



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

CROMWELL PARISH – SITE ASSESSMENTS

2021

Cromwell Parish

The following sites have been submitted within the Parish of Cromwell. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

Site Reference Number: 16_0209 Site Address Land east of Great North Road, Cromwell
Housing/Employment/Both: Housing Area (Ha): 1.43
Parish: Cromwell Ward: Muskham

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 heirarchy at this stage.

SUITABILITY

Character Land Use Location:

Location: PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.43

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

Policy:

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints :

Highway Engineers Comments:
 Topography Constraints:
 Contaminated Land?: Contamination Category:
 Agricultural land quality : Access to Utilities:

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

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:

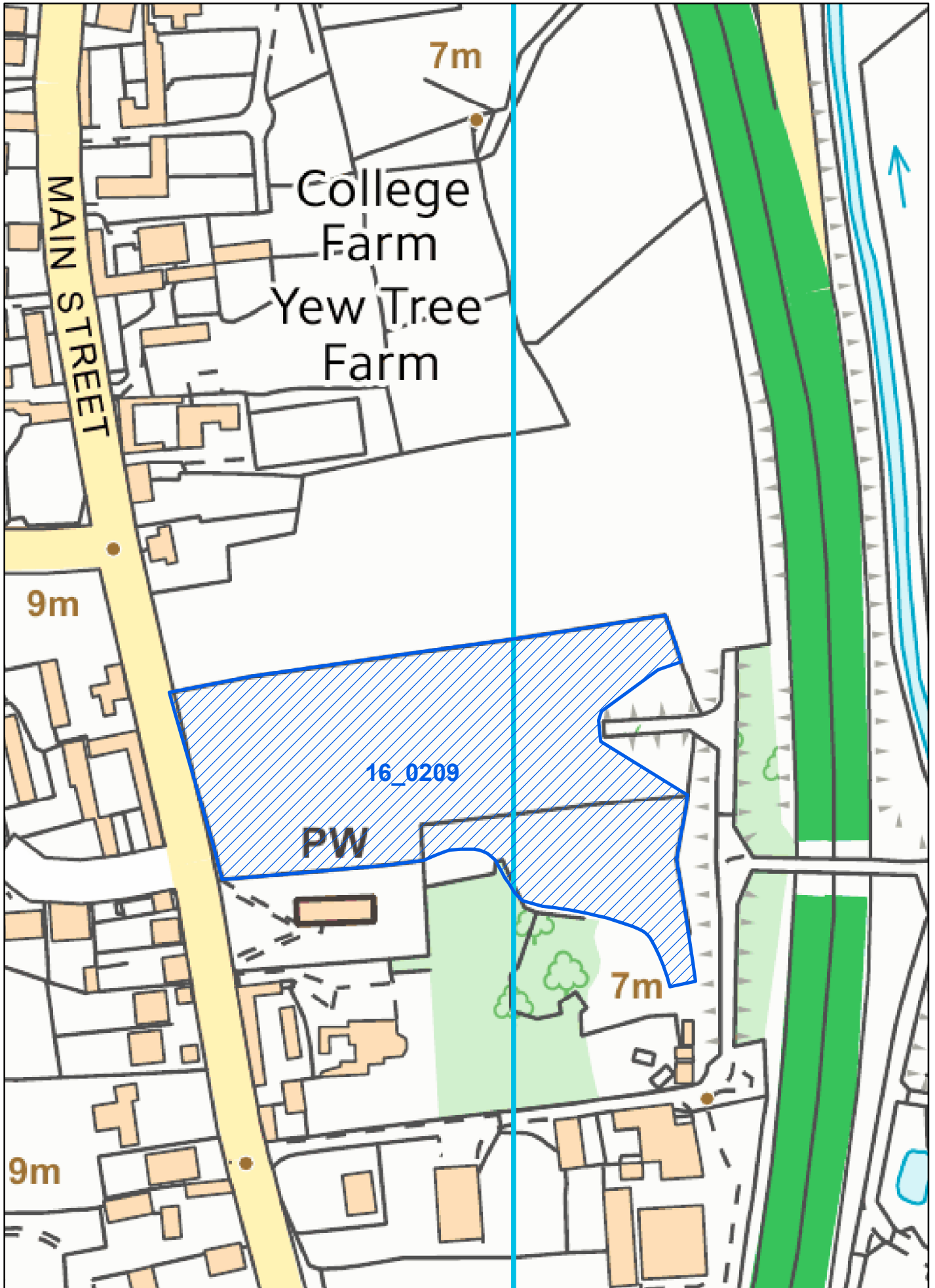
Additional Comments

Former reference 08_0168

Yield: 30



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0210 Site Address Land west of Great North Road
Housing/Employment/Both: Housing Area (Ha): 0.93
Parish: Cromwell Ward: Muskham

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 heirarchy at this stage.

SUITABILITY

Character Land Use Location:

Location: PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.93

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

Policy:

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints :

Highway Engineers Comments:
 Topography Constraints:
 Contaminated Land?: Contamination Category:
 Agricultural land quality : Access to Utilities:

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

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

Formerly 08_0175

Yield: 20



SHELAA 2016 Sites (Portrait)

