



STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

SOUTHWELL PARISH – SITE ASSESSMENTS

2021

Southwell Parish

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

Site Reference Number: 16_0025 Site Address: Nottingham Road, Southwell (opposite Springfield Bungalow)

Housing/Employment/Both: Retail

Area (Ha): 0.66

Parish: Southwell

Ward: Southwell

Suitability Conclusion: Not Suitable

Availability Conclusion: Available

Availability Comments: The site is available within 5-10 years

Achievability Conclusions: Achievable

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

OVERALL CONCLUSION:

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

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Urban Boundary by Nottingham Road

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 0.56

Area Character: Agricultural / Residential

Setting : Transitional Countryside Settlement

Current Use: Agriculture / Grazing

Policy: Not Suitable

Current Policy Status: SP3, DM8, CP6

Other Policy Constraints: CP8, CP11, So/PV

Conflicting Issues: Open countryside

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:

Proximity to town centre: Within 1km of 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: 7m

Physical Constraints : May be Suitable

Highway Engineers Comments: Access off Park Lane only. Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Land slopes up to south and west along A612

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

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

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

Flood Zone: 1 Surface Water Flooding: 0.6% of site at high risk, 0.9% at medium risk, 2.7% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Site within Southwell Protected Views	Impact on existing recreational use: No
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Protected Species/Habitats : None known	Tree Preservation Order: no
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Natural Features on Site: Trees

Conservation Area: Gateway site, setting of conservation area.	Heritage asset (designated & non designated): setting of two listed buildings and unregistered park & garden, potential for archaeological interest
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Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability June 2019.

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

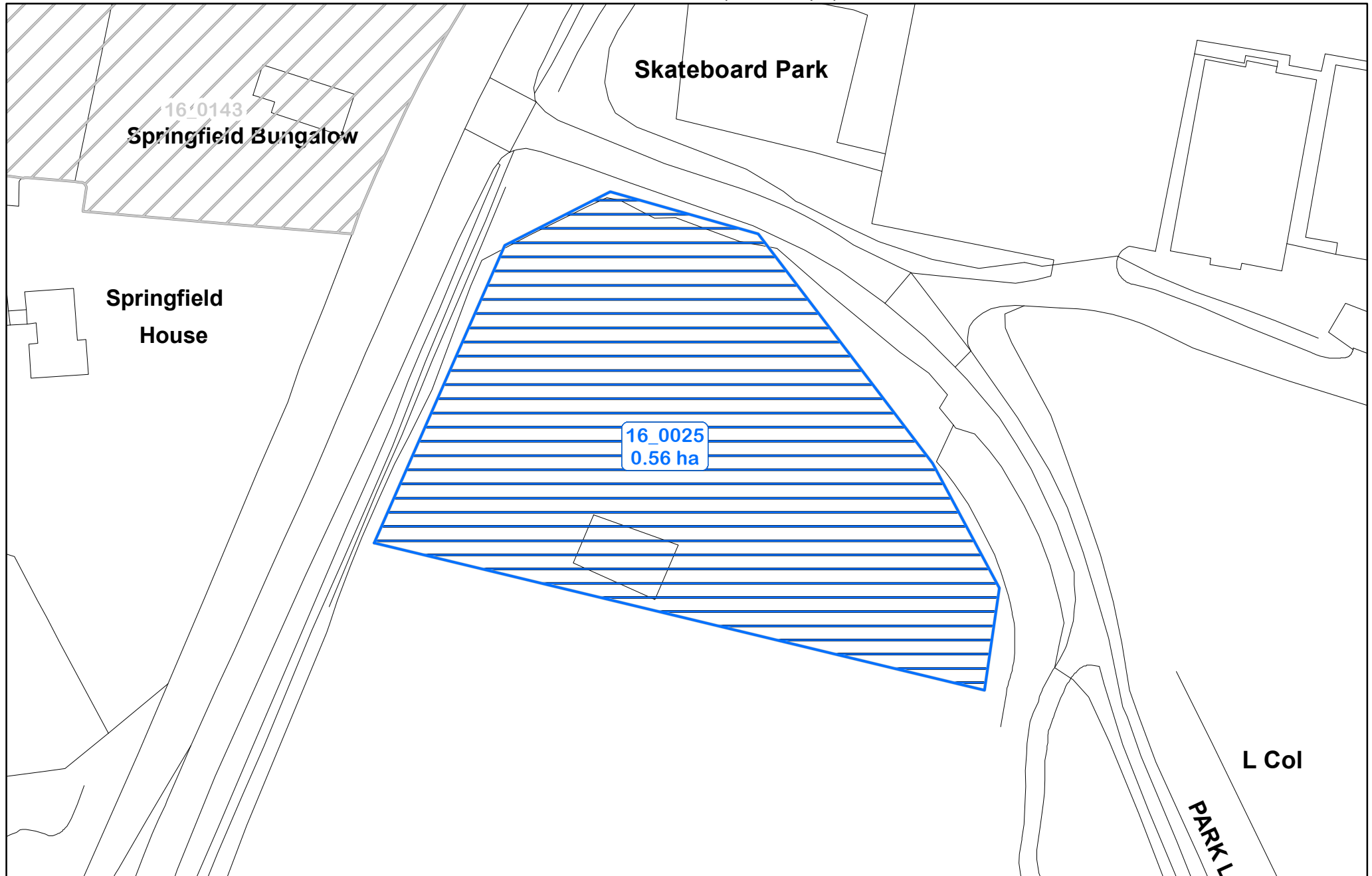
Achievability Conclusion: Achievable

Additional Comments

Site appears to be part of a broader parcel which takes account of the formerly proposed Southwell bypass. This land is no longer reserved and a larger parcel (the whole field) may be possible if required.

17/01240/FULM – construction in residential curtilage of Wilderness and change of use to equestrian paddock approved.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0143 Site Address South of Halloughton Road, Southwell (So/Ho/2)	
Housing/Employment/Both: Housing	Area (Ha): 1.66
Parish: Southwell	Ward: Southwell
Suitability Conclusion:	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 allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site has the benefit of full planning permission for residential development.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: Mixed
	Area: PDL Area: Greenfield
Area Character: Edge-of-Settlement	
Setting : Residential / Countryside	
Current Use: Garden Land and Greenfield	
Policy: Suitable	
Current Policy Status: Allocated So/Ho/2	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 /	Further Education: Yes Hospital: No
Post Office: No	
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Within 1km of 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: 160m

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:

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

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

Site Apparatus: Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 0.2% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: Within So/PV view cone	Impact on existing recreational use: Northwest corner abuts footpath
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Protected Species/Habitats : No	Tree Preservation Order: No
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Natural Features on site: trees

Conservation Area : No	Heritage asset (designated & non designated): No
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Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site subject to current planning appeal regarding amendments to access arrangements.

Achievability Comments: Nothing suggests site is unachievable.

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

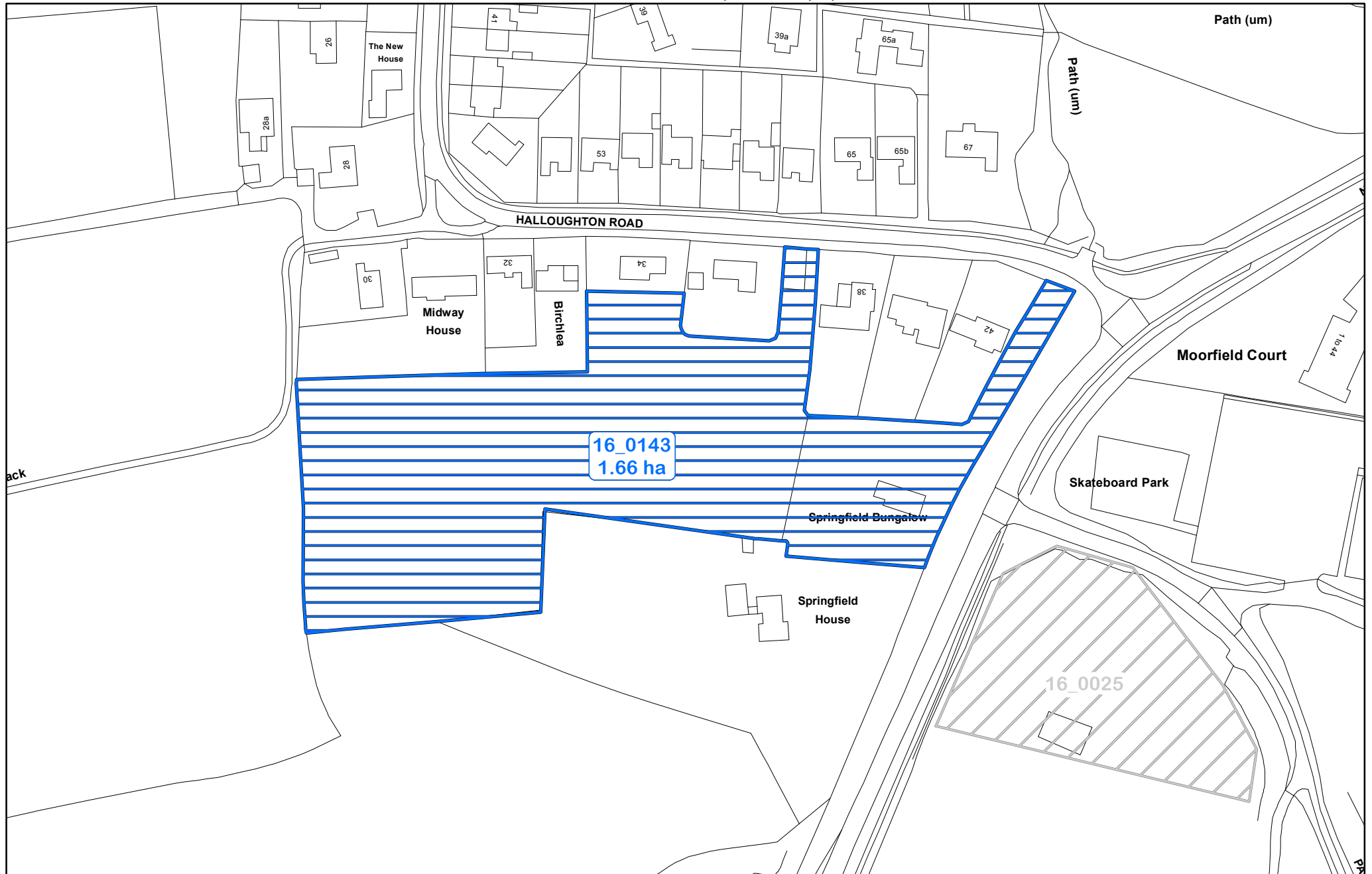
Additional Comments

Site formerly known as 08_0386

15/01295/FULM for 38 dwellings and conversion/extension of existing dwellings for 12 supported living units permitted in 2017. Appeal allowed in November 2019 regarding amendment to access arrangements (19/00779/FULM).

Yield: 38 + 12 supported units.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0144 Site Address East of Kirklington Road (So/Ho/4)**Housing/Employment/Both: Housing****Area (Ha): 1.94****Parish: Southwell****Ward: Southwell****Suitability Conclusion:****Suitable****Availability Conclusion:****Available within 5-10 Years**

Availability Comments:

Achievability Conclusions:

The site is economically viable/achievable

Achievability Comments:

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

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. Planning permission (20/01190/OUTM) approved in June 2021. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

SUITABILITY**Character Land Use Location: Suitable**

Location: Within Urban Boundary

PDL/Greenfield Mixed

Area: PDL

Area: Greenfield

Area Character: Residential/Open Space

Setting : Countryside/Residential

Current Use: Residential/Former allotments/Open Space

Policy: Suitable

Current Policy Status: Allocated So/Ho/4

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

Conflicting Issues: N/A

Access to Services : Suitable**Within 800m or 10mins walking**

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 1184m

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

Within 30 mins travel by public transport

Secondary School: Yes

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket: Yes

Employment: Yes

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

Green Space Strategy Comments: 514m

Physical Constraints : Suitable

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

Topography Constraints:

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

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

Site Apparatus:

Neighbour Issues:

Flood Zone:

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

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

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

Ownership Constraints:

Ownership Comments: Multiple owners

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

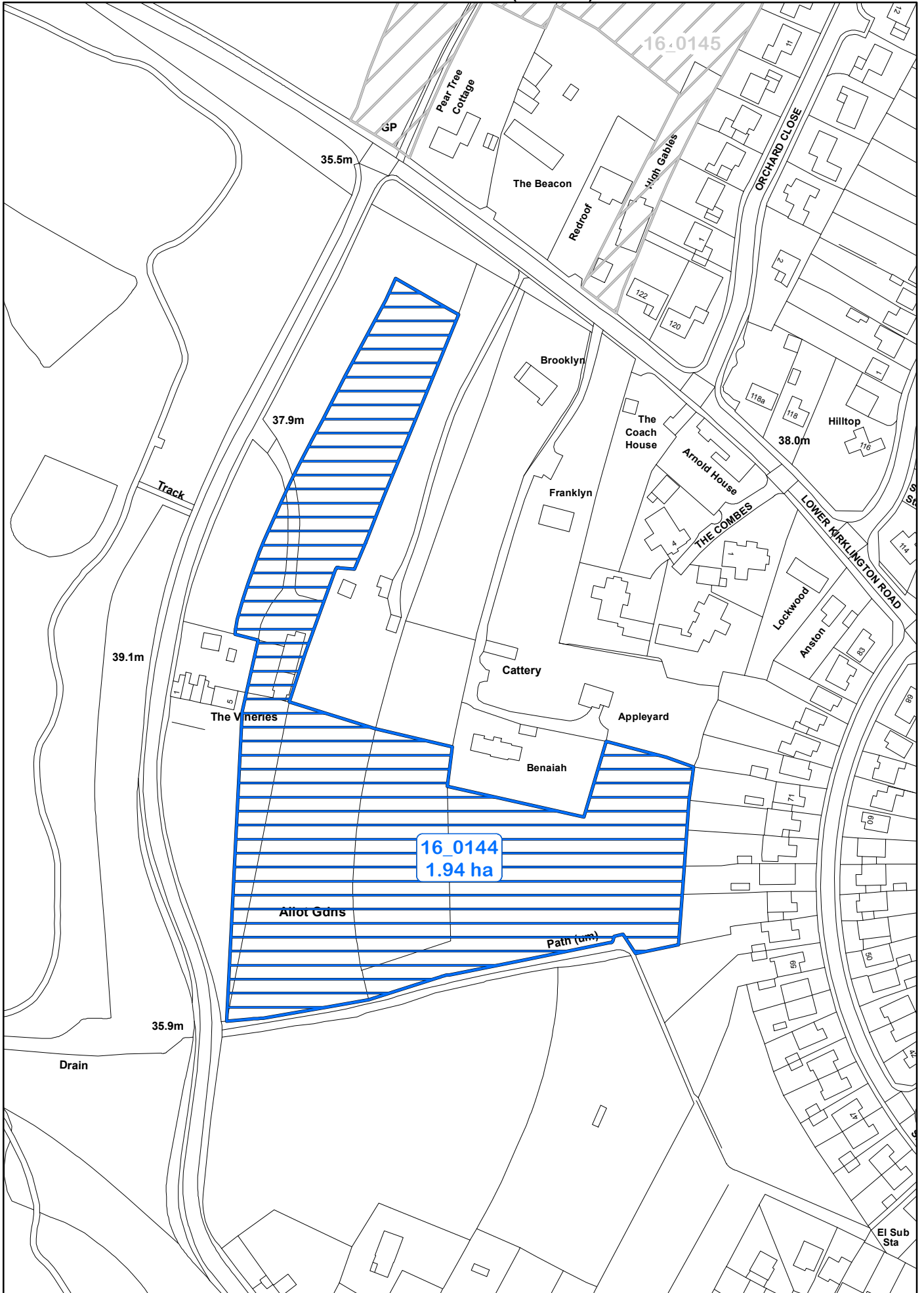
Additional Comments

16/01352/OUT Application for 9 houses on part of site withdrawn. Planning permission (20/01190/OUTM) approved in June 2021.

Yield : 45

Note: The allocation covers a wider area to allow for a buffer zone to the edge of the settlement

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0145 Site Address Land off Lower Kirklington Road, Southwell (So/Ho/5)

Housing/Employment/Both: Housing
Parish: Southwell

Area (Ha): 3.25
Ward: Southwell

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 currently subject to two appeals pending for residential development. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
Area: PDL Area: Greenfield 3.25
Area Character: Edge-of-Settlement
Setting : Countryside / Residential
Current Use: Vacant

Policy: Suitable

Current Policy Status: allocated So/Ho/5 Other Policy Constraints:
Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: No Bus Stop: Yes
GP/Health Centre: No Cash Machine /
Post Office: No
Store of Local Importance:
Proximity to town centre: Within 1km to a town centre
Green Space Standards: Over 400m from 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: 616m

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: Gradually sloping

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

Agricultural land quality : 91.70% Grade 2 (Very Good), Grade 3 (Good-Moderate) Access to Utilities: Unknown

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

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

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: two footpaths are in the area (Southwell FP57 / FP58)

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: Trees and Hedges

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms the site is available at June 2019.

Achievability Comments: Nothing to suggest 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

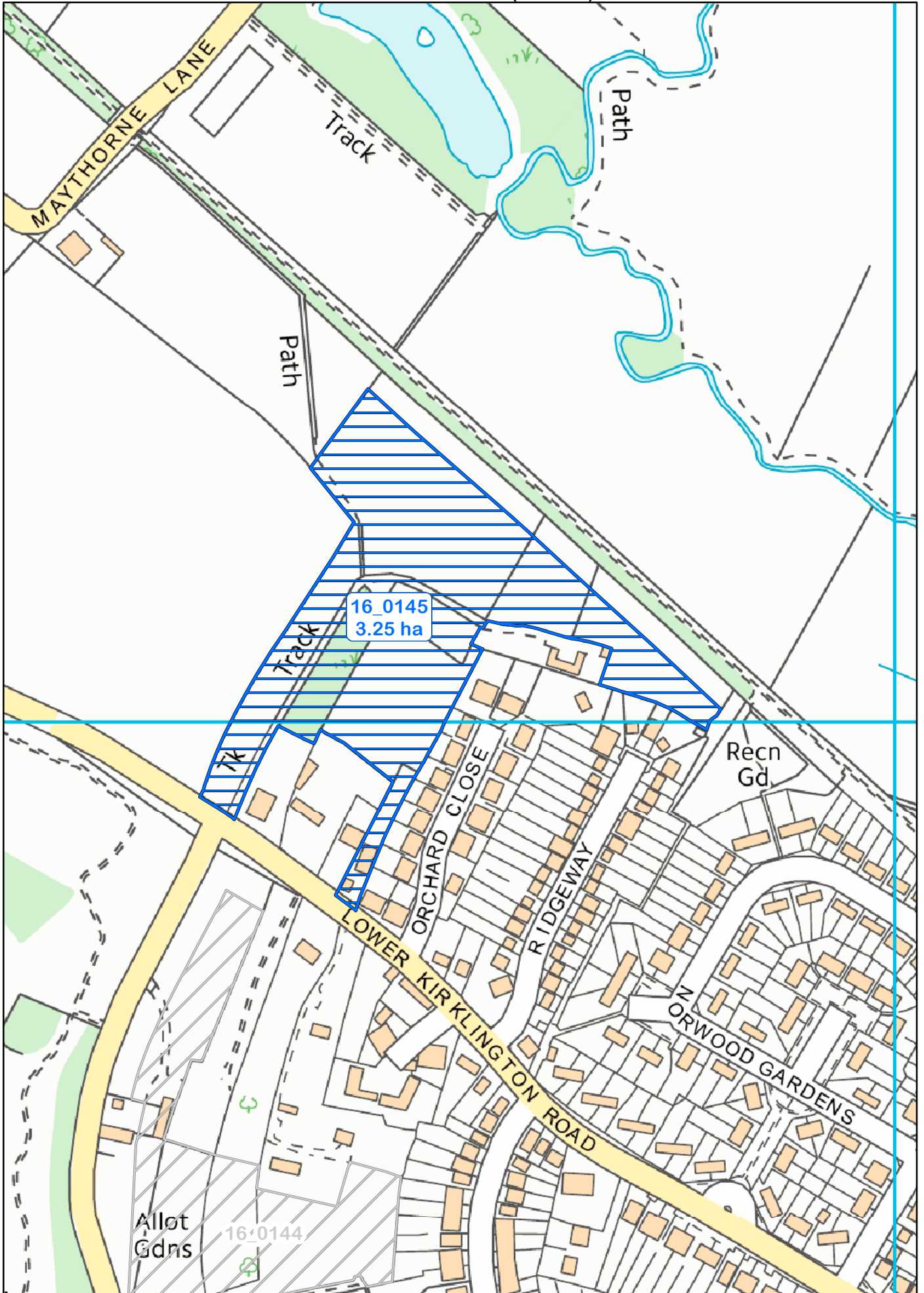
Achievability Conclusion: Achievable

Additional Comments

Site made up of old references 08_0197 and most of 08_0577.

Part of the site is subject to a lapsed permission under reference 15/00475/OUTM for 12 dwellings (leaving a residual allocation of 48). However, a subsequent application 18/01363/FULM (refused July 2019, currently at appeal) includes this land, though it does not include the entire allocated site. 19/01771/FULM was also refused for 80 dwellings and is also currently at appeal.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0146 Site Address Southwell Depot, Southwell (So/Ho/7)	
Housing/Employment/Both: Housing	Area (Ha): 0.38
Parish: Southwell	Ward: Southwell
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:	
<p>The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.</p>	

SUITABILITY	
Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: PDL
	Area: PDL 0.38ha Area: Greenfield
Area Character: Countryside / Residential	
Setting : Edge-of-Settlement	
Current Use: Vacant Former Depot	
Policy: Suitable	
Current Policy Status: Allocated So/Ho/7	Other Policy Constraints:
Conflicting Issues:	

Access to Services : Suitable	
Within 800m or 10mins walking	
Primary School: No	Bus Stop: Yes
GP/Health Centre: No	Cash Machine / Post Office: No
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Within 1km of a town centre	Employment: Yes
Green Space Standards: Within 400m of publicly accessible green space	Proximity to Transport Node: Over 1km to a major public transport node
	Green Space Strategy Comments: 269m
Within 30mins travel by public transport	
Secondary School: Yes	Retail Area: Yes
Further Education: Yes	Hospital: No

Physical Constraints : Suitable

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

Topography Constraints: 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: Unknown

Site Apparatus: Previously developed site Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 6% of site 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 : Adjacent Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site remains available at September 2019.

Achievability Comments: No evidence suggests site will 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

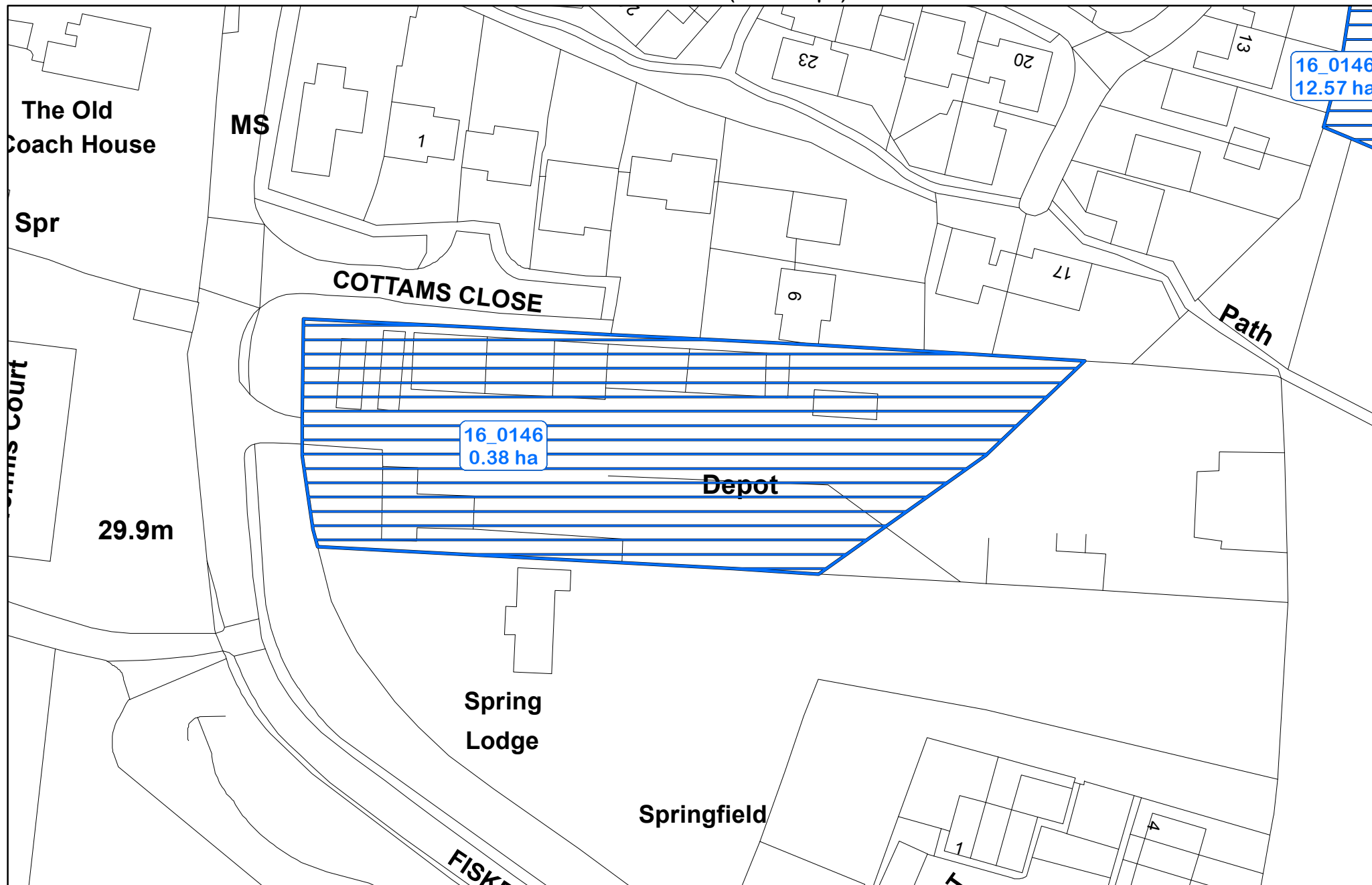
Achievability Conclusion: Achievable

Additional Comments

Site is allocated for 15 dwellings. The Issues Paper proposed to increase the number to 18 to acknowledge that land is no longer reserved for the Southwell Bypass. The urban boundary will be amended to enable this extension.

16/01304/FUL for nine dwellings dismissed at appeal.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0147 Site Address Land to the east of Crew Lane (So/E/2)	
Housing/Employment/Both: Employment	Area (Ha): 2.72ha
Parish: Southwell	Ward: Southwell
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:	
<p>The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Southwell Bypass proposals are no longer included within the County's Transport Plan and as the line will no longer require protection, the boundaries of this site could be amended to better reflect the natural features on the ground. 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 and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.</p>	

SUITABILITY	
Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 2.72ha
Area Character: Employment / Countryside	
Setting : Edge-of-Settlement	
Current Use: Agriculture	
Policy: Suitable	
Current Policy Status: Allocated So/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: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine /	Further Education: Yes Hospital: No
Post Office: No	
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Within 1km of 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: 82m

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:

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: Trees Neighbour Issues: None

Flood Zone: 1 & 2 Surface Water Flooding: 33% of site at high risk, 50% 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: a footpath runs through the site
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Protected Species/Habitats : No	Tree Preservation Order: No
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Natural Features on site: Trees and Hedges

Conservation Area : No	Heritage asset (designated & non designated): Opposite Southwell Workhouse
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Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirms land is available at June 2019.

Achievability Comments: Nothing suggests development 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 was formerly known as 08_0115

Due to changed flood risk in the north a portion of the site will be deallocated.

Due to the requirement to review the allocation in view of the abandoned plan for a Southwell Bypass, the allocation will be reduced, along with So/E/3. This will also take into account potential to sterilise land for future development and access concerns.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0148 Site Address Land south of Crew Lane, Southwell (So/E/3)	
Housing/Employment/Both: Employment	Area (Ha): 2.18ha
Parish: Southwell	Ward: Southwell
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:	
<p>The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Proposals for Southwell Bypass are no longer included within the County's Transport Plan and the Bypass will no longer require protection and the boundaries of this site could be amended to better reflect features on the ground. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation if necessary.</p>	

SUITABILITY	
Character Land Use Location: Suitable	
Location: Within Urban Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 2.18ha
Area Character: Countryside	
Setting : Countryside	
Current Use: Agriculture	
Policy: Suitable	
Current Policy Status: Allocated So/E/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: No	Further Education: Yes Hospital: No
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Within 1km of 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: 218m

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:

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

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

Site Apparatus: None Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 0.4% of site at high risk, 0.5% at medium risk, 3.1% 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: trees, hedges

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

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land controlled by the council, remains available.

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None Ownership Comments:

Legal Issues: None Legal Comments:

Timescale: 5-10 years Availability Other Issues:

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

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Any review of the allocation should take into account the risk of sterilising land for future development and access concerns.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0200 Site Address Brackenhurst Campus, Nottingham Road, Southwell	
Housing/Employment/Both: Housing	Area (Ha): 43.74
Parish: Southwell	Ward: Southwell
Suitability Conclusion:	Not 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 separate from the urban boundary of Southwell and is therefore not suitable for development.	

SUITABILITY

Character Land Use Location: Not Suitable	
Location: Separate from Urban Boundary	PDL/Greenfield: Greenfield
Area Character: Rural	Area: PDL Area: Greenfield 43.74ha
Setting : Rural	
Current Use: Agriculture	
Policy: Not Suitable	
Current Policy Status: Site is separate from village 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: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	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:	Green Space Strategy Comments:

Physical Constraints : Suitable

Highway Engineers Comments:

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Traffic assessment required. This is a huge site and could only be considered following a full TA, identifying any mitigation measures

Topography Constraints: No

Contaminated Land?: No

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

Agricultural land quality : Grade 3 (Good – Moderate)

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Yes (So/PV)

Impact on existing recreational use: several footpaths on or adjacent the site.

Protected Species/Habitats : Potentially

Tree Preservation Order: No

Natural Features on Site: No

Conservation Area : Gateway/setting site

Heritage asset (designated & non designated): South Hill House on site. Brackenhurst Hall and associated listings adjacent, unregistered Park and Garden.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land remains available at June 2019

Achievability Comments: Nothing to recommend against achievability

Ownership Constraints:

Ownership Comments:

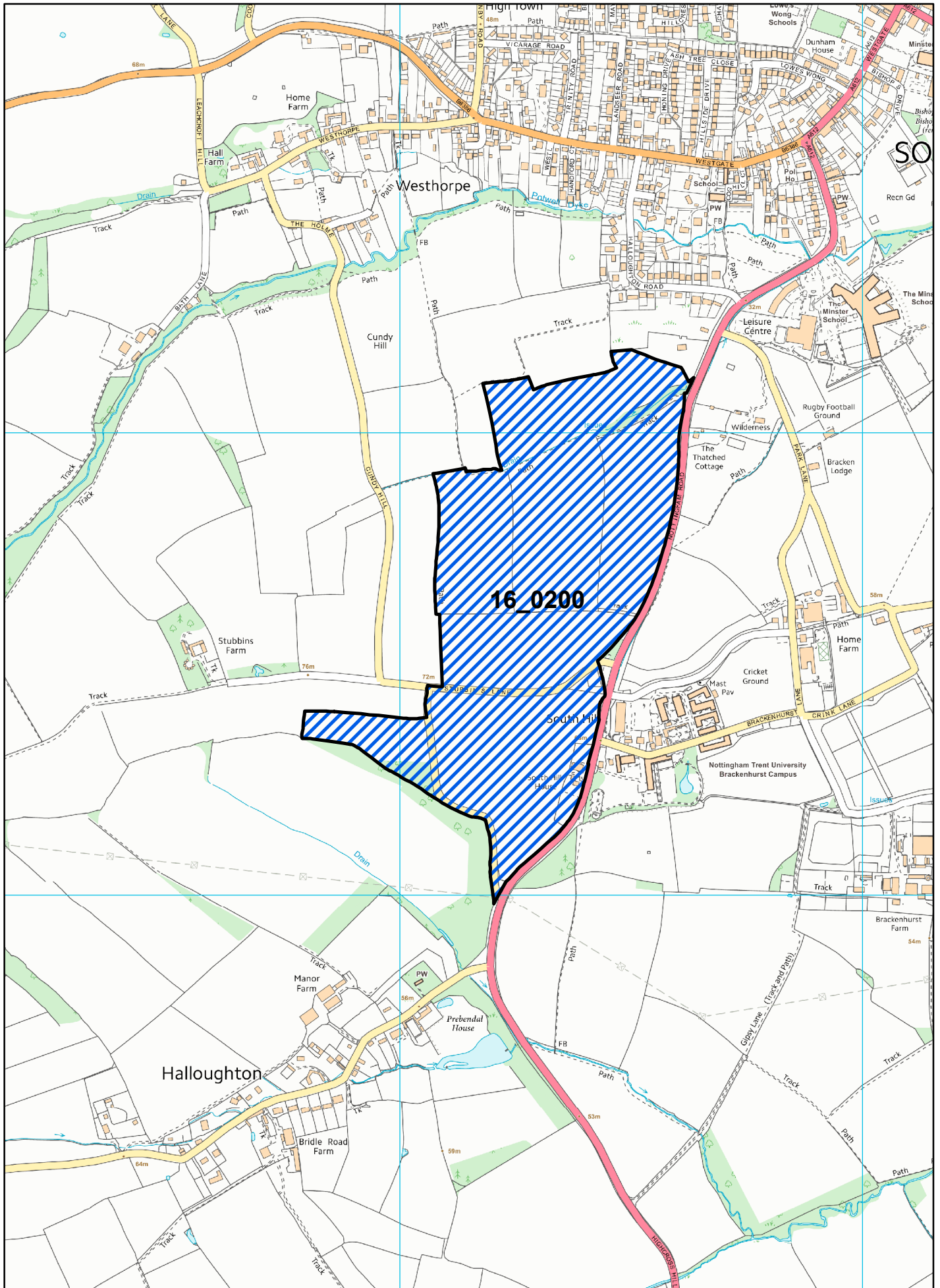
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available
Achievability Conclusion:	Achievable

Additional Comments
Site used to be 08_0350
Nottingham Trent University, the landowner, has no plans to develop the site.
Notional capacity, if fully developed: 788 dwellings.



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0205 Site Address Land west of Allenby Road, Southwell	
Housing/Employment/Both: Housing	Area (Ha): 3.29
Parish: Southwell	Ward: Southwell
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 to the urban boundary and may be considered suitable for development. The site is both available and achievable. Possible off-site highways mitigation works may be required.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Urban (outside but adjacent settlement boundary)	PDL/Greenfield: Greenfield
Area Character: Countryside	Area: PDL Area: Greenfield 3.29ha
Setting : Countryside	
Current Use: Agricultural Field	
Policy: May be Suitable	
Current Policy Status: Outside (but adjoining) settlement boundary	Other Policy Constraints: SP3 / DM8
Conflicting Issues:	

Access to Services : May be Suitable	
Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No Bus Stop: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	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:	Green Space Strategy Comments:

Physical Constraints : May be Suitable

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Off-site highway works required. Traffic Assessment required. Reasonably straight forward site subject to access and layout to appropriate standard. TA required.

Topography Constraints: None

Contaminated Land?: No

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

Agricultural land quality : 100% Grade 2 (Very Good)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: None

Impact on existing recreational use: There is a public footpath through site

Protected Species/Habitats : None

Tree Preservation Order: No

Natural Features on site: None

Conservation Area : Adjacent/setting

Heritage asset (designated & non designated): No

Suitability Conclusion: May be Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site remains available September 2019

Achievability Comments: information submitted suggests 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

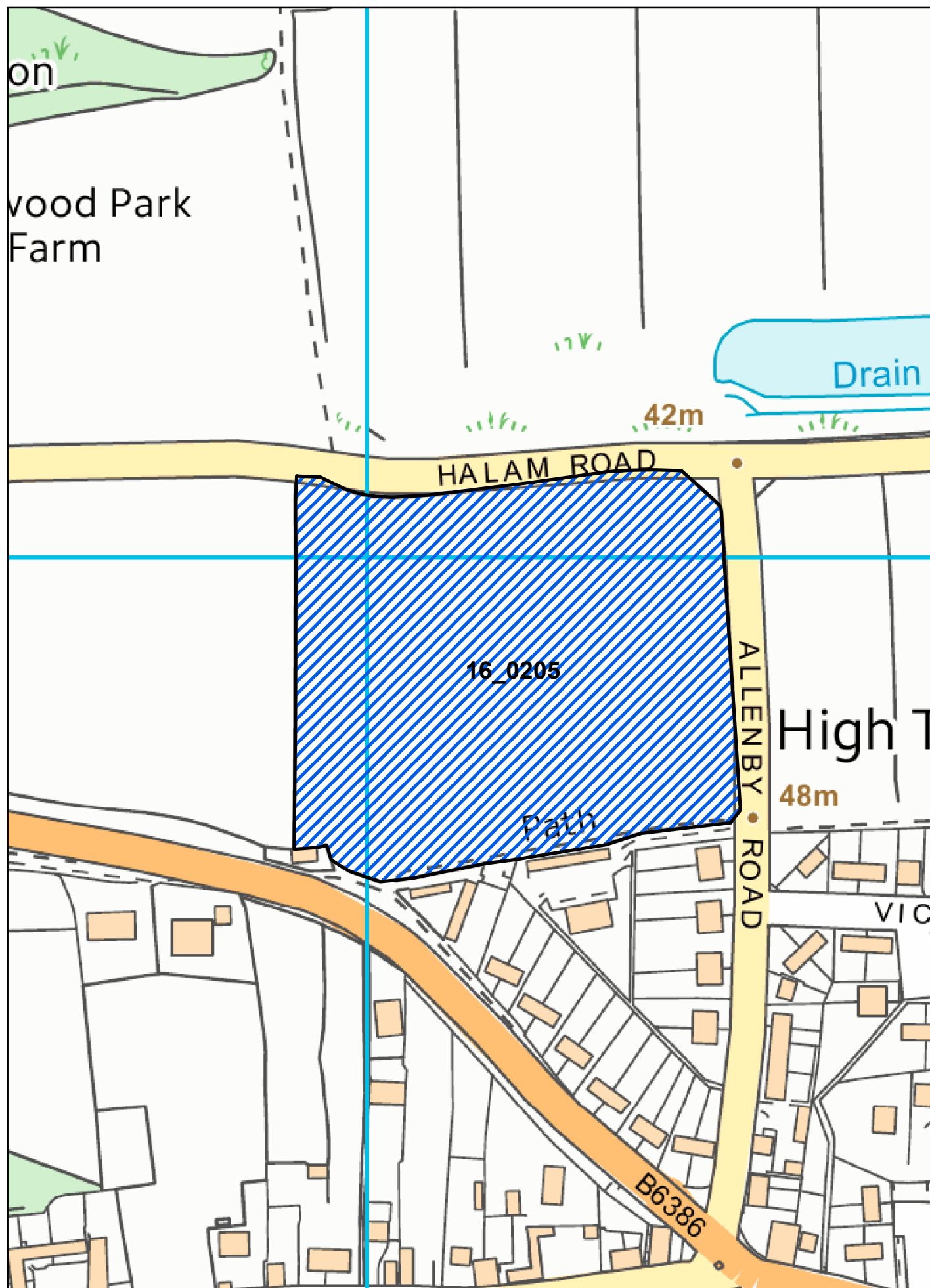
Additional Comments

Site was formerly 08_0387

Yield: 59



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0217		Site Address Land off Kirklington Road, Southwell	
Housing/Employment/Both: Housing		Area (Ha): 0.70	
Parish: Southwell		Ward: Southwell	
Suitability Conclusion:	Not Suitable		
Availability Conclusion:	Available		
Availability Comments:	The site is available within 5-10 years		
Achievability Conclusions:	Achievable		
Achievability Comments:	There is nothing to suggest the site is not achievable		
OVERALL CONCLUSION:			
The site is not suitable for development due to highways constraints unless third party land could be included to address the concerns identified.			

SUITABILITY

Character Land Use Location: May be Suitable			
Location: Urban (outside but adjacent to urban boundary)		PDL/Greenfield: Greenfield	
		Area: PDL	Area: Greenfield 0.70ha
Area Character: Woodland / Residential			
Setting : Edge-of-Settlement			
Current Use: Vacant Land			
Policy: May be Suitable			
Current Policy Status: Countryside		Other Policy Constraints: SP3 / DM8	
Conflicting Issues:			

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

Physical Constraints : Not Suitable

Highway Engineers Comments:

The access width is restricted to 4.3m and the junction visibility splay to the north-west is poor. Consequently this land is not acceptable for development in highway terms unless third party land could be included to overcome these issues.

Topography Constraints: No

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

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

Site Apparatus: Electricity sub-station to south of 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: Footpath on site
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Protected Species/Habitats : potentially	Tree Preservation Order: No
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Natural Features on site trees

Conservation Area : No	Heritage asset (designated & non designated): May impact listed buildings and unregistered P&G in the vicinity.
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Suitability Conclusion: Not Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirms site remains available at June 2019.

Achievability Comments: Nothing to recommend against achievability

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site was known as 08_0117

Yield: 15



SHELAA 2016 Sites (Portrait)

