfield PDL</td>
</tr>
<tr>
<td>Area Character: Residential</td>
</tr>
<tr>
<td>Setting: Residential</td>
</tr>
<tr>
<td>Current Use: Public House</td>
</tr>
</tbody>
</table>

Policy: Suitable

<table>
<thead>
<tr>
<th>Current Policy Status: SP3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Policy Constraints:</td>
</tr>
</tbody>
</table>

Access to Services: Suitable

<table>
<thead>
<tr>
<th>Within 800m or 10mins walking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School: No</td>
</tr>
<tr>
<td>GP/Health Centre: No</td>
</tr>
<tr>
<td>Store of Local Importance:</td>
</tr>
<tr>
<td>Proximity to town centre: Over 1km from a town centre. 5186m</td>
</tr>
<tr>
<td>Green Space Standards: Within 400m of publicly accessible green space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Within 30 mins travel by public transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary School: Yes</td>
</tr>
<tr>
<td>Further Education: No</td>
</tr>
<tr>
<td>Supermarket:</td>
</tr>
<tr>
<td>Proximity to Transport Node: Over 1km from major public transport node</td>
</tr>
<tr>
<td>Green Space Strategy Comments: 166m</td>
</tr>
</tbody>
</table>

Physical Constraints: Suitable
Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: Site slopes steeply up from road to the north-west.

<table>
<thead>
<tr>
<th>Contaminated Land?</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contamination Category</td>
<td>C - Potentially contaminative usage is yet to be identified at the site or surrounding areas</td>
</tr>
<tr>
<td>Agricultural land quality</td>
<td>100% Grade 3 Good - Moderate</td>
</tr>
<tr>
<td>Access to Utilities</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Apparatus</td>
<td>Public house with outbuildings plus car parking</td>
</tr>
<tr>
<td>Neighbour Issues</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Surface Water Flooding: 6% at Medium risk, 32% at low risk</td>
</tr>
<tr>
<td>Identified within the SFRA?</td>
<td></td>
</tr>
<tr>
<td>SFRA Comments</td>
<td></td>
</tr>
</tbody>
</table>

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

| Impact on views | Impact on existing recreational use: No |
| Protected Species/Habitats | Tree Preservation Order: |
| Natural Features on site | No |
| Conservation Area | Yes |
| Heritage asset (designated & non designated): | No |

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: 

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints: 

Ownership Comments:

Legal Issues: 

Legal Comments:

Timescale: 0-5 years 

Availability Other Issues:
Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

**Additional Comments**

An application (16/00965/FUL) for the retention of 'The Red Lion' public house and the construction of 4 new dwellings was pending consideration at the time of writing.
Site Reference Number: 16_0081  Site Address Priory Farm, Thurgarton
Housing/Employment/Both: Housing  Area (Ha): 0.39
Parish: Thurgarton  Ward: Dover Beck

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
Availability Comments: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable
Location: Within settlement  PDL/Greenfield PDL
Area Character: Residential
Setting: Residential / countryside
Current Use: Vacant

Policy: Suitable
Current Policy Status: SP3  Other Policy Constraints:
Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking
Primary School: No  Bus Stop: Yes
GP/Health Centre: No  Cash Machine Post Office:
Store of Local Importance: Proximity to town centre: Over 1km from a town centre. 5375m
Green Space Standards: Within 400m of publicly accessible green space

Within 30 mins travel by public transport
Secondary School: Yes  Retail Area:
Further Education: No  Hospital: No
Supermarket: Employment: Yes
Proximity to Transport Node: Over 1km from major public transport node
Green Space Strategy Comments: 101m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s
design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No
Contaminated Land?: Maybe
Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality: 100% Grade 3 Good - Moderate
Access to Utilities: Yes
Site Apparatus: Range of former farm buildings.
Neighbour Issues: Site access in a narrow part of the main road.
Flood Zone: Surface Water Flooding: 0.1% at low risk
Identified within the SFRA?:
SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints: Suitable
Impact on views: Impact on existing recreational use: No
Protected Species/Habitats:
Tree Preservation Order:
Natural Features on site: No
Conservation Area: Yes
Heritage asset (designated & non designated):
Yes. Grade II Listed Pigeoncote And Attached Stabling And Granary At Manor Farm House adjacent site. Grade II Listed Manor Farm House adjacent site.

Suitability Conclusion: Suitable

Availability and Achievability
Availability Comments:
Achievability Comments: No evidence to suggest the site is not achievable at this point
Ownership Constraints: Ownership Comments:
Legal Issues: Legal Comments:
Timescale: 0-5 Years Availability Other Issues:
## Viability Comments:

<table>
<thead>
<tr>
<th>Availability Conclusion:</th>
<th>Available within 5 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achievability Conclusion:</td>
<td>The site is economically viable/achievable</td>
</tr>
</tbody>
</table>

## Additional Comments
Permission has been granted for residential development for 7 units on this site (16/00529/FUL).
Upton
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

<table>
<thead>
<tr>
<th>Site Reference Number: 16_0117</th>
<th>Site Address Main Road (Chapel Farm) Upton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Employment/Both: Housing</td>
<td>Area (Ha): 0.31</td>
</tr>
<tr>
<td>Parish: Upton</td>
<td>Ward: Trent</td>
</tr>
</tbody>
</table>

**Suitability Conclusion:** Suitable

**Availability Conclusion:** Available within 5 Years

**Availability Comments:** This site has an extant permission which has not been built out

**Achievability Conclusions:** The site is economically viable/achievable

**Achievability Comments:** Information submitted suggests site should be viable

**OVERALL CONCLUSION:**
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. Any development will need to take account of the sites location within the Conservation Area.

---

**SUITABILITY**

**Character Land Use Location:** Suitable

- **Location:** Adjacent Village
  - PDL/Greenfield Mixed
- **Area Character:** Residential
- **Setting:** Village
- **Current Use:** Agricultural Farmyard

**Policy:** Suitable

- **Current Policy Status:** SP3 DM8
- **Other Policy Constraints:** Extant permission

**Conflicting Issues:**

**Access to Services : Suitable**

- **Within 800m or 10mins walking**
  - Primary School: No
  - GP/Health Centre: No
  - Store of Local Importance: No
  - Proximity to town centre: Over 1km from a town centre. 3539m
  - Green Space Standards: Within 400m of publicly accessible green space

- **Within 30 mins travel by public transport**
  - Secondary School: No
  - Further Education: No
  - Supermarket: No
  - Employment: No
  - Proximity to Transport Node: Over 1km from major public transport node
  - Green Space Strategy Comments: 289m

**Physical Constraints : Suitable**
Highway Engineers Comments: Access agreed as part of planning permission

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

Agricultural land quality: 100% Grade 3 Good - Moderate

Site Apparatus:

Access to Utilities:

Neighbour Issues:

Flood Zone: Surface Water Flooding: 0.3% at low risk

Identified within the SFRA?:

SFRA Comments:

---

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

Impact on views: Impact on existing recreational use: No

Protected Species/Habitats: Tree Preservation Order:

Natural Features on site

Conservation Area: Yes
Heritage asset (designated & non designated): Yes. Grade II Listed Threshing Barn within and adjacent to site.

---

**Suitability Conclusion:** Suitable

---

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: This site has an extant permission which has not been built out

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 Years Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available within 5 Years
<table>
<thead>
<tr>
<th><strong>Achievability Conclusion:</strong></th>
<th>The site is economically viable/achievable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional Comments</strong></td>
<td>Old permission for residential development on this site</td>
</tr>
</tbody>
</table>