



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

NEWARK – SITE ASSESSMENTS

2021

Newark

The following sites have been submitted within Newark.

Site Reference Number: 16_0002 Site Address: Bowbridge Lane, Balderton (NAP 2A, Land South of Newark)
Housing/Employment/Both: Both **Area (Ha): 281.52**
Parish: Newark, Balderton, Fernwood, Hawton **Ward: Balderton South, Devon, Farndon and Fernwood**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available**
 Availability Comments: The site is available within 0-5 years
Achievability Conclusions: **Achievable**
 Achievability Comments: Future growth will depend on securing funding for the Southern Link Road

OVERALL CONCLUSION:

The site is allocated as NAP 2A Land South of Newark in the Amended Core Strategy. The entire site has the benefit of outline permission and construction has begun on the first tranches of residential development, led by a number of developers. Phase one of the Link Road is complete. The co-ordinating developer is working on wider infrastructure including open space and the primary school.

- Future reserved matters or possible outline applications will need to address:
- Potential contamination issues at the site would need to be investigated and mitigated if necessary.
 - Potential flooding issues in parts of the site, further information would be needed to justify development in some part of this large site.
 - On- and off-site highways mitigation measures are likely to be required as part of development.
 - Any development would need to mitigate against any detrimental impact of the development on the range of environmental and built heritage features on and adjacent to the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within and Adjacent to Urban Boundary PDL/Greenfield: Mixed
 Area: PDL (some) Area: Greenfield ~280ha

Area Character: Countryside / Urban / Village

Setting : Countryside / Urban Village

Current Use: Agriculture / Residential / Employment

Policy: Suitable

Current Policy Status: Allocated as NAP 2A Other Policy Constraints: N/A

Conflicting Issues: N/A

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Access to Services : Suitable

Within 800m or 10mins walking

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

Store of Local Importance: Yes
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: Yes Retail Area: Yes
Further Education: Yes Hospital: Yes

Supermarket: Yes Employment: Yes
Proximity to Transport Node: Over 1km to a major
public transport node
Green Space Strategy Comments: 286m

Physical Constraints : Suitable

Highway Engineers Comments: Suitable access agreed as part of planning permission. Significant development will depend on funding for the Southern Link Road.

Topography Constraints: None

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

Agricultural land quality : 34.99% Grade 2 Very Good, 59.18% Grade 3 Good - Moderate, 5.83%
Not Applicable – Urban Access to Utilities: Yes

Site Apparatus: Pylons pass through site, will need to be accommodated or buried Neighbour Issues:

Flood Zone: 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: BaldertonFP11 / HawtonBW1 / HawtonFP2 / HawtonFP2 / HawtonBW3 / HawtonBW3 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonFP5 / HawtonBW6
Protected Species/Habitats: Potential Species Habitat. 2% of the site is Sinc 2/637 - Lowfield Grassland, Balderton. 1% of the site is Sinc 5/208 - Balderton Dismantled Railway South. 3% of the site is Sinc 5/222 - Hawton Tip Grassland. Less than 1% of the site is Sinc 2/750 - Ponds Mineral Line, Cotham. Less than 1% of the site is Sinc 5/1217 Staple Lane Ditch. Less than 1% of the site is Sinc 5/3431 - Grange Lane Drain. 1 % of the site is Sinc 2/588 River Devon (North of Cotham).	Tree Preservation Order: No
Natural Features on site: trees, hedges, ditches, etc.	
Conservation Area : No	Heritage asset (designated & non designated): Yes

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site is under control of lead developer, benefits from outline permission and several extant permissions are being developed.

Achievability Comments:

Ownership Constraints: None known	Ownership Comments:
Legal Issues: None known	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

Achievability Conclusion: Achievable

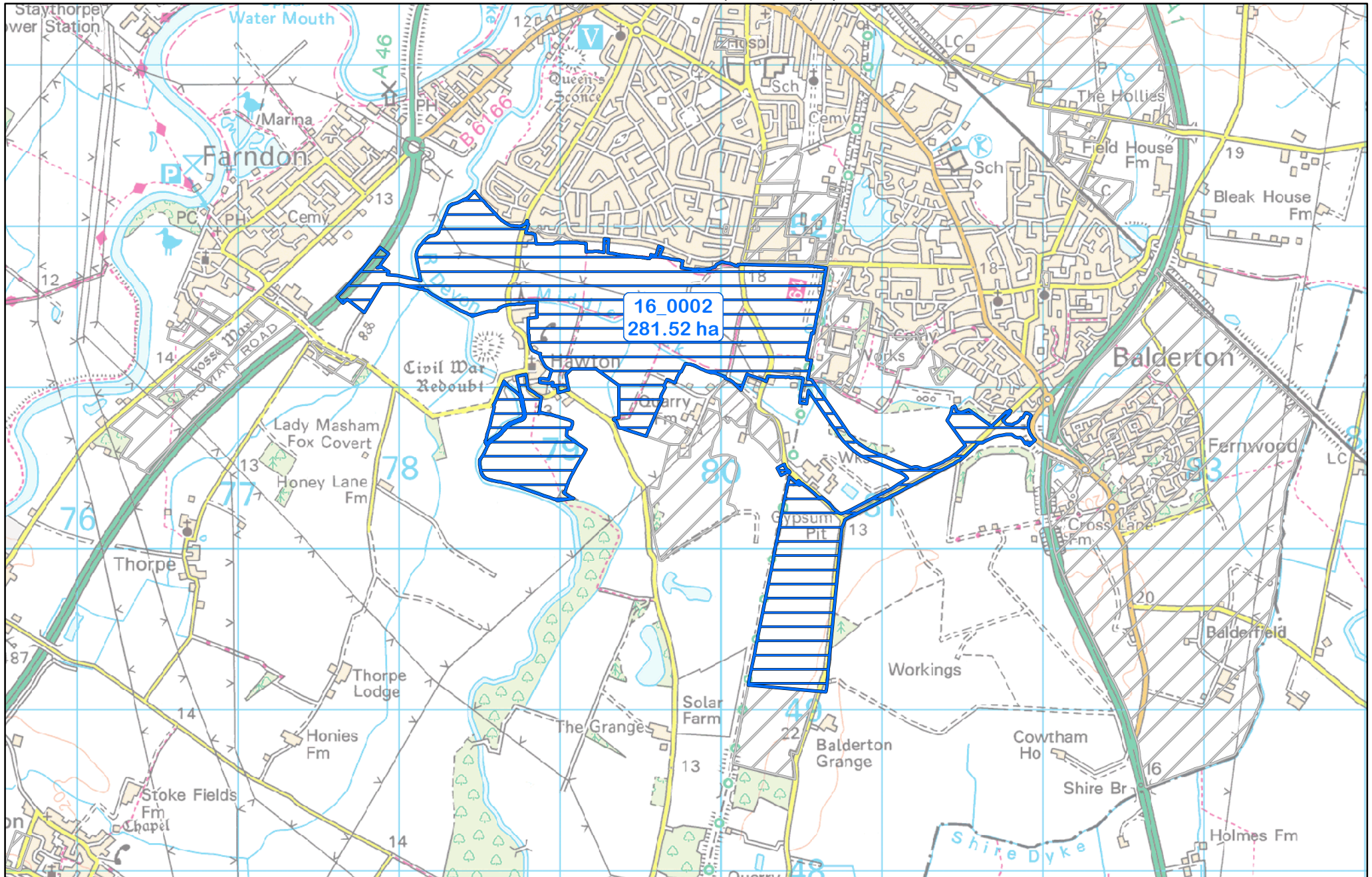
Additional Comments

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Total yield: 3,150 (total)

While some metrics for access to services may currently not be met, the development is planned so that upon completion the site will be sustainable. It will be important to keep the approved masterplan and sustainability considerations in mind when considering future applications.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0045 Site Address Tarmac Site, Hawton Lane

Housing/Employment/Both: Housing

Area (Ha): 8.54

Parish: Newark

Ward: Beacon

Suitability Conclusion: May be Suitable

Availability Conclusion: Available

Availability Comments: The site is available within 10-15 years

Achievability Conclusions: Achievable

Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site is within Newark Urban Boundary and is proposed for allocation as an opportunity site. The site is considered suitable subject to appropriate mitigation works. 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 would need to mitigate against detrimental impact to the adjacent Local Wildlife Site (SINC).

SUITABILITY

Character Land Use Location: Suitable

Location: Within Newark Urban Boundary

PDL/Greenfield: PDL

Area: PDL 8.54ha Area: Greenfield

Area Character: Industrial

Setting : Urban

Current Use: Industrial

Policy: Suitable

Current Policy Status: Within urban boundary, allocated policy area NUA/Ho/7. Proposed to designate as opportunity site for 270 dwellings.

Other Policy Constraints:

Conflicting Issues:

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: Over 400m from a publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes

Retail Area: Yes

Further Education: Yes

Hospital: Yes

Supermarket: Yes

Employment: Yes

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

Green Space Strategy Comments: 824m

Physical Constraints : May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway's Authority's relevant design guide 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : n/a Access to Utilities: Yes

Site Apparatus: Buildings and structures on site Neighbour Issues: No

Flood Zone: 1 Surface Water Flooding: 0.3% of site at high risk, 1.6% at medium risk, 8% 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: No

Protected Species/Habitats: The site abuts SINC Tree Preservation Order: No
Indirect impacts may occur.

Natural Features on Site: None

Conservation Area : 300m from Newark CA Heritage asset (designated & non designated):
No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site is currently in industrial use.

Achievability Comments: No evidence presented suggests the site is unachievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

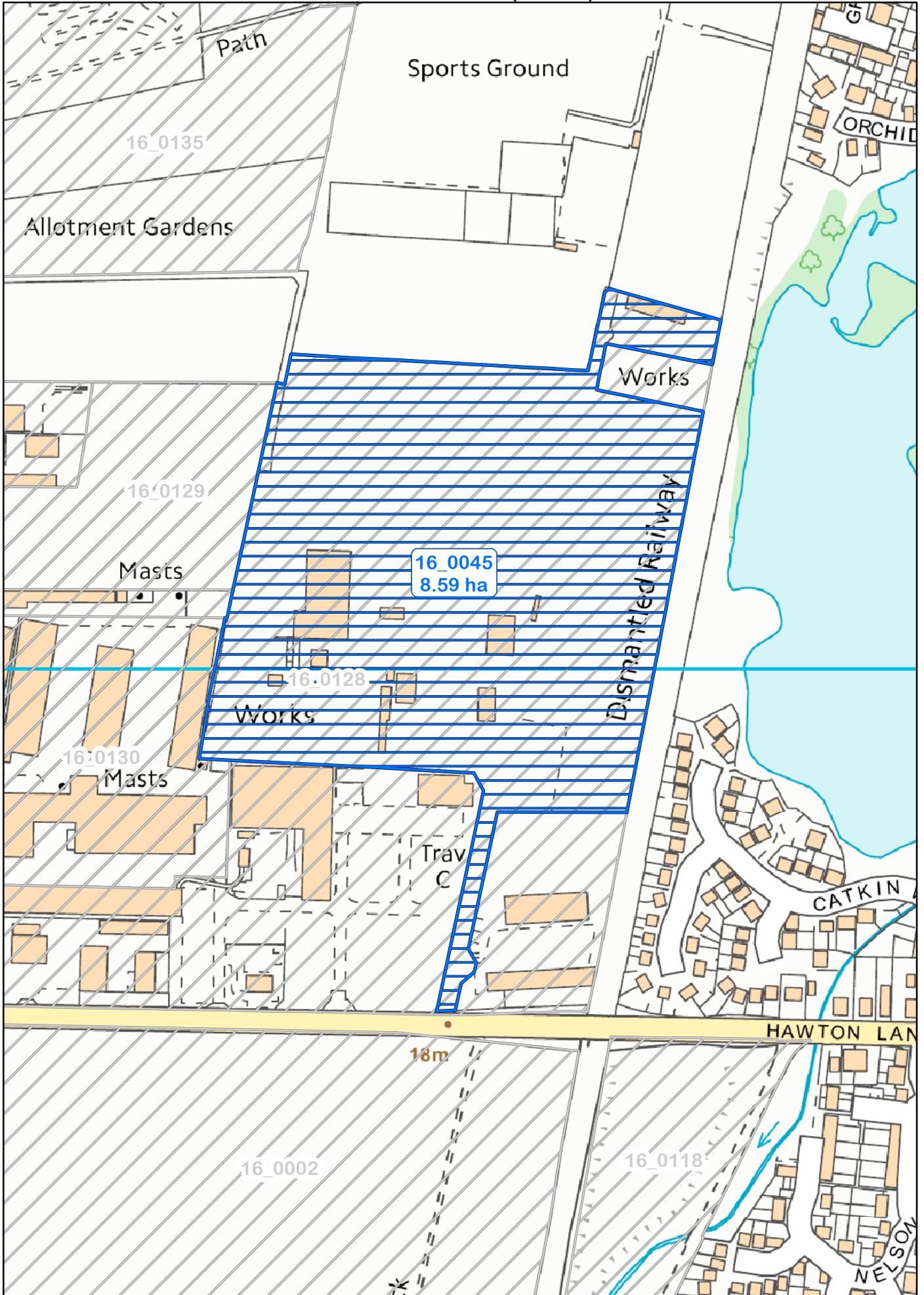
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0543

Yield: policy likely to confirm 270 dwellings.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0094 Site Address: Howes Court/William Street, Newark
Housing/Employment/Both: Housing Area (Ha): 0.97
Parish: Newark Ward: Beacon

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is owned by Council and is available within 10-15yrs
Achievability Conclusions: May be Achievable
 Achievability Comments: The site may be achievable

OVERALL CONCLUSION:

The site is within the Newark Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. 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 will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 0.97ha Area: Greenfield
 Area Character: Residential / Commercial
 Setting : Urban
 Current Use: Residential

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 93m	

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Physical Constraints : Suitable

Highway Engineers Comments: Highway Design should comply with the Highway's Authority's relevant design guide 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?: Possibly Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : N/A

Access to Utilities:

Site Apparatus: Existing development on site

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 17% at medium risk, 54% 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: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site trees, landscaping

Conservation Area : Yes & adjacent to

Heritage asset (designated & non designated): Various nearby

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site is owned by the council.

Achievability Comments: Site may be achievable

Ownership Constraints: None

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: May be Achievable

Additional Comments

Redevelopment of the garage court element is shown on the 3-year plan for Newark & Sherwood Homes. (6 dwellings) This may prejudice regeneration of the entire estate.

Whole site under long-term consideration for regeneration, although this may be prejudiced by short-term development on garage court. Potential yield, depending on retention of open space, up to 40 net dwellings.

Yield: 46

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0099 Site Address: Castle gate (The Gap Site)
Housing/Employment/Both: Housing Area (Ha): 0.11
Parish: Newark Ward: Castle

Suitability Conclusion: Not Suitable - Site Below Size Threshold
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to size of site. New allocations of this size are not being sought at this stage.

SUITABILITY

Character Land Use Location:

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield
 Area Character: Residential / A3 Use
 Setting : Urban
 Current Use: Vacant / Car Parking

Policy:

Current Policy Status: Other Policy Constraints:
 Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30mins 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:	

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

Physical Constraints :	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?: Possibly	Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : N/A	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: Agent confirms availability at June 2019.	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

Achievability Conclusion:

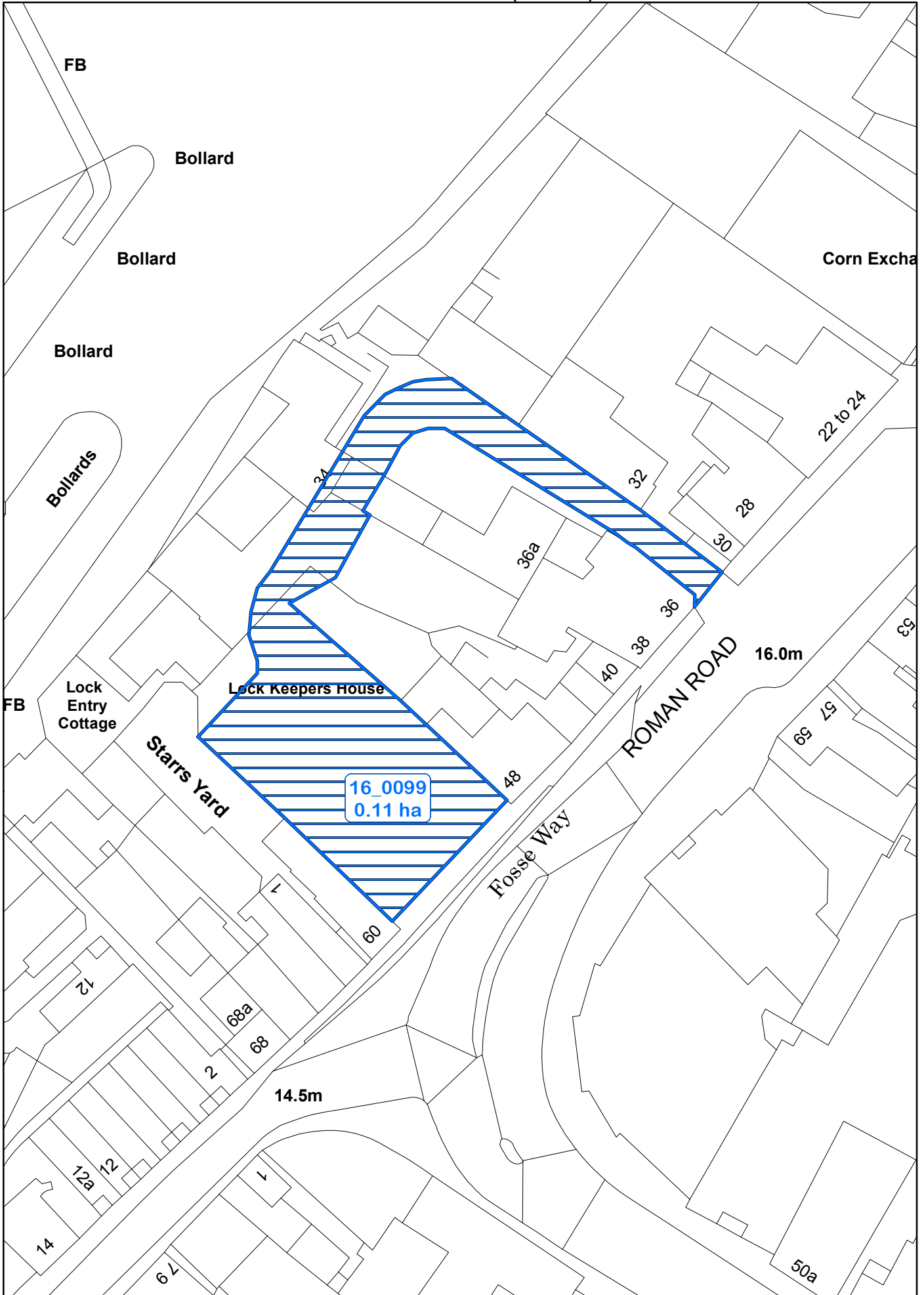
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Additional Comments

Significant planning history, but site does not benefit from current planning approval.

Yield: 3

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0120 Site Address Land east of Newark (NAP 2B)
Housing/Employment/Both: Mixed **Area (Ha): 120.14**
Parish: Newark **Ward: Beacon, Balderton North & Coddington**

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

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. 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 take account of and address any detrimental impact on any potential protected species habitats.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Mixed
Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated NAP 2B Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 194m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Assessment, Transport Statement and / or Travel Plan.

Topography Constraints: Yes, higher land to north, sloping down to south

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

Agricultural land quality : 92.99% Grade 3 Access to Utilities:
(Good-Moderate), 7/01% N/A (Urban)

Site Apparatus: Neighbour Issues:

Flood Zone: Less than 0.003% Flood Zone 3 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: Four footpaths cross the site

Protected Species/Habitats : Local Wildlife site Tree Preservation Order: No
within allocation

Natural Features on site: the lot

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land remains available, per developer comments 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: 5-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

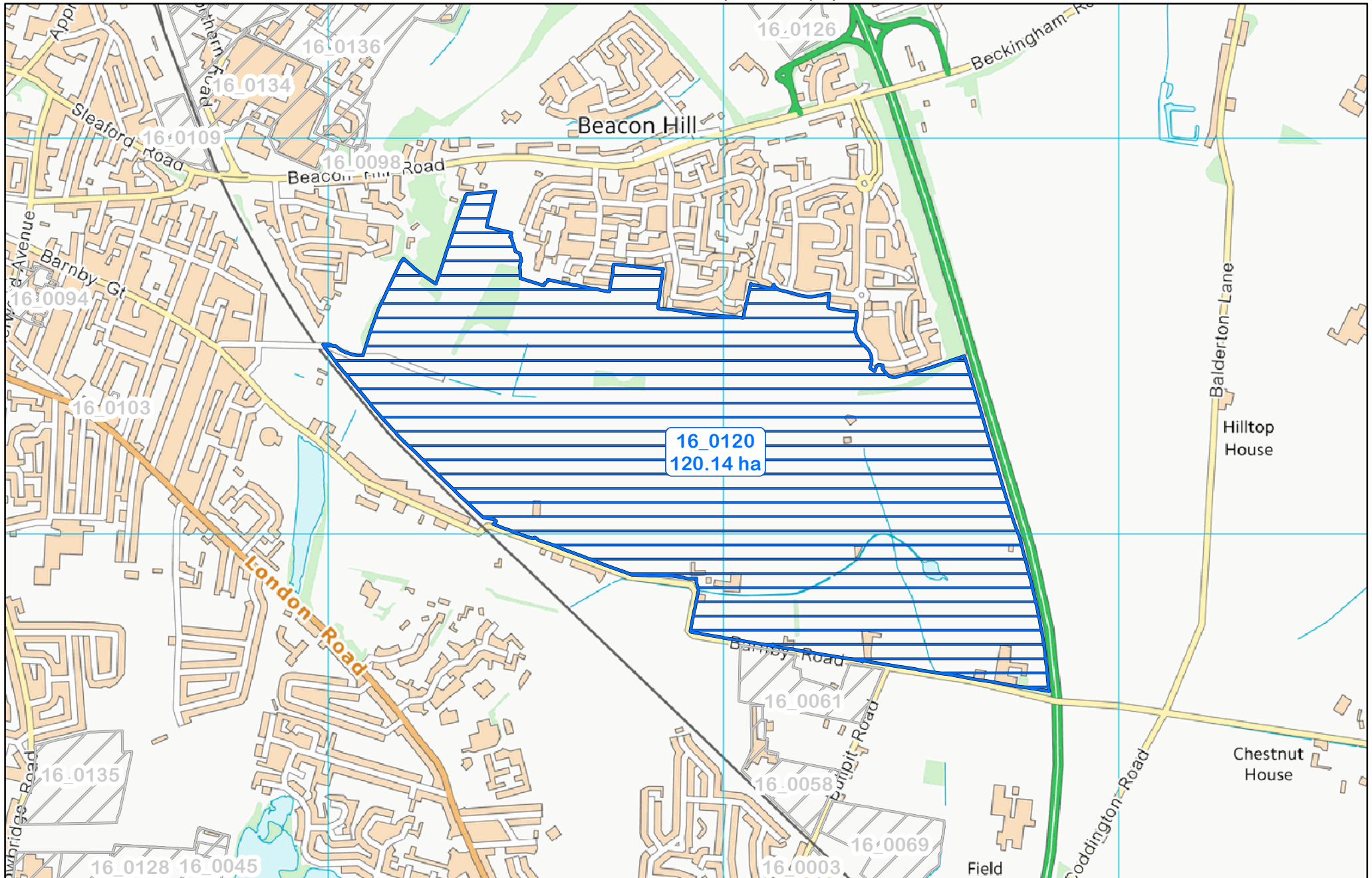
Additional Comments

Site made up of whole or parts of 08_0046, 08_0107, 08_0257, 08_0285, 08_0299 and 08_0317

16/SCO/00001

Yield: 1,000

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0122 Site Address Land at the end of Alexander Avenue and Stephen Road (NUA/Ho/1)	
Housing/Employment/Both: Housing	Area (Ha): 0.49
Parish: Newark	Ward: Bridge
Suitability Conclusion:	Suitable
Availability Conclusion:	Not Available
Availability Comments:	No recent contact with owner. Proposed for deallocation. Available in 10-15 years.
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable at this point
OVERALL CONCLUSION:	
The site is currently allocated for residential development. However no recent contact has been made with the owner and site is now proposed for deallocation.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 0.49
Area Character: Residential/Open Space	
Setting : Urban	
Current Use: Vacant greenfield	
Policy: Suitable	
Current Policy Status: NUA/Ho/1	Other Policy Constraints:
Conflicting Issues: N/A	

Access to Services :	
Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: No Bus Stop: Yes	Secondary School: No Retail Area: Yes
GP/Health Centre: No Cash Machine Post Office:	Further Education: No Hospital: No
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2069m	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: 104m

Physical Constraints : Suitable
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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: 0.25% Flood Zone 2

Surface Water Flooding: Very 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):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: No recent contact with owner. Site proposed to be deallocated.

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15

Availability Other Issues:

Viability Comments:

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

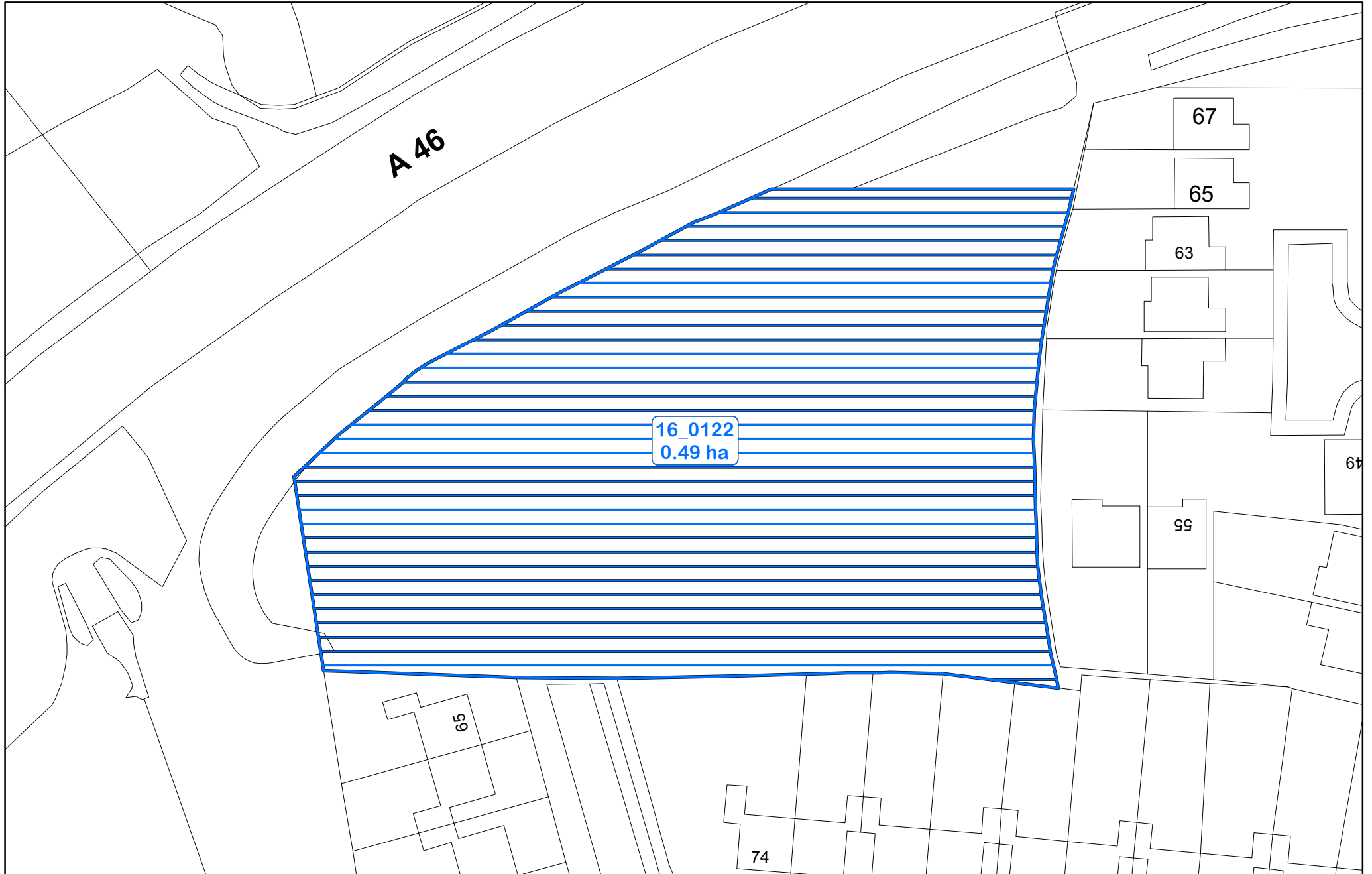
Availability Conclusion: Not Available

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

Site proposed for deallocation as no longer available. Yield: 20

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0123 Site Address Land south of Quibells Lane (NUA/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 1.17ha
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available in 0-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

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 has planning permission for 5 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies within Flood Zone 2. 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 presence of the Public Rights of Way within the site and the adjacent rail line.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 1.17 Area: Greenfield

Area Character: Residential / Agricultural

Setting : Edge-of-Settlement

Current Use: Homeless Hostel / Paddock

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/2 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No Bus Stop: No	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	Further Education: Yes Hospital: Yes
Store of Local Importance:	Supermarket: Yes 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 publicly accessible green space	Green Space Strategy Comments: 254m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highways Authority's relevant design guide at the time of submission. Future proposals should be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints: No

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

Agricultural land quality : 80.94% Grade 3 Access to Utilities:
(Good-Moderate), 19.06% N/A

Site Apparatus: Some existing buildings on site Neighbour Issues: East Coast Mainline is adjacent to the site

Flood Zone: 71.5% Flood Zone 2 Surface Water Flooding: 1% of site at high risk, 9% at medium risk, 25% 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: footpath/bridleway on eastern border (Newark FP27)

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on Site: Hedges

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: NSDC controls the homeless hostel, other land will be de-allocated.

Achievability Comments: Nothing suggests site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

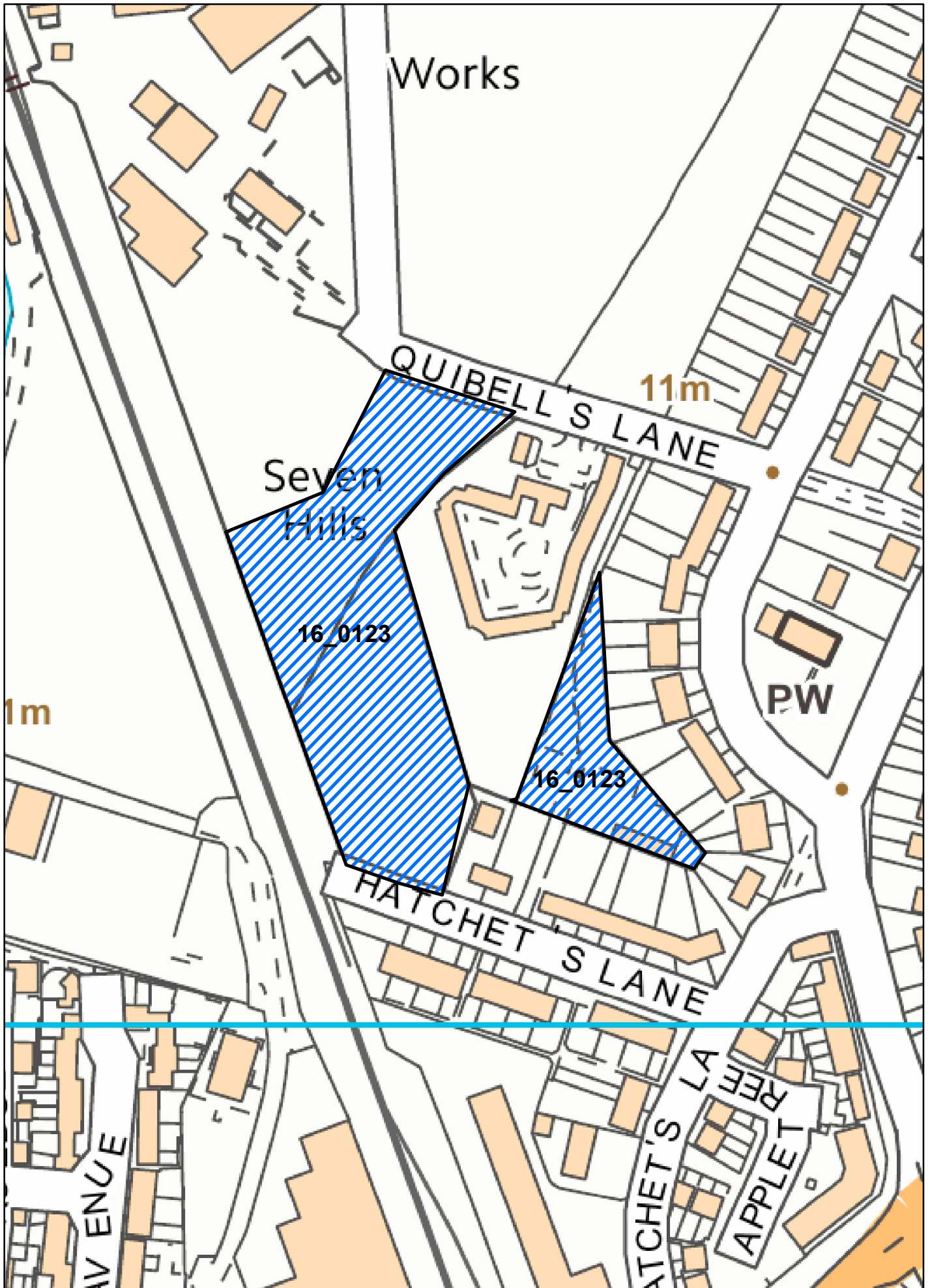
Additional Comments

The Plan Review proposes to reduce the area of the site. The allocation is provisionally for 25 dwellings, as well as a re-developed homeless hostel. A small portion of the site already has planning permission for 5 dwellings.

Yield: 30



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0124 Site Address: Cedar Avenue (NUA/Ho/3)
Housing/Employment/Both: Housing Area (Ha): 0.93
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Not Available
 Availability Comments: Landowners wish for site to be deallocated. May be available within 10-15 years.
Achievability Conclusions: Not Achievable
 Achievability Comments: Site is no longer achievable.

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation as necessary. The site may be available and achievable. An application was been withdrawn in December 2019 and landowners confirm they no long wish to see the site developed. 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.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.93

Area Character: Open Space

Setting : Residential

Current Use: Open Space

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/3 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: Yes Bus Stop: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: Yes	Further Education: Yes Hospital: Yes
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 469m

Physical Constraints : Suitable

Highway Engineers Comments: Highways design should comply with Highways Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport, Transport Assessment and / or Travel Plan.

Topography Constraints: No

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

Agricultural land quality : 99.2% Grade 3 (Good – Moderate), 0.78% N/A Access to Utilities:

Site Apparatus: Children's play area Neighbour Issues:

Flood Zone: 1 Surface Water Flooding: 2% of site at high risk, 8% at medium risk, 41% 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: SP8 is taken into account in the allocation

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The landowner wishes for the site to be deallocated.

Achievability Comments: Difficulty with 18/02330/FULM indicates the allocation may not be achievable – landowner no longer wishes to see the site developed.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Not Available

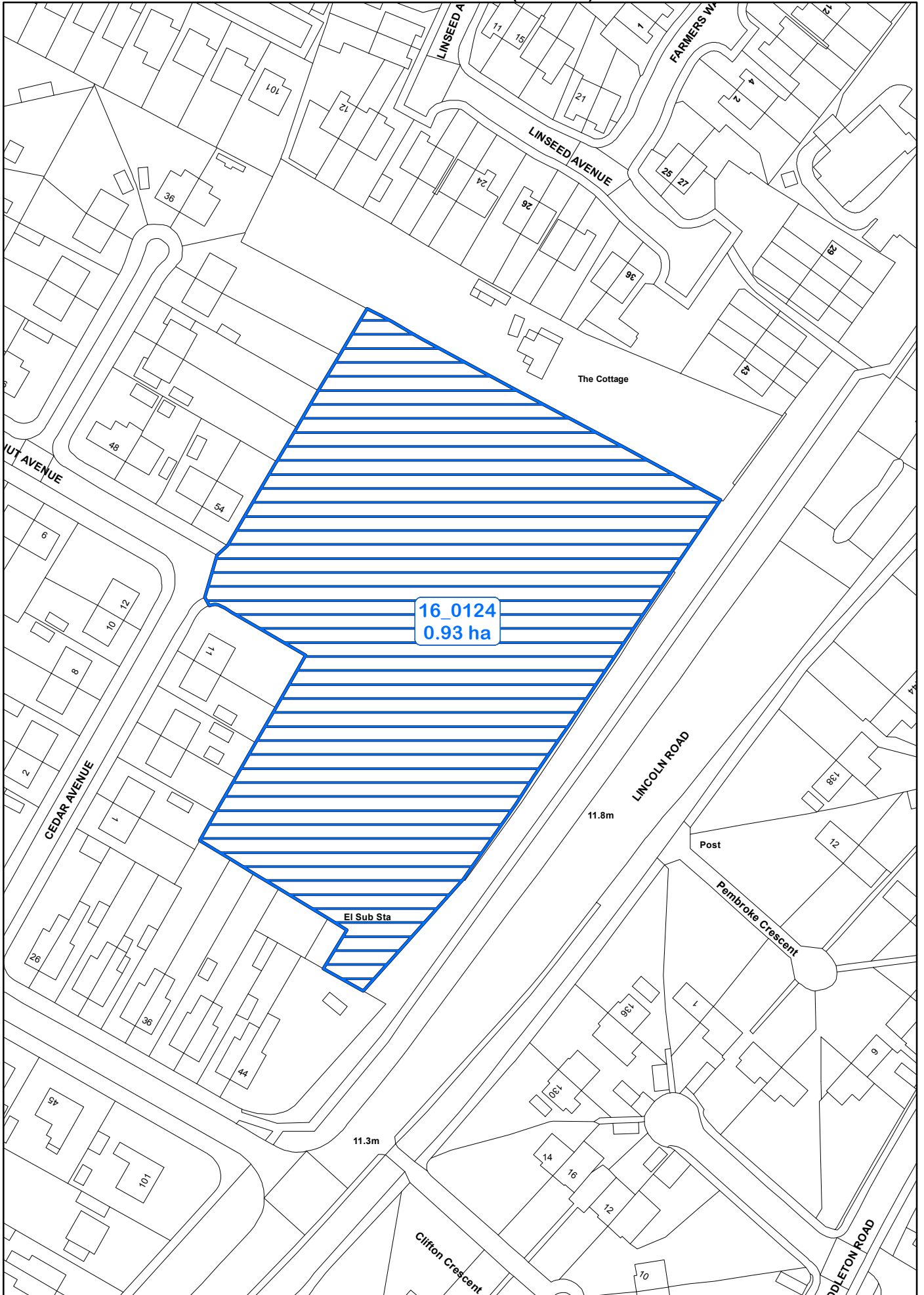
Achievability Conclusion: Not Achievable

Additional Comments

Site is proposed to be deallocated.

Yield: 24

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0125 Site Address Yorke Drive (NUA/Ho/4)
Housing/Employment/Both: Housing Area (Ha): 17.03
Parish: Newark Ward: Bridge

Suitability Conclusion: 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 allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site benefits from outline planning permission granted in December 2019. This large area is identified for regeneration and redevelopment to allow for a significant net increase in dwellings as part of a comprehensive regeneration scheme.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Mixed
 Area: PDL Area: Greenfield
 Area Character: Residential / Industrial / Open Space
 Setting : Urban
 Current Use: Housing/Open Space

Policy: Suitable

Current Policy Status: NUA/Ho/4 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Less than 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 208m	

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

Physical Constraints: Suitable

Highway Engineers Comments: Highways design should comply with the Highways Authority's relevant design guide 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 10.22% Grade 3 (Good – Moderate), 89.78% N/A Access to Utilities:

Site Apparatus: Some existing houses to be demolished / sports playing field Neighbour Issues:

Flood Zone: Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 14% 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: Four footpaths touch or cross this site (Newark FP28, Newark FP29, Newark FP30, Newark FP31).

Protected Species/Habitats : Potential for Bats Tree Preservation Order: No

Natural Features on Site: No

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Council has control over most of the site and is working with partners to facilitate the regeneration scheme

Achievability Comments: Resolution to grant indicates site is 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

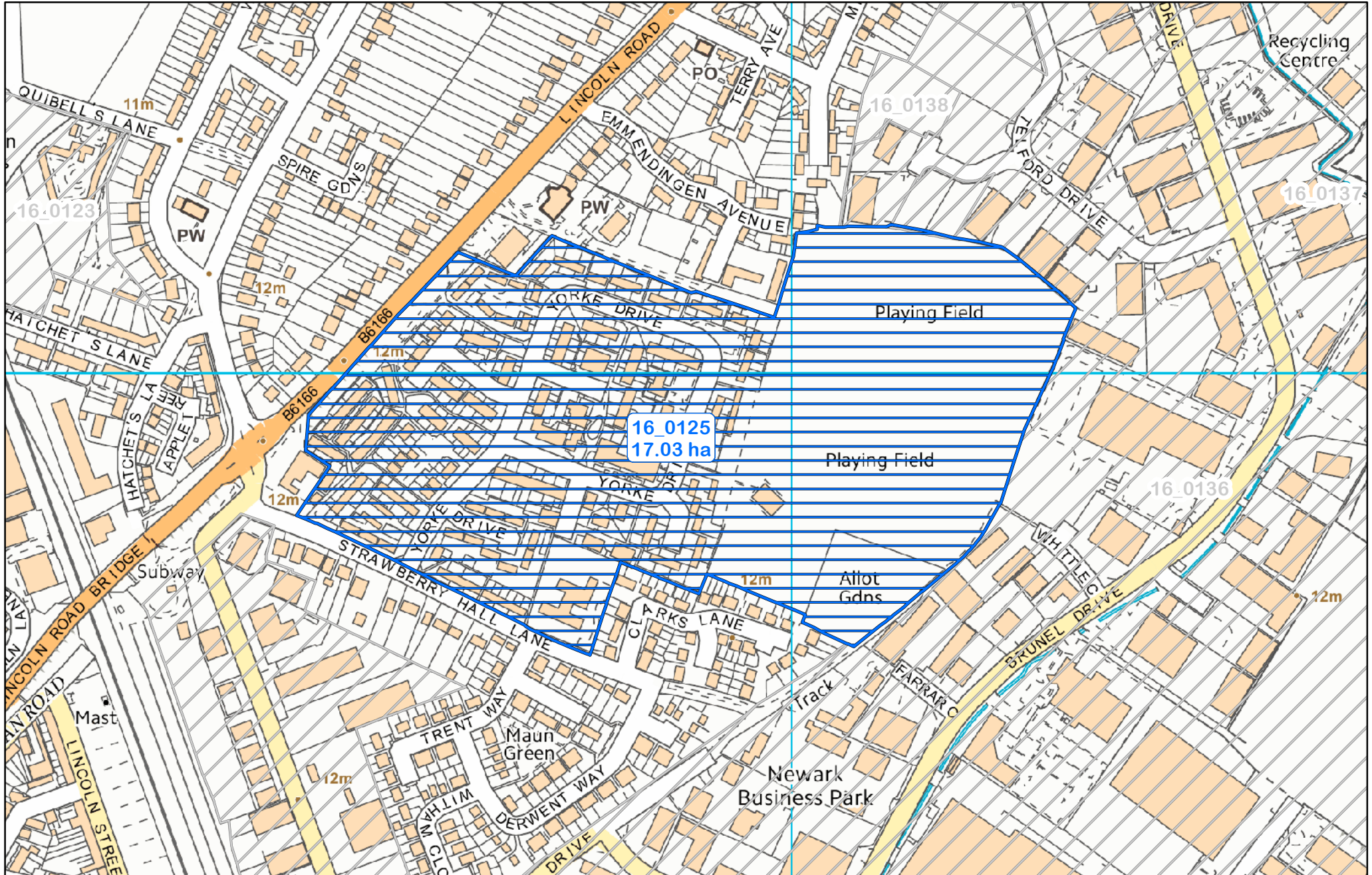
Achievability Conclusion: Achievable

Additional Comments

18/SCR/00016 for the whole site. Site benefits from outline permission (18/02279/OUTM).

Yield: regeneration scheme includes net 190 additional dwellings

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0126 Site Address North of Beacon Hill Road and the northbound A1 Coddington slip road (NUA/Ho/5)
Housing/Employment/Both: Housing Area (Ha): 5.16
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: There has been no contact with the site owners for some time
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments:

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. There has been no contact with the site owners for some time and consequently it has been placed in 10-15 year timescale. The site is proposed to be reallocated as an opportunity site to reflect the above. New access would not be permitted from A1 nor it's slip road. 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 PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 5.16
 Area Character: Residential/Countryside
 Setting : Residential/Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes

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

Proximity to town centre: Over 1km from a town centre. 2731m	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: 467m

Physical Constraints : Suitable

Highway Engineers Comments: New access would not be permitted from A1 nor it's slip road. 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: 4% 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

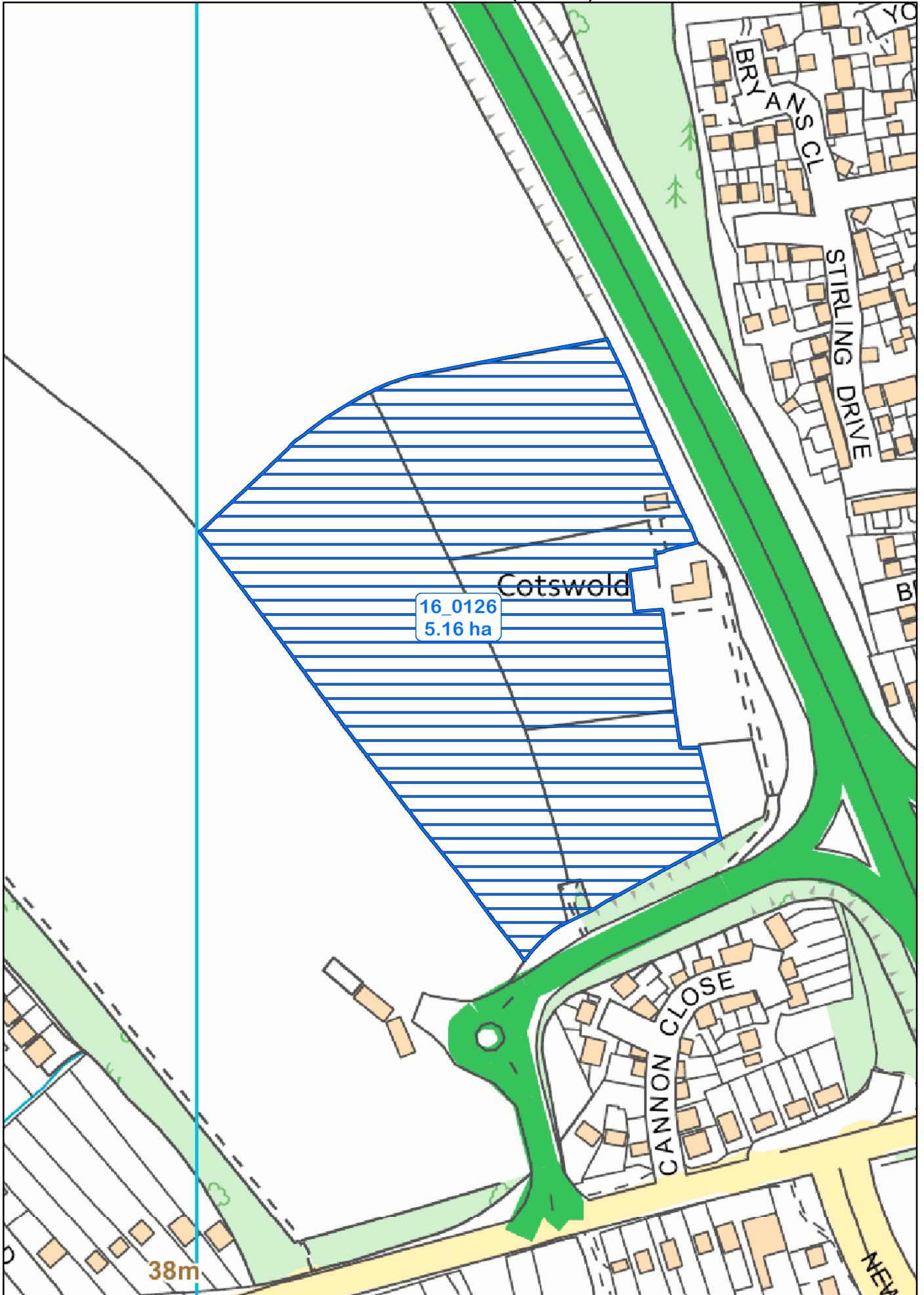
Availability Comments: No contact with site owners

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

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

Ownership Constraints:	Ownership Comments: There has been no contact with the site owners for some time
Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available within 10-15 Years
Achievability Conclusion:	The site is economically viable/achievable
Additional Comments	
Yield: 200 dwellings	

SHELAA 2016 Sites (Portrait)



Physical Constraints : Suitable

Highway Engineers Comments: Highways design should comply with the Highways Authority's relevant design guide 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: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : N/A Access to Utilities: Unknown

Site Apparatus: Various buildings on site Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 1% at medium risk, 36% 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: No

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site in at least two ownerships. One has no recent contact. The other confirms current interest and active work towards an application.

Achievability Comments: No evidence suggests the site would not be achievable

Ownership Constraints: None known

Ownership Comments: Land in two ownerships, unlikely to come forward together.

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

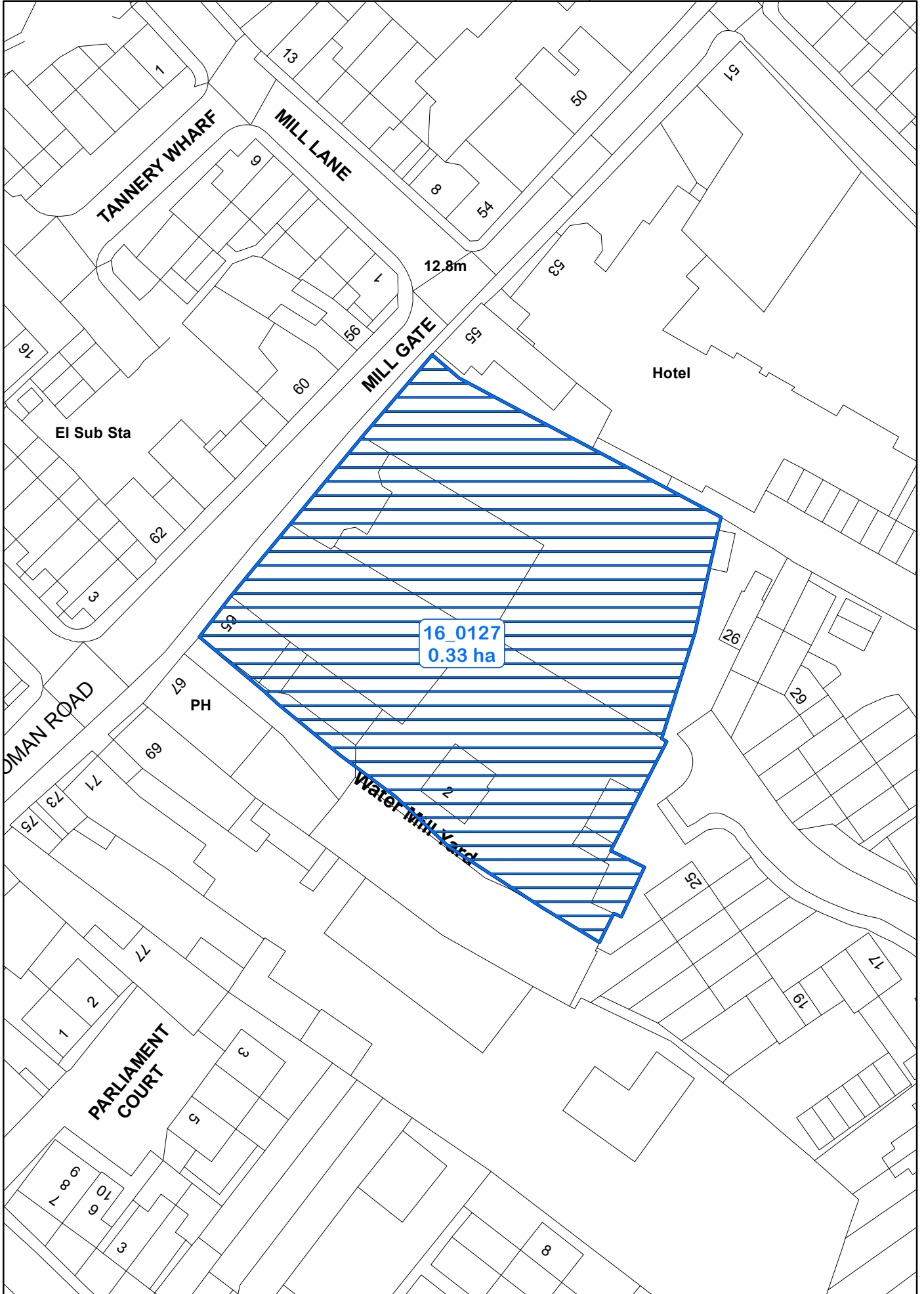
Availability Conclusion: Available (part)

Achievability Conclusion: Achievable

Additional Comments

Yield: 10

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0129 Site Address Land at Bowbridge Road, Newark (NUA/Ho/8)
Housing/Employment/Both: Housing Area (Ha): 2.49
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

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 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.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 2.49ha Area: Greenfield

Area Character: Residential / Industrial

Setting : Residential / Industrial

Current Use: Vacant

Policy: Suitable

Current Policy Status: allocated NUA/Ho/8 Other Policy Constraints:

Conflicting Issues:

Access to Services: Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 299m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 85.30% Grade 3 (Good – Moderate), 14.70% N/A Access to Utilities: Unknown

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 8% at medium risk, 30% 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: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): various nearby

Suitability Conclusion: Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site is available at Sept 2019

Achievability Comments: No evidence suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

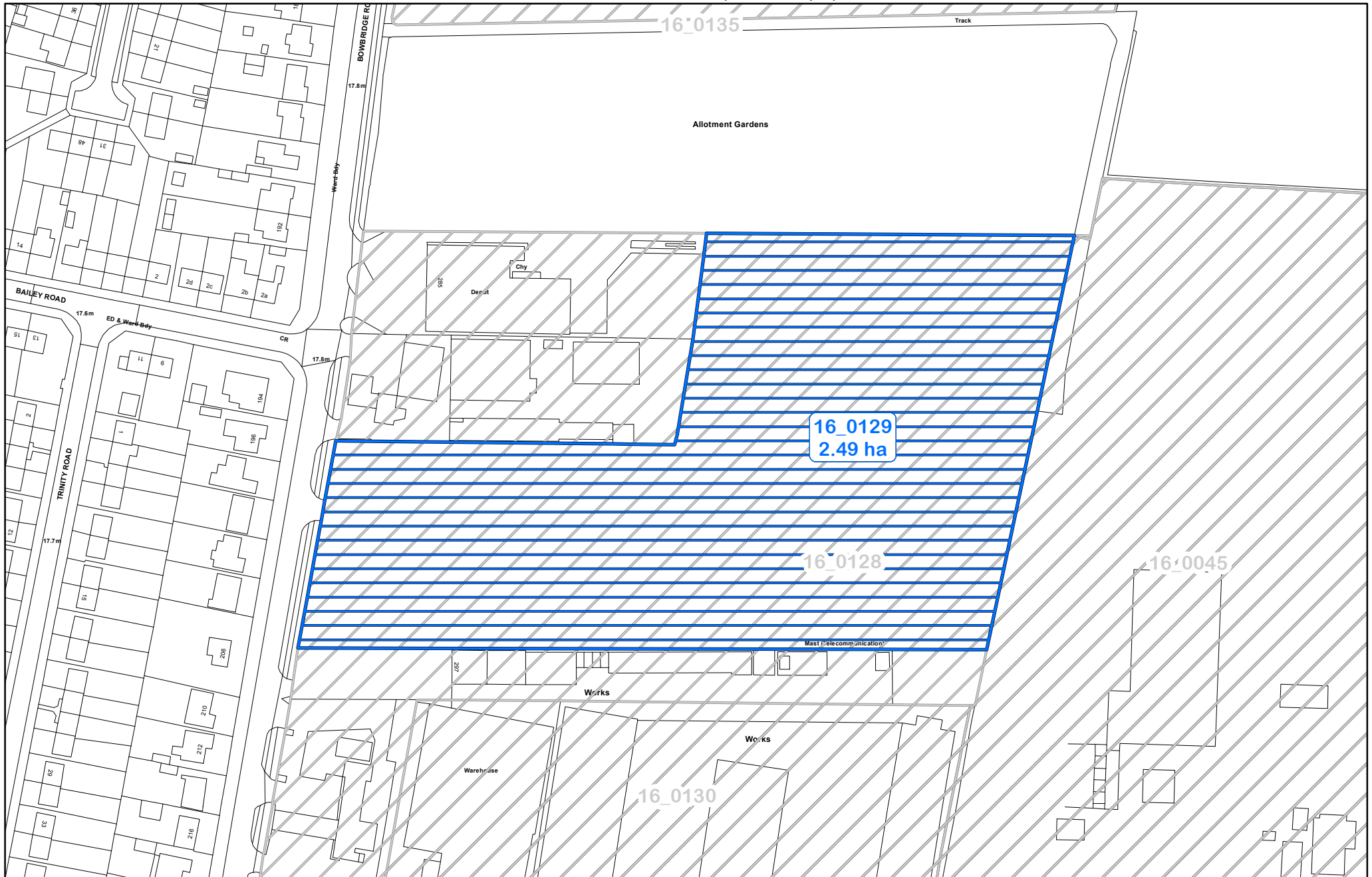
Achievability Conclusion: Achievable

Additional Comments

Site was formerly 08_0312

Yield: 86

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0130 Site Address: Land at Bowbridge Road (Newark Storage), Newark (NUA/Ho/9)
Housing/Employment/Both: Housing Area (Ha): 5.65
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: May be Available in 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: Nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is achievable and available, although current business are still operating from the site. 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 and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 4.25ha Area: Greenfield

Area Character: Industrial / Residential

Setting : Industrial / Residential

Current Use: Employment Land

Policy: Suitable

Current Policy Status: allocated NUA/Ho/9 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from a publicly accessible green space		Green Space Strategy Comments: 1,202m	

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

Physical Constraints : Suitable

Highway Engineers Comments: Highways design should comply with the Highway Authority's relevant design guide 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?: Yes

Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality :

Access to Utilities: Unknown

Site Apparatus: Various existing buildings and infrastructure on site

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 18% 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: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): various nearby

Suitability Conclusion: Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has been purchased by Arkwood Developments and is wholly available.

Achievability Comments: Agent confirmed land is achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

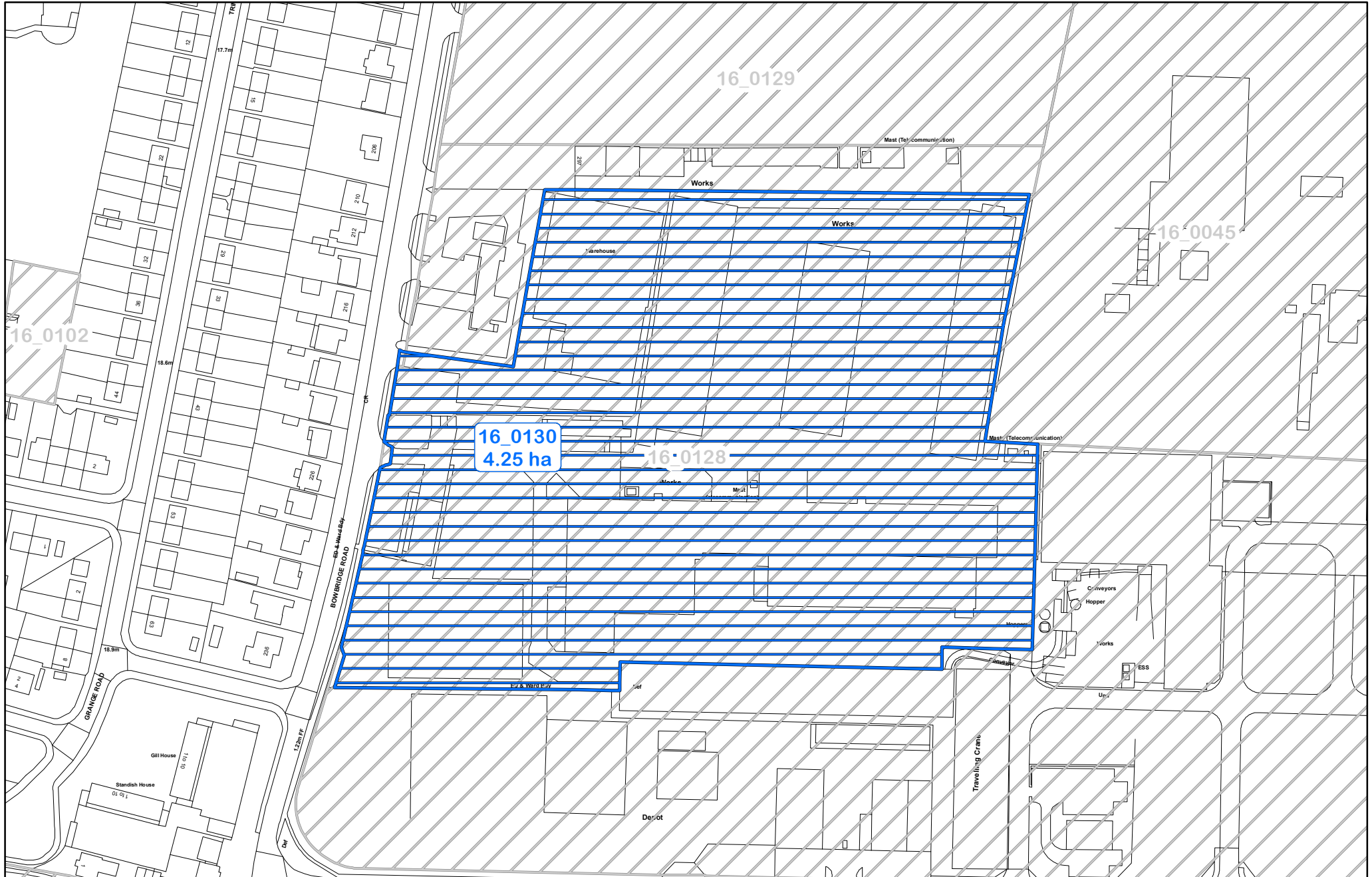
Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Yield: 170

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0132 Site Address Land north of the A17, Winthorpe (NUA/MU/1)
Housing/Employment/Both: Employment Area (Ha): 21.79
Parish: Winthorpe Ward: Collingham

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: Available within 0-5 years
Achievability Conclusions: Achievable
 Achievability Comments: The site is economically viable / achievable

OVERALL CONCLUSION:

The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site both available and achievable. 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 subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The presence of TPO's could prevent part of the site from being developed and development would need to take account of the presence of PROWs within the site.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Separated from Adjacent Urban Boundary by A17 PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 21.79ha

Area Character: Countryside
 Setting : Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated NUA/MU/1 and within Newark Showground Policy Area Other Policy Constraints:
 Conflicting Issues:

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms balance of site remains available

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

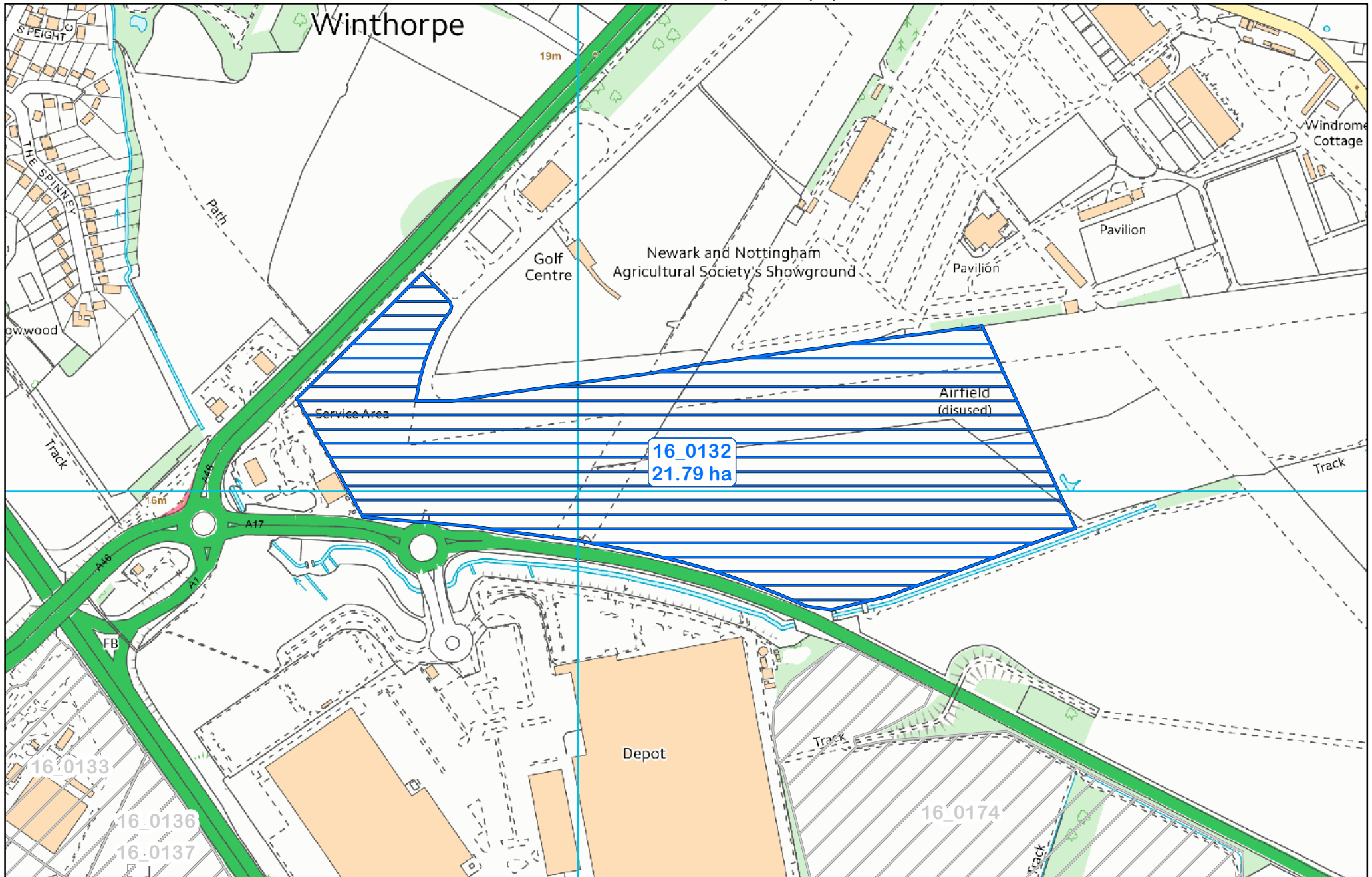
Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site benefits from completed 16/01796/FULM for the Wirtgen HQ. Based on the 50% employment assumption, there remains 5.93ha of employment and the original 10.88ha for hotel and conference/restaurant.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0134 Site Address Land at NSK, Northern Road, Newark (NUA/MU/3)
Housing/Employment/Both: Both **Area (Ha): 10.11**
Parish: Newark **Ward: Bridge**

Suitability Conclusion: **Suitable**
Availability Conclusion: **May be Available**
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: **Achievable**
 Achievability Comments: Nothing to suggest the site would not be achievable

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is achievable and may be available once the employment use has relocated. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
Area: PDL 10.11 Area: Greenfield
 Area Character: Employment
 Setting : Urban
 Current Use: Industrial

Policy: Suitable

Current Policy Status: Allocated NUA/MU/3 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 725m	

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 relevant design guide 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 5.46% Grade 3 (Good – Moderate), 94.54% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Existing buildings on site

Neighbour Issues: Adjacent east coast mainline

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 17% 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: No

Protected Species/Habitats : In reasonable proximity to a local wildlife site

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirm the land remains available at July 2019. This is subject to relocation of the employment use.

Achievability Comments: Nothing suggests site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

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

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: May be Available

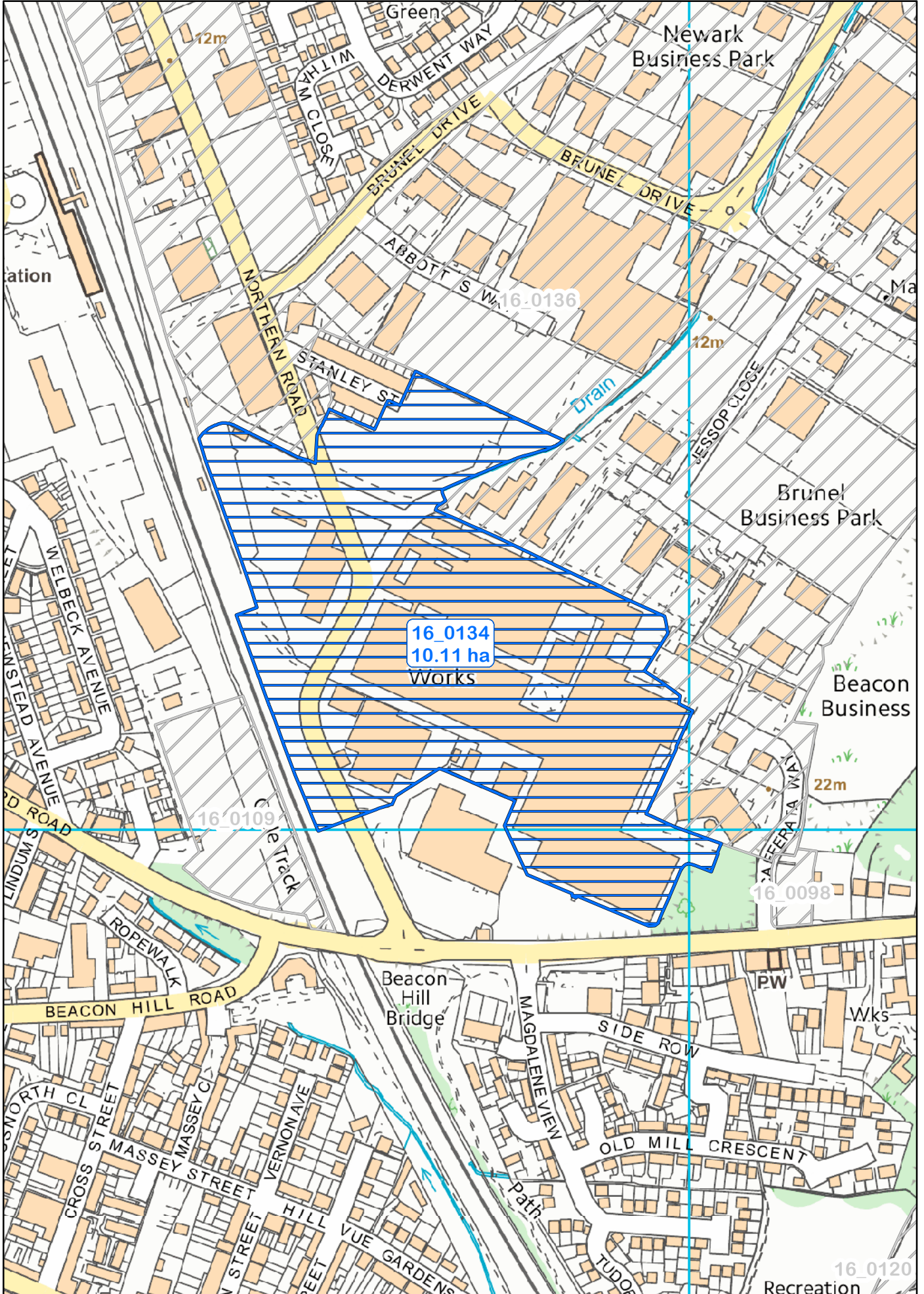
Achievability Conclusion: Achievable

Additional Comments

Site formerly referred to as 08_0310

The Issues Paper suggested changing the designation from allocation to opportunity site. Without preparations for a transfer of engineering works, the Council does not feel confident including the site in its land supply figures. Nonetheless, designation as Opportunity Site with a guideline figure of 150 dwellings would not preclude development when NSK is ready.

SHELAA 2016 Sites (Portrait)



Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 4.67% Grade 3 (Good – Moderate), 95.33% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 4% 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: No

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site controlled by Council, remains available.

Achievability Comments: Nothing suggests the site is not 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 benefits from completed leisure centre 14/00402/FULM and completed extra-care housing 15/02299/FULM. Balance of the site will continue to be allocated for 55 dwellings.

19/01790/FULM for 87 dwellings submitted and subsequently refused due to issues with on-street parking.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0137 Site Address Land west of A1 on Stephenson Way (NUA/E/2)
Housing/Employment/Both: Employment Area (Ha): 12.23
Parish: Newark Ward: Bridge

Suitability Conclusion: 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 allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is partially complete. The site is both available and achievable. 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.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 12.23ha
 Area Character: Industrial
 Setting : Industrial / Urban
 Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated NUA/E/2 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	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: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 434m	

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 design guide relevant 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?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

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

Site Apparatus: None

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 15% 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: No

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms balance of land remains available.

Achievability Comments: Site is 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

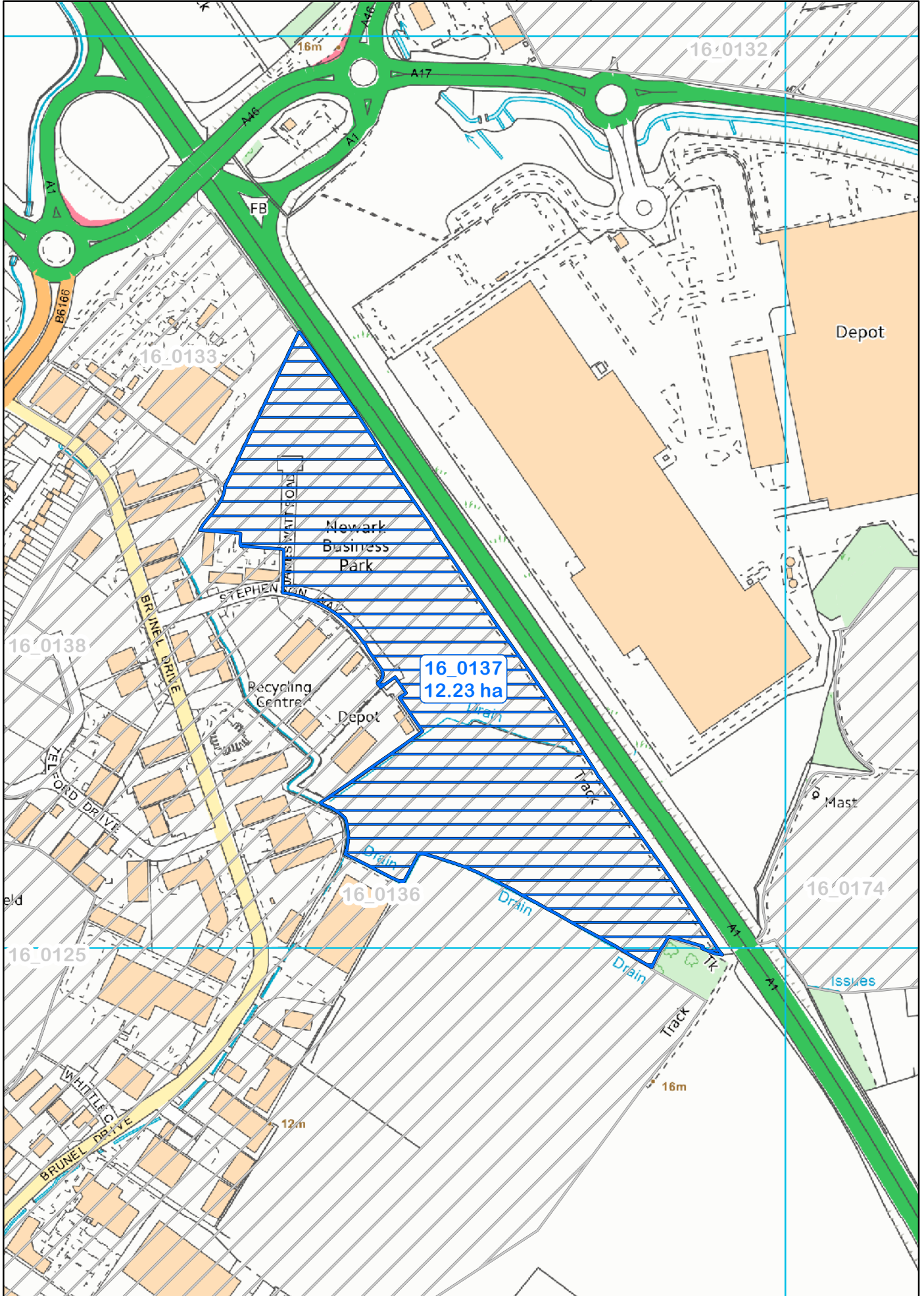
Site partially completed. Agent names three businesses and a balance of 6.96, compared to the Issues Paper which identified two businesses and a balance of 8.19ha.

16/00166/FULM for hatchery

18/00708/FUL self-storage

18/01122/FUL motor vehicle storage

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0138 Site Address Telford Drive, Newark (NUA/E/3) (3 parcels of land)

Housing/Employment/Both: Employment

Area (Ha): 1.54

Parish: Newark

Ward: Bridge

Suitability Conclusion:

Suitable

Availability Conclusion:

Available (part)

Availability Comments:

The site is available within 5-10 years

Achievability Conclusions:

Achievable (part)

Achievability Comments:

There is nothing to suggest the site would not be achievable

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. The northern portion of the site remains vacant but with reduced capacity due to a TPO. The central parcel has been developed in part and the other part subject to a refusal for planning permission as a result of which a long belt of trees has gained protection. This parcel is not considered available or achievable for development. The southern parcel has been occupied and developed. 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 on this site would need to take account of the presence of Public Rights of Ways within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary

PDL/Greenfield: Greenfield

Area: PDL Area: Greenfield 1.54ha

Area Character: Industrial

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated NUA/E/3

Other Policy Constraints:

Conflicting Issues:

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

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: No Bus Stop: No
GP/Health Centre: No 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: Yes Retail Area: Yes
Further Education: Yes Hospital: No

Supermarket: Yes Employment: Yes
Proximity to Transport Node: Over 1km to a major
public transport node
Green Space Strategy Comments: 512m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide 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?: Possibly Contamination Category: B – Potentially contaminative usage
has been identified in close proximity to the site.

Agricultural land quality : 46.75% Grade 3
(Good-Moderate), 53.25% N/A (Urban)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk,
26% at medium risk, 53% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: No

Impact on existing recreational use: Yes (Newark
FP28)

Protected Species/Habitats : No

Tree Preservation Order: Yes (trees adjacent
dwellings to east of site)

Natural Features on Site: No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Balance of site remains available at July 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

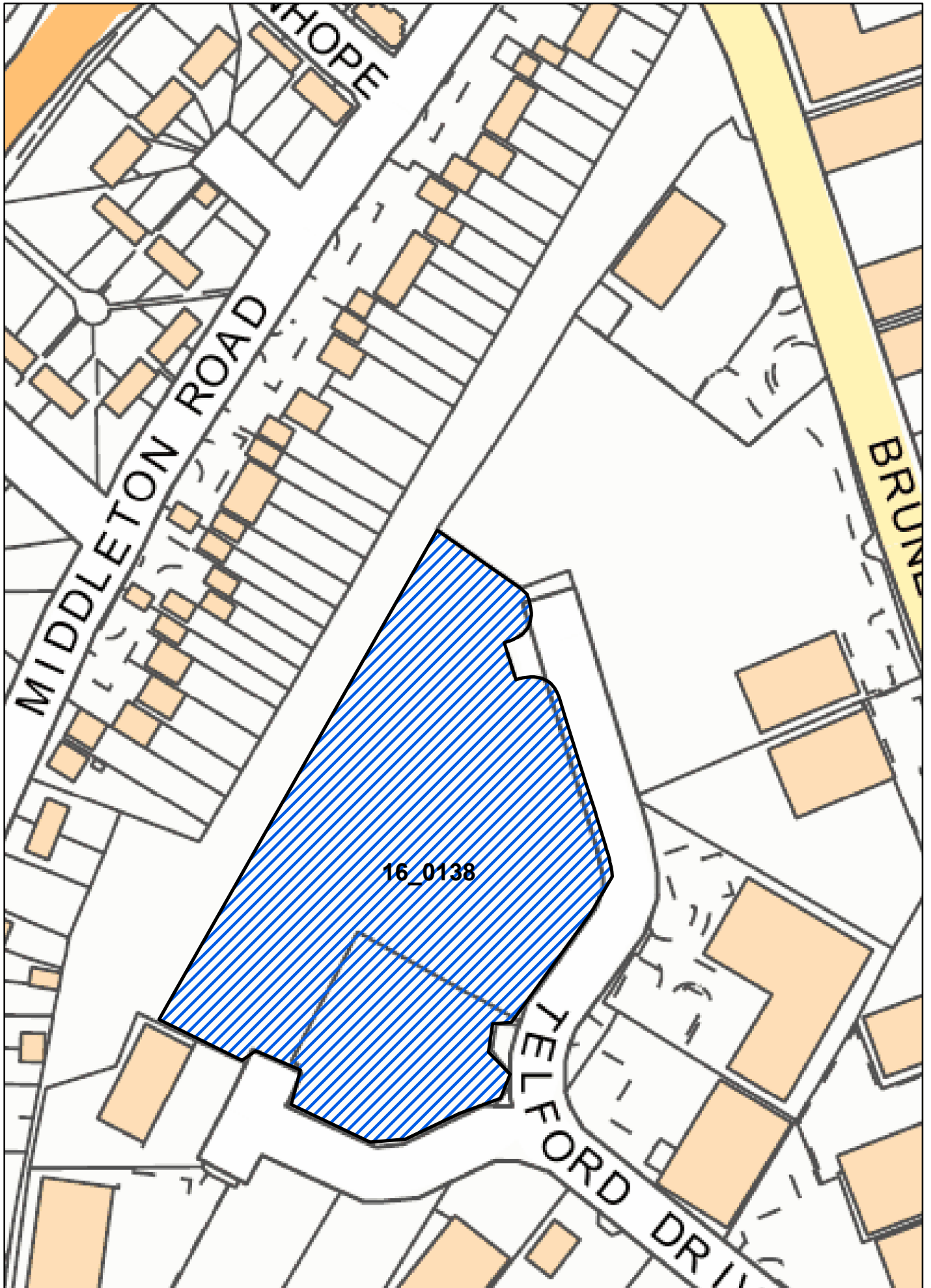
Additional Comments

The site now has a varied planning history. Part developed, part outstanding.

Yield: 0.99ha



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0139 Site Address Former County Highways Depot, Great North Road, Newark (NUA/E/4)
Housing/Employment/Both: Employment Area (Ha): 2.07
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: May be Available
 Availability Comments: The site may be available within 5-10 years
Achievability Conclusions: May be Achievable
 Achievability Comments: Site currently for sale and may affect achievability.

OVERALL CONCLUSION:
The site is allocated for economic development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site lies within Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrate that the development will not increase risk elsewhere and where possible, reduces flood risk overall. Any future development will need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and heritage asset.

SUITABILITY

Character Land Use Location: Suitable

Location: Urban (within boundary) PDL/Greenfield: PDL
 Area: PDL 2.07ha Area: Greenfield

Area Character: Residential / Employment

Setting : Edge-of-Settlement

Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated NUA/E/4 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No	Bus Stop: Yes
GP/Health Centre: No	Secondary School: Yes
	Retail Area: Yes
	Further Education: Yes
	Hospital: Yes
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Within 1km of 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 mode
	Green Space Strategy Comments: 382m

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 relevant design guide 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: None

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: Existing hardstanding and buildings on site Neighbour Issues: Close to A46

Flood Zone: 34% FZ3 and 66% FZ2 Surface Water Flooding: 1% at medium risk, 4% 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: No

Protected Species/Habitats : adjacent to Local Wildlife Site (SINC 2/778) – Great North Road Grasslands Tree Preservation Order: No

Natural Features on site: None

Conservation Area : No Heritage asset (designated & non designated): Causeway Arches adjacent to site (Grade II Listed)

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site is currently for sale

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: May be Available

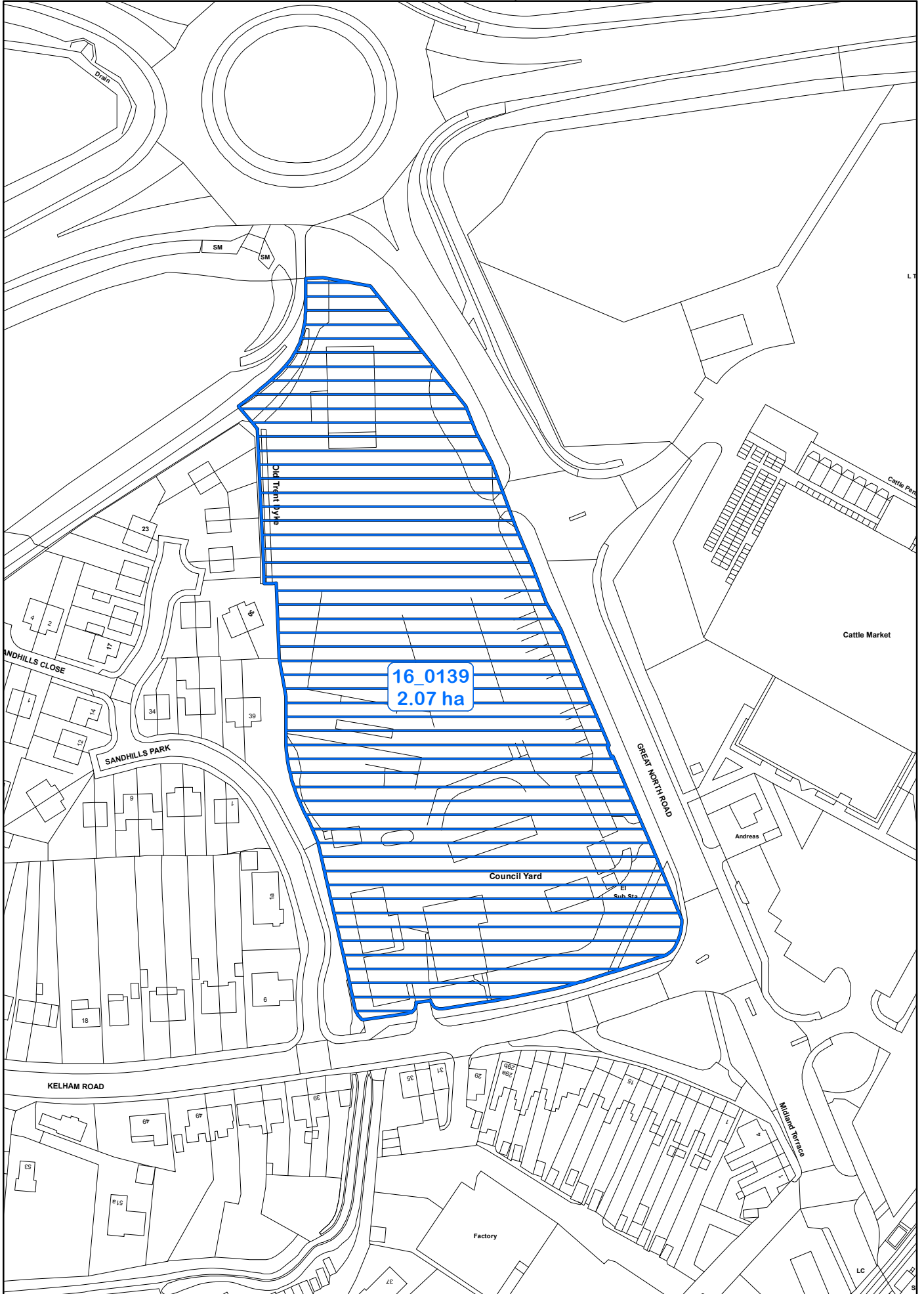
Achievability Conclusion: May be Achievable

Additional Comments

14/SCR/00043 and 14/01598/FULM considered an A1 retail and filling station use, but this was refused on town-centre impact grounds.

The Issues Paper concluded the site should continue to be allocated for employment use.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0239 Site Address Land north of Malt Kiln Lane, Newark
Housing/Employment/Both: Housing Area (Ha): 2.96
Parish: Newark Ward: Bridge

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:

The site has no connection to the adopted highway and is considered not suitable for development. Potential contamination issues would need to be investigated and mitigated if necessary. Potential flooding issues. Permission was previously granted for the site with an agreed access (although this permission has subsequently lapsed).

SUITABILITY

Character Land Use Location: Suitable

Location: Within Newark Urban Area PDL/Greenfield: PDL
 Area: PDL 2.96ha Area: Greenfield
 Area Character: Industrial / Residential
 Setting : River / Rail / Residential
 Current Use: Outdoor Activities Centre

Policy: Suitable

Current Policy Status: Within NUA, Lapsed Permission Other Policy Constraints:
 Conflicting Issues:

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: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	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:		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

This site has no connection to the adopted highway and is therefore unsatisfactory. Third party land would be required in order to gain access. Any development might be restricted in quantum in accordance with NCC Highways Design Guide. A Transport Statement/Transport Assessment might be required to assess local junction impact and possible mitigation measures.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality :

Access to Utilities: Unknown

Site Apparatus: Unknown

Neighbour Issues:

Flood Zone: 1, 2 & 3

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 the site and from the bridge north is a bridle way.

Protected Species/Habitats : Adjacent to Trent River Local Wildlife Site

Tree Preservation Order: No

Natural Features on site River

Conservation Area : Yes

Heritage asset (designated & non designated): Local interest buildings to the north. II*-listed concrete bridge.

Suitability Conclusion: Not Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed (phone) land remains available at July 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

Site formerly known as 08_0655 (note: earlier assessment included incorrect permission details)

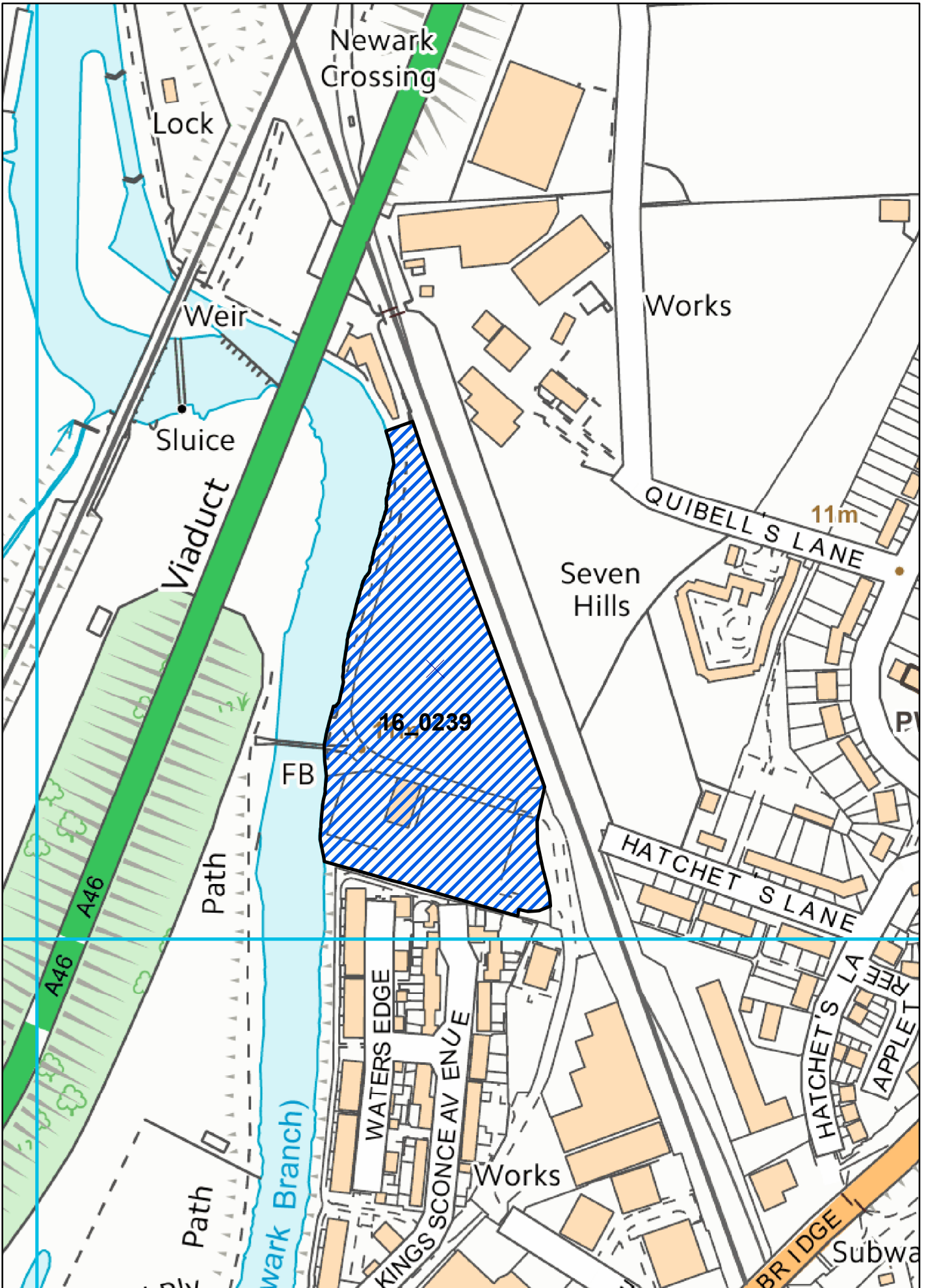
Yield: 71

12/01306/FULM for outdoor activity permitted.

12/00948/OUTM & 07/00954/OUTM residential (houses & apartments) plus riverside park & trail permitted, lapsed.



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0240 Site Address Land north of Quibells Lane
Housing/Employment/Both: Housing Area (Ha): 1.92
Parish: Newark Ward: Bridge

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

OVERALL CONCLUSION:
The site lacks a direct connection to the public highway and there are a series of other difficult highways issues which would need to be addressed. The site also lies within Flood Zone 2. There site is not considered suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Urban (Outside but adjacent urban boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.92ha
 Area Character: Industrial / Residential / Open Space
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside (but adjacent to urban boundary) Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

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: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	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 publicly accessible green space		Green Space Strategy Comments: 254m	

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

Physical Constraints : Not Suitable

Highway Engineers Comments:

For any proposal for this site to be considered, a number of difficult issues would need to be addressed, including; lack of direct connection with a public highway; dealing with a public right of way; poor road width; lack of footways and lighting, and; capacity issues at the Lincoln Road/Winthorpe Road traffic signal junction.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Unknown

Site Apparatus: Some existing buildings on site

Neighbour Issues: Adjacent to east coast mainline

Flood Zone: 2

Surface Water Flooding: 1% of site at high risk, 9% at medium risk, 25% 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: footpath to the west and south

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: No

Conservation Area : No

Heritage asset (designated & non designated): Possible archaeological interest north of the site.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms (phone) land is available at July 2019

Achievability Comments: Nothing to suggest site is not achievable

Ownership Constraints: None known

Ownership Comments:

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

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

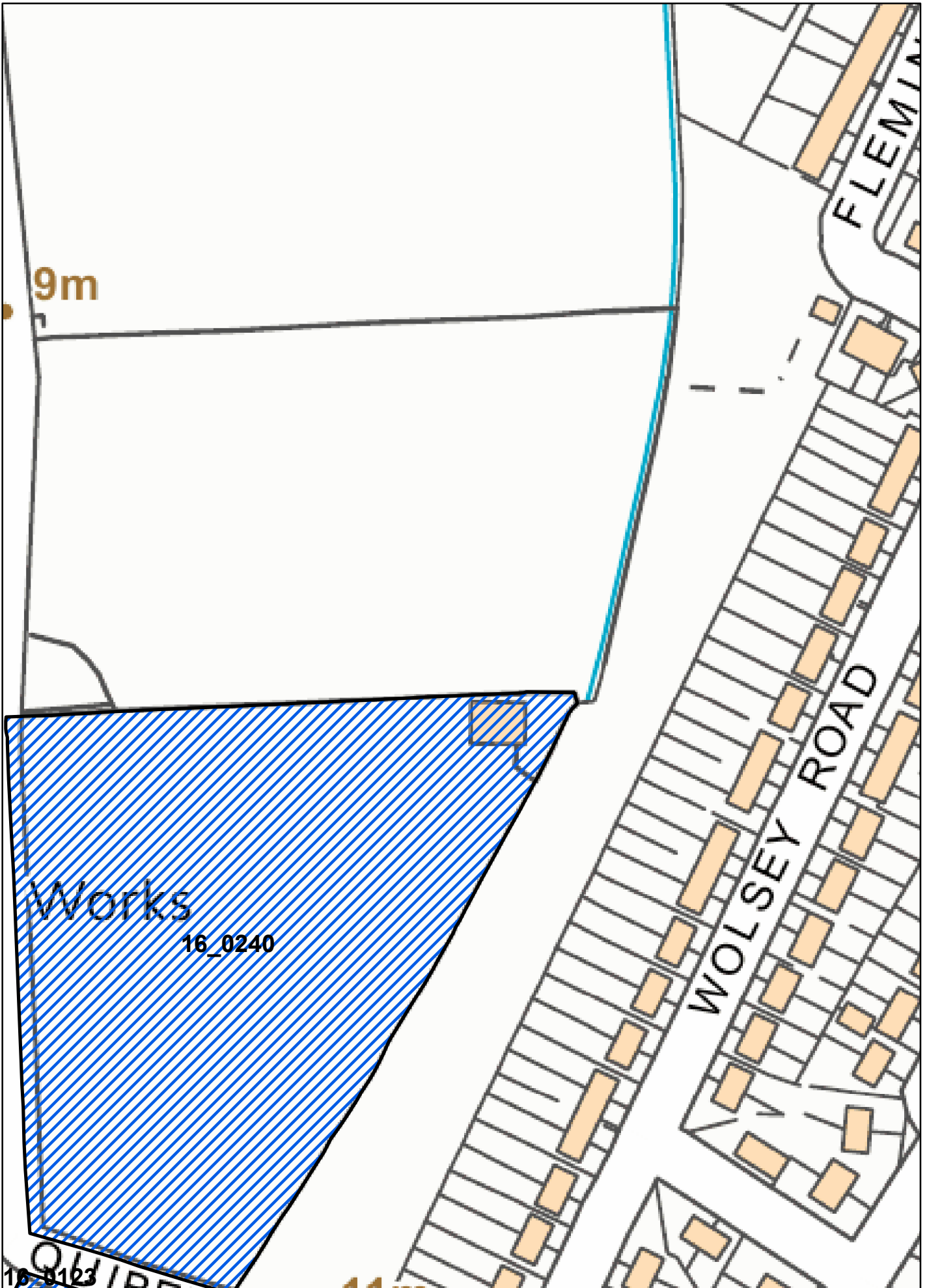
Additional Comments

Site formerly known as 08_0551

Yield: 54



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0243 Site Address: St Mary's Gardens, Newark
Housing/Employment/Both: Housing Area (Ha): 2.09
Parish: Newark Ward: Devon

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within the next 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is already developed but capable of redevelopment or additional infill. There are potential contamination issues in the locality which would need to be investigated and mitigated if necessary. This site is within the Council's renewal programme and is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Newark Urban Area PDL/Greenfield: PDL
 Area: PDL 2.09 Area: Greenfield

Area Character: Residential

Setting : Urban

Current Use: Residential / Open Space

Policy: Suitable

Current Policy Status: Within Newark Urban Area Other Policy Constraints: SP8

Conflicting Issues:

Access to Services: Suitable

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

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

Physical Constraints : Suitable

Highway Engineers Comments:

Site is already developed but capable of redevelopment or additional infill subject to suitable access and parking provision.

Topography Constraints: No

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

Agricultural land quality : N/A

Access to Utilities: Yes

Site Apparatus: Existing development on site

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: Site contains open space, redevelopment would have to retain or enhance residual.

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Within the council's renewal programme.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

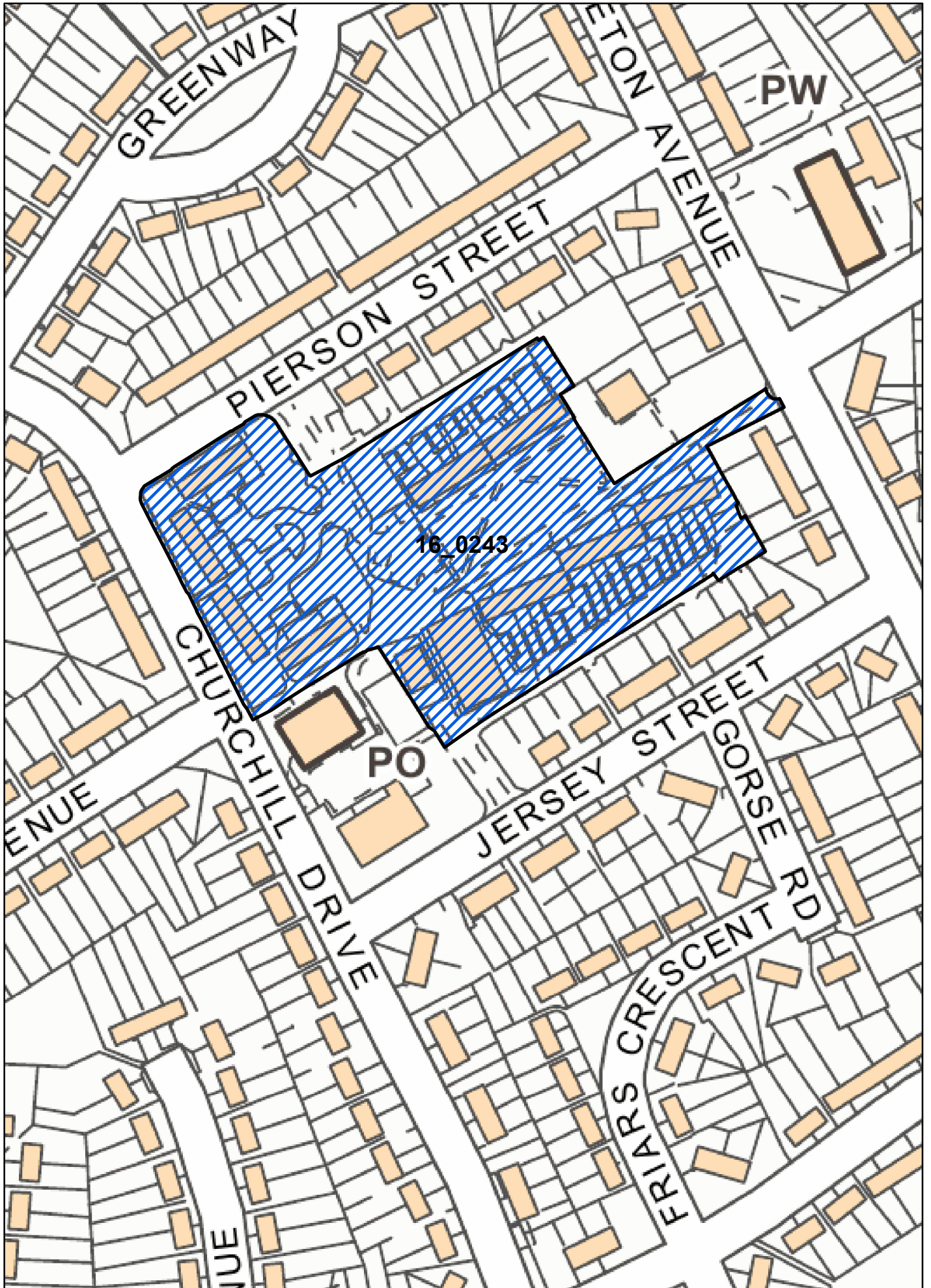
Site formerly known as: 08_0347

Yield: regeneration, potential net gain ~10, depending on policy requirement to retain open space.

18/02061/FUL for 7 permitted on former clinic land.



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0244 Site Address Land between Greenway and Elizabeth Road, Newark	
Housing/Employment/Both: Housing	Area (Ha): 0.22
Parish: Newark	Ward: Devon
Suitability Conclusion:	Not Suitable – Site too Small
Availability Conclusion:	
Availability Comments:	
Achievability Conclusions:	
Achievability Comments:	
OVERALL CONCLUSION:	
Not fully assessed due to size of site. New allocations are not being sought under the threshold of 0.25ha at this stage.	

SUITABILITY

Character Land Use Location:	
Location:	PDL/Greenfield
	Area: PDL Area: Greenfield
Area Character:	
Setting :	
Current Use:	
Policy:	
Current Policy Status:	Other Policy Constraints:
Conflicting Issues:	

Access to Services :			
Within 800m or 10mins walking		Within 30mins 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:

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

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:

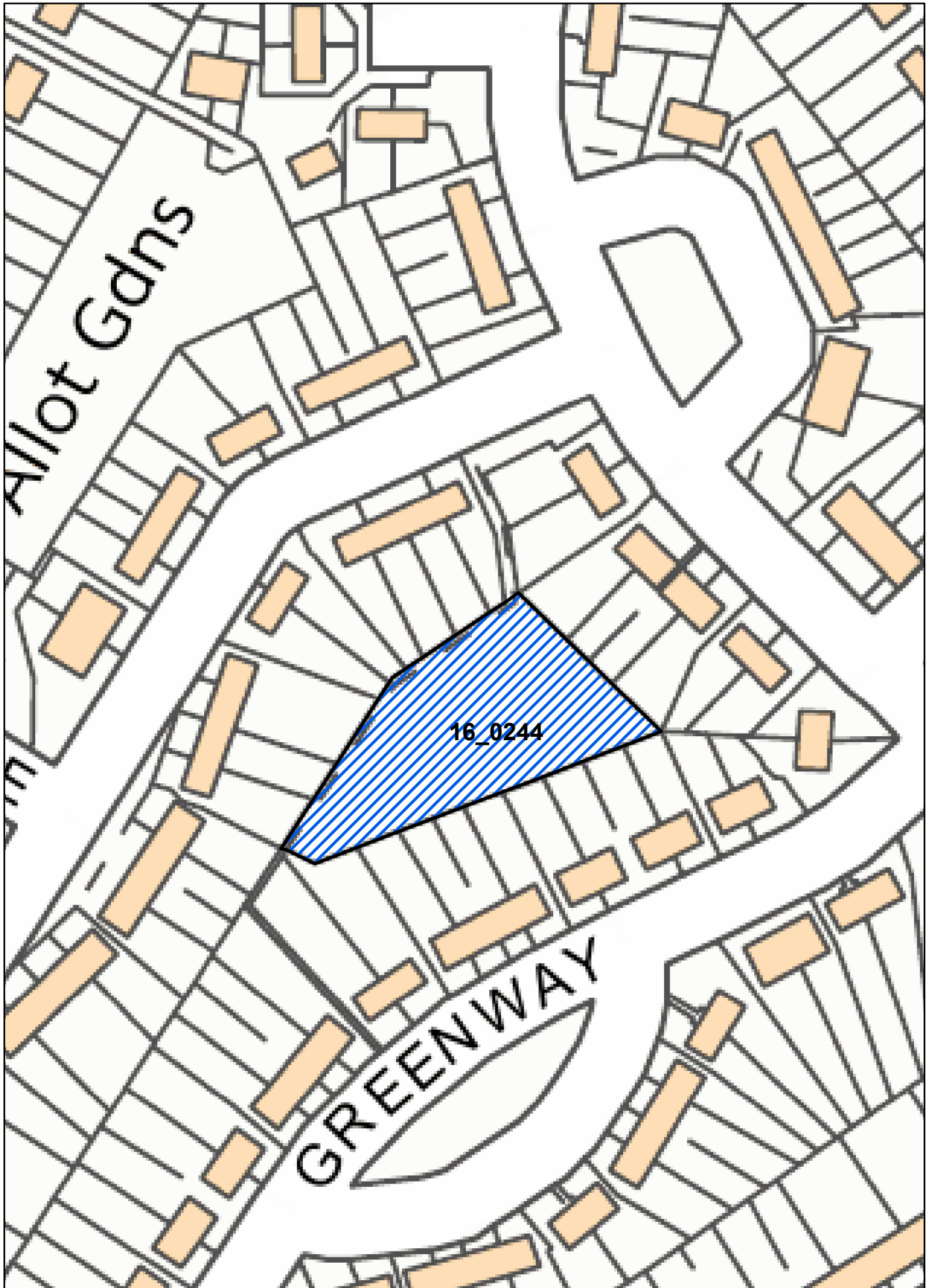
Additional Comments

Site formerly known as 08_0356

Yield: 6



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0264 Site Address: Land North of Barnby Road
Housing/Employment/Both: Housing Area (Ha): 1.35ha
Parish: Newark Ward: Beacon

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 not considered suitable for development as there are significant highway safety concerns. There also potential contamination issues on the site. The site lies within the urban boundary and is available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.73ha

Area Character: Residential

Setting : Semi-Urban

Current Use: Vacant Land

Policy: Suitable

Current Policy Status: Within urban boundary – site suitable for allocation under CP4 and CP5 Other Policy Constraints: None

Conflicting Issues: None

Access to Services: Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 482m	

Physical Constraints : Not Suitable

Highway Engineers Comments:

Access to the west is unsuitable due to poor visibility near the bridge and poor pedestrian facilities.

Topography Constraints: No

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: Unknown

Site Apparatus: Trees and existing buildings on site

Neighbour Issues: Adjacent to East Mainline

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: Hedges and Trees

Conservation Area : No

Heritage asset (designated & non designated):
Potential archaeological interest

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land available at July 2019

Achievability Comments: Development has occurred on part of the greater site, no evidence suggests the submitted land is not viable/achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site also known as 08_0632 (part).

One bungalow has now been permitted on part of the site (18/02049/FUL) and the area for consideration has been altered.

Yield:



SHELAA 2016 Sites (Portrait)

