



STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

COLLINGHAM PARISH – SITE ASSESSMENTS

2021

Collingham Parish

The following sites have been submitted within the Parish of Collingham.

Site Reference Number: 16_0074 Site Address Oaklands, Collingham	
Housing/Employment/Both: Housing	Area (Ha): 2.16
Parish: Collingham	Ward: Collingham
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site would not be achievable.
OVERALL CONCLUSION:	
Due to access constraints, potential future development should be limited to 25 dwellings off Oaklands Close. 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 surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Any potential development will also need to take into consideration the Public Rights of Way within the site and the Tree Preservation Order.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Village (outside but adjoining boundary)	PDL/Greenfield: Greenfield (and house)
	Area: PDL 0.09ha Area: Greenfield 2.07ha
Area Character: Residential / Agricultural	
Setting : Edge-of-Settlement	
Current Use: Agricultural	
Policy: May be Suitable	
Current Policy Status: Outside (but adjoining) Village Envelope	Other Policy Constraints: SP3 / DM8
Conflicting Issues:	

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

Physical Constraints : May be Suitable

Highway Engineers Comments:

Due to access constraints the development should be limited to 25 dwellings off Oaklands Close, and potentially 5 more off Dykes End.

Topography Constraints: No

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: Yes

Site Apparatus: Building on western boundary

Neighbour Issues: No

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 20% at medium risk, 49% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Footpath crosses site (North Collingham FP12, South Collingham FP8 & South Collingham FP9)

Protected Species/Habitats : No

Tree Preservation Order: TPO N113 (Two groups of trees in the western side of the site running along the boundary)

Natural Features on Site: Trees / Hedges

Conservation Area : No

Heritage asset (designated & non designated): Setting of the conservation area, local interest buildings, listed buildings and potential archaeological interest.

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed land remains available June 2019

Achievability Comments: Nothing suggests site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

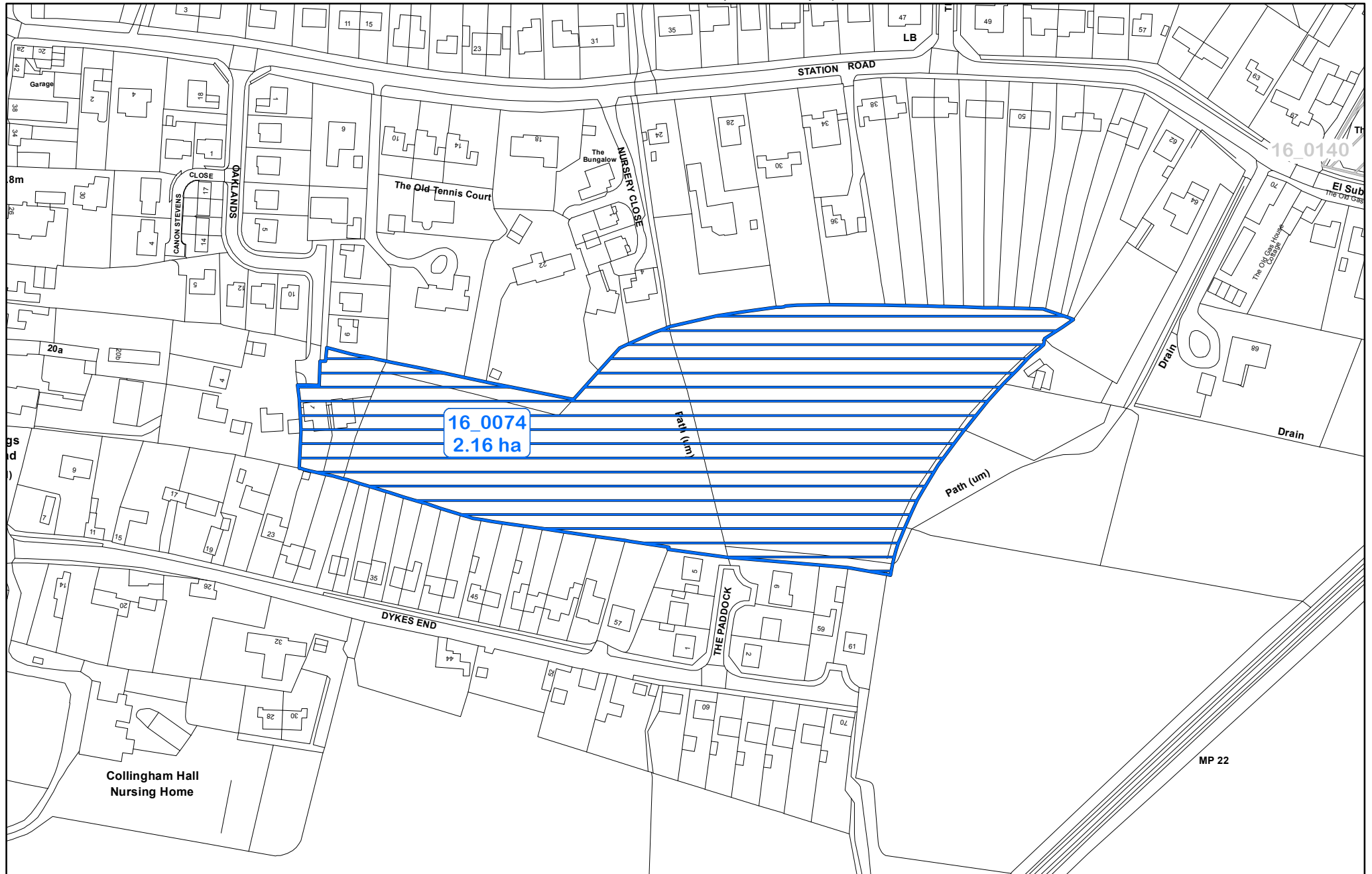
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0292 and (excluding the house) 08_0316.

Yield: 25 (Due to highways concerns)

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0082 Site Address Land west of High Street, Collingham	
Housing/Employment/Both: Housing	Area (Ha): 1.76
Parish: Collingham	Ward: Collingham
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point.
OVERALL CONCLUSION:	
Part of the site is subject to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The areas of woodland within the site could prevent part of the site from being developed. Any development will also need to take into account the sites location within the Conservation Area.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Village (outside but adjoining boundary)	PDL/Greenfield: Greenfield
Area Character: Residential / Agricultural	Area: PDL Area: Greenfield 1.76ha
Setting : Edge-of-Settlement	
Current Use: Unknown	
Policy: May be Suitable	
Current Policy Status: SP3 / DM8	Other Policy Constraints:
Conflicting Issues: Outside (but adjacent to) village boundary	

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

Physical Constraints : Suitable

Highway Engineers Comments:

Access can be taken directly from Classified road. Highway design should comply with the Highway Authority'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.

Topography Constraints: No

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 3 (Good – Moderate) Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 1

Surface Water Flooding: 3% at low risk¹

Identified within the SFRA? :

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Footpath along south of site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on Site: Trees & Hedges

Conservation Area : Yes

Heritage asset (designated & non designated): Gateway site within CA, setting of various listed buildings and potential archaeological interest.

Suitability Conclusion: May be Suitable

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AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms the site remains available at July 2019.

Achievability Comments: Nothing suggests the site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

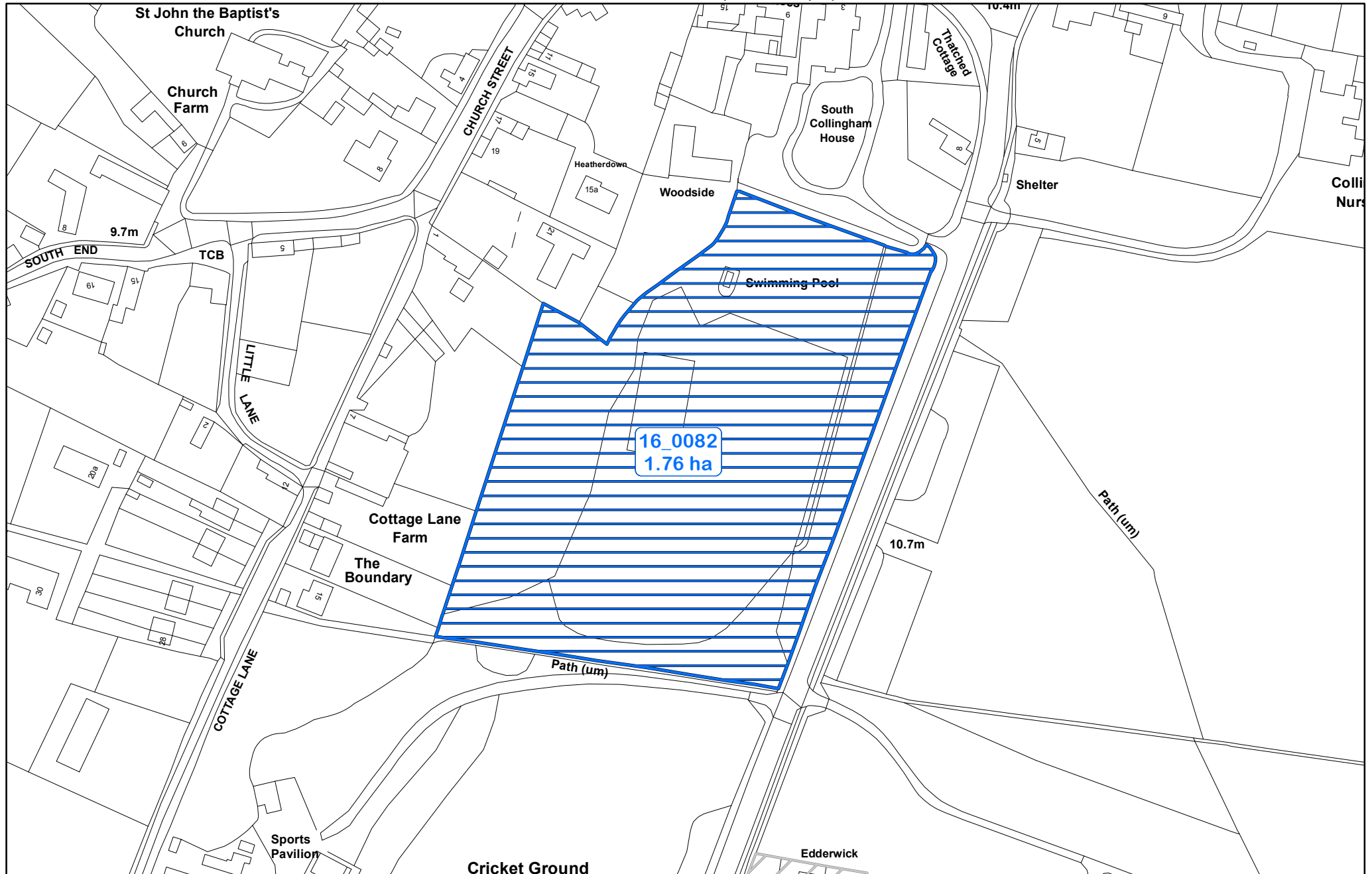
Achievability Conclusion: Achievable

Additional Comments

Part of the site was formerly 08_0158

Yield: 37

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0188 Site Address Land at 124 High Street, Collingham	
Housing/Employment/Both: Housing	Area (Ha): 0.67ha
Parish: Collingham	Ward: Collingham
Suitability Conclusion:	May be Suitable (in Part)
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site has extant permission for 2 dwellings on the portion of land not in the MOA. The part of the site within the Main Open Area is not suitable. The part of the site which may be suitable is both available and achievable. Any development on the site would need to take account of the presence of Public Rights of Way within the site and the location within the Conservation Area.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Village (within boundary)	PDL/Greenfield: Both
	Area: PDL 0.40 Area: Greenfield 0.27
Area Character: Main Open Area / Residential	
Setting : Village	
Current Use: Residential / Paddocks	
Policy: May be Suitable in Part	
Current Policy Status: Within village boundary but part of the site is within the Main Open Area	Other Policy Constraints: part of site is within Main Open Area
Conflicting Issues: Policy Co/MOA	

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

Physical Constraints : Suitable

Highway Engineers Comments:
Already has planning permission

Topography Constraints: No

Contaminated Land?: Possibly 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: Neighbour Issues:

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No Impact on existing recreational use: Footpath
through site (North Collingham FP14)

Protected Species/Habitats : Potential species Tree Preservation Order: No
habitat

Natural Features on Site: Trees

Conservation Area : Yes Heritage asset (designated & non designated):
various nearby.

Suitability Conclusion: May be Suitable (in part)

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirms land remains available at June 2019

Achievability Comments: Nothing suggests land is not achievable

Ownership Constraints: None known Ownership Comments:

Legal Issues: None known Legal Comments:

Timescale: 0-5 years Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available

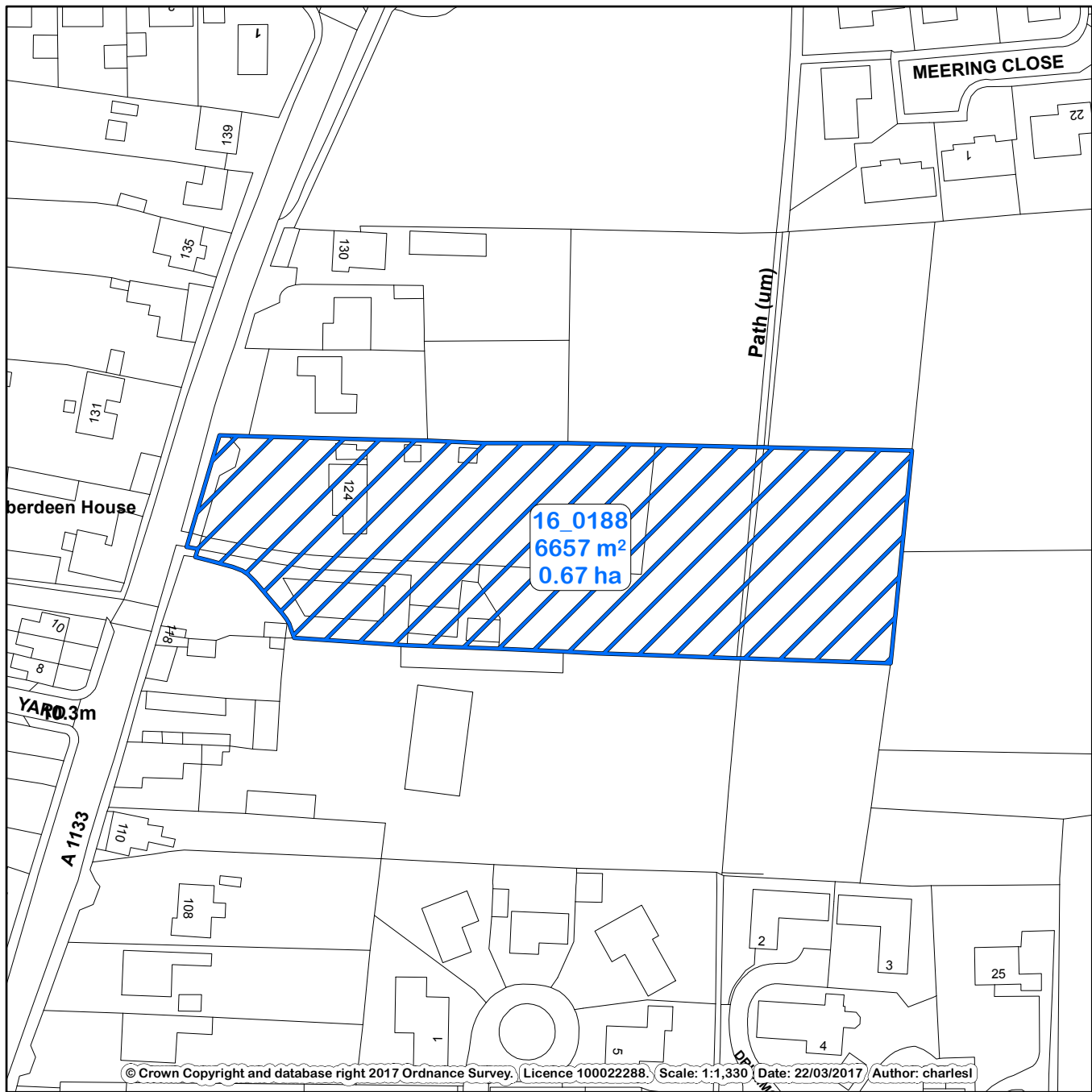
Achievability Conclusion: Achievable

Additional Comments

Site was formerly within 08_0402

19/00187/OUT for one dwellings refused and dismissed at appeal 3230701 (extension to approval). 18/02115/OUT for three dwellings refused (extension to approval). 17/00283/FUL for two dwellings approved (on the part not in the MOA) Part of 12/01581/OUTM for ten extra dwellings included part of the site, but was withdrawn.

Yield: 2 (extant permission)



Site Reference Number: 16_0203		Site Address Land off Station Close and Dykes End, Collingham	
Housing/Employment/Both: Housing		Area (Ha): 3.12	
Parish: Collingham		Ward: Collingham	
Suitability Conclusion:	May be Suitable		
Availability Conclusion:	Available		
Availability Comments:	The site is available within 5-10 years		
Achievability Conclusions:	Achievable		
Achievability Comments:	There is nothing to suggest the site is not achievable.		
OVERALL CONCLUSION:			
Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Consideration should be given to the oil pipeline buffer zone in any future proposals.			

SUITABILITY

Character Land Use Location: May be Suitable			
Location: Village (outside but adjacent boundary)		PDL/Greenfield: Greenfield	
		Area: PDL	Area: Greenfield 3.12ha
Area Character: Residential			
Setting : Edge-of-Settlement			
Current Use: Agricultural			
Policy: May be Suitable			
Current Policy Status: Outside (but adjoining village boundary)		Other Policy Constraints:	
Conflicting Issues: SP3 / DM8 & oil pipeline buffer zone crosses site.			

Access to Services: May be Suitable			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	
Proximity to town centre: Over 1km to a town centre		Employment: Yes	
Green Space Standards: Within 1,500m of a publicly accessible green space		Proximity to Transport Node: Within 400m of a major public transport node	
		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

Highway design should comply with the Highway Authority'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.

Topography Constraints: No

Contaminated Land?: Possible

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues: Railway line along eastern boundary

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Footpaths cross the site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on Site: Ditches along west of site and Vegetative Border

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site available at July 2019

Achievability Comments: No information suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

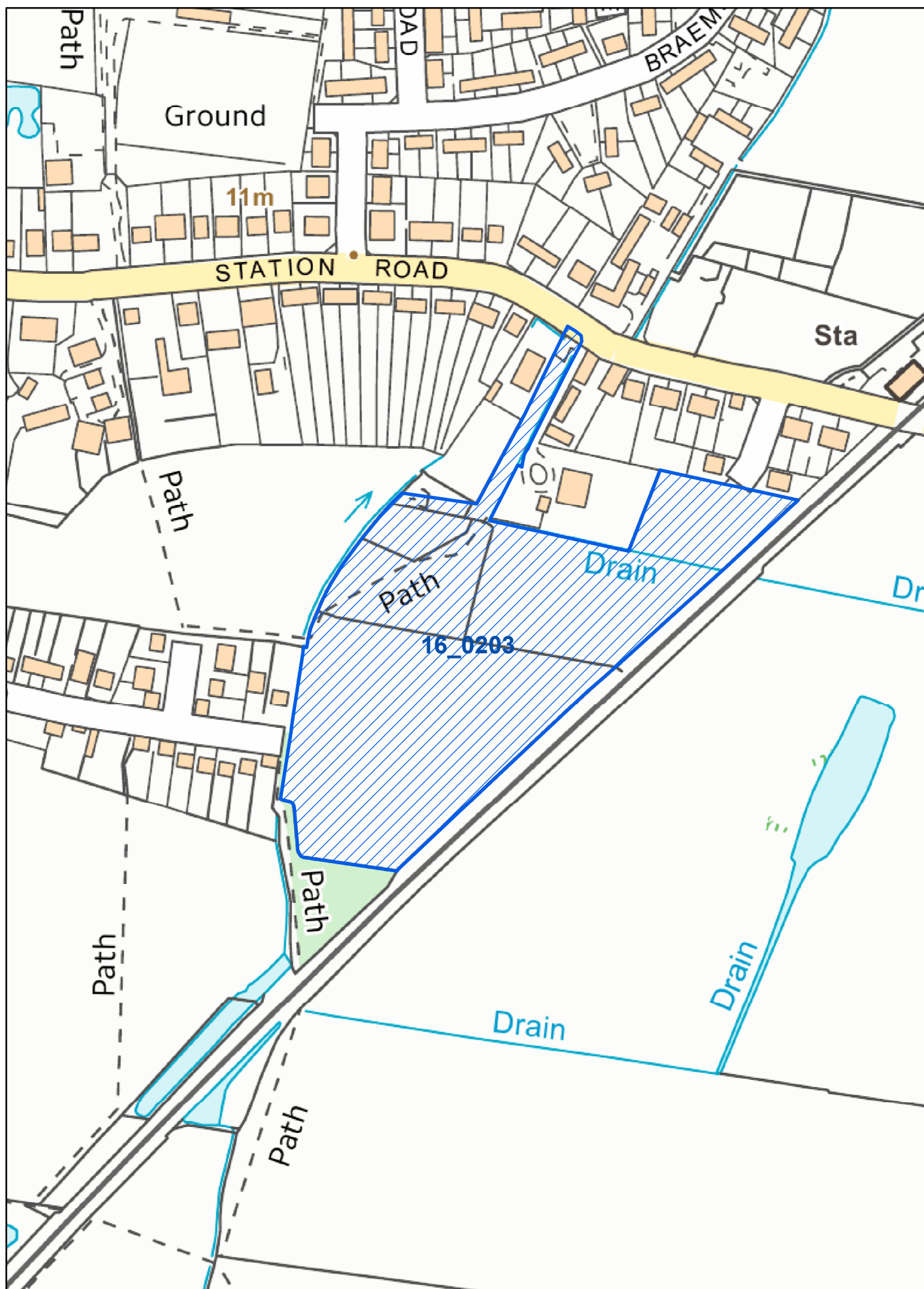
Site was known as 08_0296

There is no longer a requirement for a Collingham bypass.

Yield: 56 dwellings



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0208 Site Address: Land off High Street, Collingham
Housing/Employment/Both: Housing Area (Ha): 0.56
Parish: Collingham Ward: Collingham

Suitability Conclusion: Not Suitable – Main Open Area
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site is designated as Main Open Area and therefore is not suitable for development. The site is also specifically identified in the conservation area appraisal as important open space.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.56ha
 Area Character: Residential / Village
 Setting : Village
 Current Use: Paddock

Policy: Not Suitable

Current Policy Status: Main Open Area Other Policy Constraints:
 Conflicting Issues: Main Open Area

Access to Services : May be Suitable

Within 800m or 10mins walking

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

Store of Local Importance:
 Proximity to town centre: Over 1km to a town centre
 Green Space Standards: Within 800m of publicly accessible green space

Within 30mins travel by public transport

Secondary School: No Retail Area: No
 Further Education: No Hospital: No

Supermarket: No Employment: No
 Proximity to Transport Node: Under 1km to major public transport node
 Green Space Strategy Comments:

Physical Constraints : May be Suitable

Highway Engineers Comments:

Visibility and on site highway layout required to NCC standards. May be an acceptable site but subject to satisfactory details of access.

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 :

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area: Yes. This site mentioned in the CA appraisal as important open space which adds to character of area.

Heritage asset (designated & non designated):
Copper Beaches non-designated asset nearby

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land available at July 2019

Achievability Comments: Nothing suggests land would not be achievable for development

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

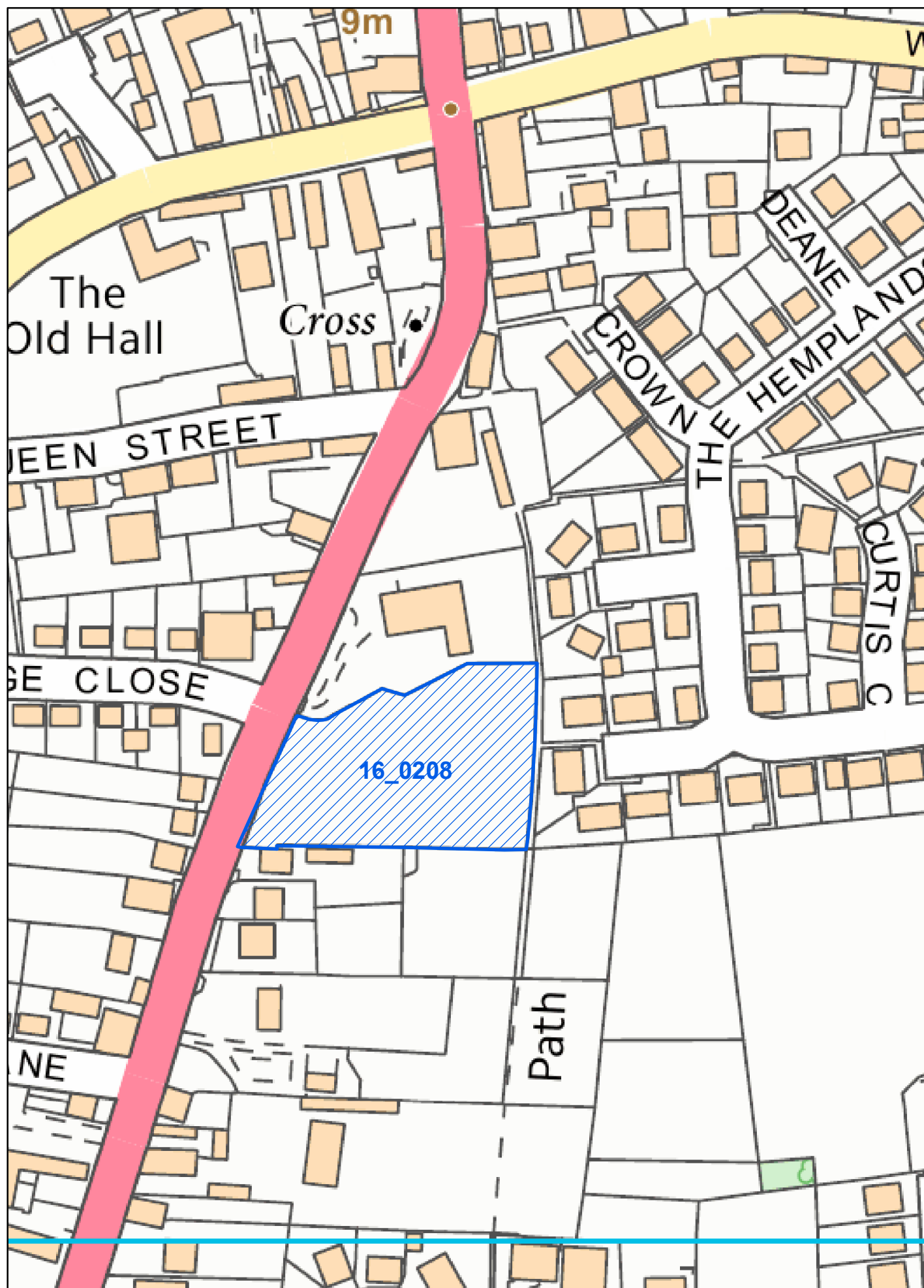
Additional Comments

Site was previously 08_0174

Yield: 12



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0216		Site Address The Mulberries, Potter Hill Road, Collingham	
Housing/Employment/Both: Housing		Area (Ha): 1.04	
Parish: Collingham		Ward: Collingham	
Suitability Conclusion:	Not Suitable		
Availability Conclusion:	Available		
Availability Comments:	The site is available within 5-10 years		
Achievability Conclusions:	Achievable		
Achievability Comments:	There is nothing to suggest the site is not achievable		
OVERALL CONCLUSION:			
The site is in the open countryside and separated from the village boundary. The site is not suitable for development. Possible highways constraints in this location and lack of sustainability also make this site unsuitable for development.			

SUITABILITY

Character Land Use Location: Not Suitable	
Location: Separated from Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 1.04ha
Area Character: Rural / Agricultural / Isolated Dwellings	
Setting : Rural	
Current Use: Residential & Gardens	
Policy: Not Suitable	
Current Policy Status: Open Countryside	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

Access to Services : Not Suitable	
Within 800m or 10mins walking	
Primary School: No	Bus Stop: No
GP/Health Centre: No	Cash Machine /
	Post Office: No
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Over 1km to a town centre	Employment: Yes
Green Space Standards: Over 1km to a publicly accessible green space	Proximity to Transport Node: Less than 1km to major public transport node
	Green Space Strategy Comments:

Physical Constraints : May be Suitable

Highway Engineers Comments:

The location of the development is such that it is divorced from the main village and can only reasonably be accessed by car. There are no local footways, dedicated cycle provision, or bus service serving the site. The proposal is therefore contrary to Spatial Policy 7 of the NSDC's Core Strategy. Support for development could not be given unless the sustainable transport issues were addressed. This could mean, for example, the provision of a new street-lit footway extending from the site to the level crossing to the west.

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 : Grade 3 (Good-Moderate)

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): May have archaeological interest. Depending on height, unlikely to affect nearby listed buildings or the CA.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: No evidence to the contrary

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was formerly known as 08_0012

Yield: 22

16/02148/OUTM for 29 dwellings refused

14/00932/FULM for 71-bed care home refused and dismissed at appeal 1.04



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0267 Site Address Land off Cross Lane, Collingham	
Housing/Employment/Both: Housing	Area (Ha): 17
Parish: Collingham	Ward: Collingham
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is no evidence to suggest the site is not achievable.
OVERALL CONCLUSION:	
This site has limited access to services and there are serious access issues raised by the Highways Authority. The site is therefore considered not suitable for development.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Village (outside but adjoining boundary)	PDL/Greenfield: Mixed
	Area: PDL 1.1ha Area: Greenfield 15.9ha
Area Character: Edge-of-Settlement	
Setting : Residential / Agricultural	
Current Use: Agricultural	
Policy: May be Suitable	
Current Policy Status: Outside but adjoining village boundary	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

Access to Services: Not Suitable	
Within 800m or 10mins walking	
Primary School: No	Bus Stop: No
GP/Health Centre: No	Cash Machine / Post Office: No
Store of Local Importance:	Supermarket: No
Proximity to town centre: Over 1km to a town centre	Employment: No
Green Space Standards: Within 1km of publicly accessible green space	Proximity to Transport Node: Over 1km to major public transport node
	Green Space Strategy Comments:

Physical Constraints : Not Suitable

Highway Engineers Comments:

Access from Cross Lane is unsuitable - no footways, narrow carriageway unlit. Right of Way crosses the site.
Access from Swinderby Road would be acceptable subject to satisfactory details/layout.

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 :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: footpath crosses the site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: hedge boundaries

Conservation Area : No

Heritage asset (designated & non designated):
Some archaeological interest at the edge of the site.

Suitability Conclusion: Not Suitable

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AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent says the site would be available within 5 years.

Achievability Comments: Site submitted outside of normal Call for Sites

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

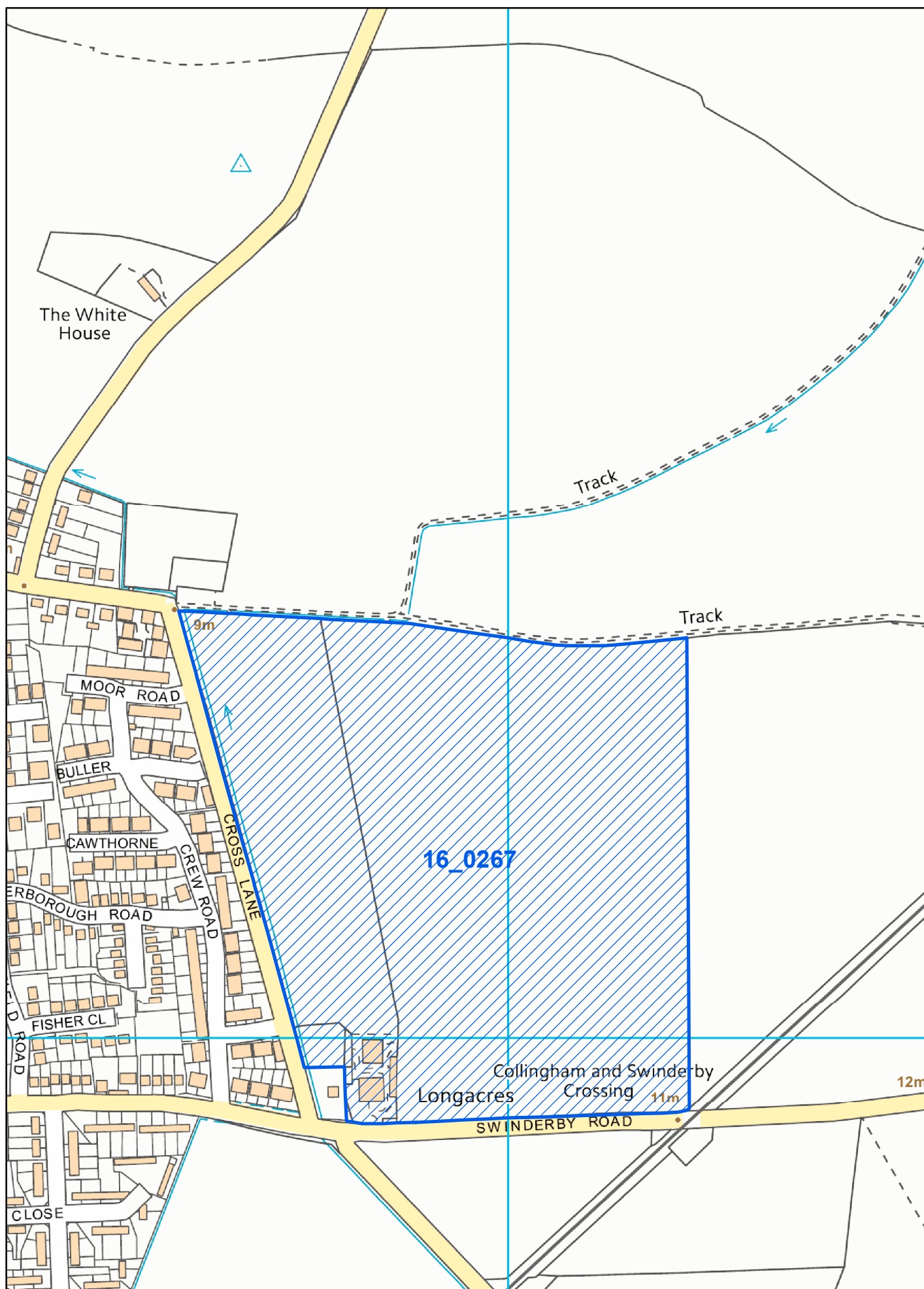
Achievability Conclusion: Achievable

Additional Comments

Yield: 306



SHELAA 2016 Sites (Portrait)



Site Reference Number: 19_0018 **Site Address:** Land North of Station Road, Collingham
Housing/Employment/Both: Both **Area (Ha):** 7.781ha
Parish: Collingham **Ward:** Collingham & Meering

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
Availability Comments: The site is available within 0-5 years
Achievability Conclusions: Achievable
Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:

The site is in the open countryside and separated from the village boundary by the railway line to the west. The site is therefore not suitable for development. Possible highways constraints in this location and lack of sustainability also make this site unsuitable for development. Possible contamination issues at the site would need to be investigated and mitigated if necessary.

Approximate yield:

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from the urban boundary **PDL/Greenfield:** Part Greenfield Part Brownfield
Area: PDL **Area:** Greenfield
Area Character: Countryside
Setting : Countryside
Current Use: Agriculture / Residential & Gardens

Policy: Not Suitable

Current Policy Status: Open Countryside **Other Policy Constraints:**
Conflicting Issues: Development in the Open Countryside (NE1, SP3, DM8)

Access to Services: May be Suitable

Within 800m or 10mins walking

Primary School: No **Bus Stop:** Yes
GP/Health Centre: No **Cash Machine /**
Post Office: No

Store of Local Importance:
Proximity to town centre: Over 1km to a town centre
Green Space Standards: Within 800m of publicly accessible green space

Within 30mins travel by public transport

Secondary School: No **Retail Area:** Yes
Further Education: No **Hospital:** No

Supermarket: Yes **Employment:** Yes
Proximity to Transport Node: Less than 1km to a major public transport node
Green Space Strategy Comments: Within 400m of a major public transport node

Physical Constraints : May be Suitable

Highway Engineers Comments: The location of the development is such that it is divorced from the main village and can only reasonably be accessed by car. There are no local footways, dedicated cycle provision, or bus services serving the site. The proposal is therefore contrary to Spatial Policy 7 of the NSDC's Core Strategy. Support for development could not be given unless the sustainable transport issues were addressed. This could mean, for example, the provision of a new street-lit footway extending from the site to the level crossing to the west.

Topography Constraints: None.

Contaminated Land: Yes Contamination Category: A potentially contaminative usage has been identified at the site.

Agricultural land quality : Grade 3 (Good – Moderate) Access to Utilities: Yes

Site Apparatus: None Neighbour Issues: Railway Line to West

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats: No Tree Preservation Order: No

Natural Features on site: None

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

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land is available at June 2020.

Achievability Comments: No evidence to the contrary.

Ownership Constraints: None known Ownership Comments:

Legal Issues: None Known Legal Comments:

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

Timescale: 5-10 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available
Achievability Conclusion:	Achievable
Additional Comments	
16/02148/OUTM for 29 dwellings refused 14/00932/FULM for 71-bed care home refused and dismissed at appeal 13/00715/FUL for change of use to 58 space car park with access road to serve station. 10/00088/FUL for change of use to 28 space car park with access road to serve station.	
Yield:	



SHELAA 2016 Sites (Portrait)

