



STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

CODDINGTON PARISH – SITE ASSESSMENTS

2021

Coddington Parish

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

Site Reference Number: 16_0174 Site Address Newlink Business Park, Newark
Housing/Employment/Both: Employment Area (Ha): 47.54
Parish: Coddington Ward: Balderton North & Coddington

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:

The site is adjacent the urban boundary of Newark and may be considered suitable for development. Any development should be subject to improvements at the A1/A46/A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is also subject to varied levels of risk of surface water flooding which any proposals would need to satisfactorily address and provide suitable mitigation if necessary. Consideration must be given to the presence of Public Rights of Way through the site and a TPO within the site.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Urban (outside but adjoining boundary) PDL/Greenfield: Greenfield
Area: PDL Area: Greenfield 47.54
Area Character: Agricultural / Industrial/Commercial
Setting : Edge-of-Settlement
Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: Open Countryside Other Policy Constraints: Site would abut Coddington's Main Open Area, Coddington has requested consideration be given to a new Open Break designation in this direction.

Conflicting Issues:

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Access to Services : May be Suitable

Within 800m or 10mins walking

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

Store of Local Importance:
Proximity to town centre: Over 1km to a town centre
Green Space Standards:

Within 30mins travel by public transport

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

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

Physical Constraints : May be Suitable

Highway Engineers Comments:

Any development should be subject to improvements at the A1/A46/A17 junction. 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. Sustainable transport links will be required.

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:

Site Apparatus: Neighbour Issues: No

Flood Zone: 1 Surface Water Flooding: 4% of site at high risk, 6% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: Two footpaths in/adjacent to site (Coddington FP4A and Coddington FP5)

Protected Species/Habitats : No

Tree Preservation Order: Yes, TPO N174 on southern boundary of the site

Natural Features on site: Hedges / Embankment

Conservation Area : Adjacent Coddington CA boundary

Heritage asset (designated & non designated): potential for archaeological interest, Coddington Hall's unregistered park and garden.

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms availability at June 2019

Achievability Comments: Nothing to suggest 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:

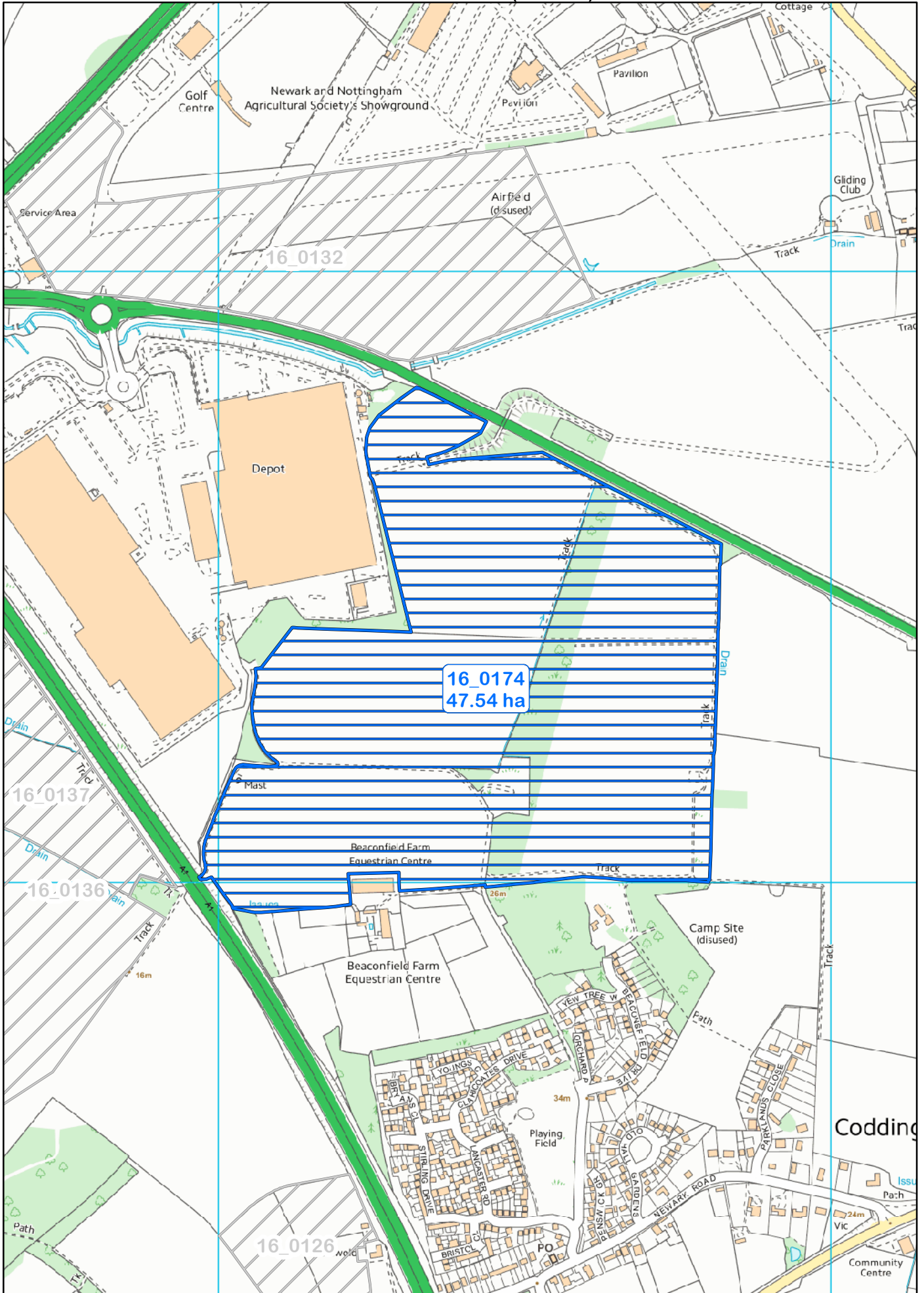
Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Yield: 35.66ha (75% developable area)

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0218 Site Address Blacks Farm, 27 Newark Road

Housing/Employment/Both: Housing

Area (Ha): 2.63

Parish: Coddington

Ward: Collingham

Suitability Conclusion: Not Suitable – Settlement too Small

Availability Conclusion:

Availability Comments:

Achievability Conclusions:

Achievability Comments:

OVERALL CONCLUSION:

Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.

SUITABILITY

Character Land Use Location:

Location:

PDL/Greenfield: Greenfield

Area: PDL Area: Greenfield 2.63

Area Character: Countryside / Village

Setting : Countryside / Village

Current Use: Agriculture

Policy:

Current Policy Status:

Other Policy Constraints:

Conflicting Issues:

Access to Services :

Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

Within 30 mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

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Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?:

Contamination Category:

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area :

Heritage asset (designated & non designated):

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Availability Conclusion:

Achievability Conclusion:

Additional Comments

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Site formerly known as 08_0157

Yield: 47



SHELAA 2016 Sites (Portrait)

