



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

**THURGARTON PARISH – SITE
ASSESSMENTS**

2021

Thurgarton Parish

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

Site Reference Number: 16_0080 Site Address: The Red Lion, Thurgarton
Housing/Employment/Both: Residential & Pub Area (Ha): 0.38
Parish: Thurgaton Ward: Dover Beck

Suitability Conclusion: Settlement too Small
Availability Conclusion: Available
 Availability Comments: The site has permission and is available within 0-5 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:

New allocations are not being sought in this tier of the settlement hierarchy at this stage. However, the site has an extant planning permission for 4 dwellings and is currently under construction. The site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Settlement PDL/Greenfield: PDL
 Area: PDL 0.38ha Area: Greenfield
 Area Character: Residential
 Setting : Residential
 Current Use: Public House

Policy: Not Suitable

Current Policy Status: SP3 Other Policy Constraints:
 Conflicting Issues: Allocations not being sought in this tier of the settlement hierarchy

Access to Services : May be Suitable

Within 800m or 10mins walking

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

Store of Local Importance:
 Proximity to town centre: Over 1km to a town centre
 Green Space Standards: Within 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: Within 1km of major public transport node
 Green Space Strategy Comments: 166m

Physical Constraints : Suitable

Highway Engineers Comments: Extant planning permission

Topography Constraints: Site slopes steeply up from road to the north-west

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: Former Public House site Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 6% at Medium Risk, 32% 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 : Tree Preservation Order:

Natural Features on Site: No

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

Suitability Conclusion: Settlement too Small

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed balance of land (changes made to boundary to include additional land as well) remains available July 2019.

Achievability Comments: Evidence suggests the site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

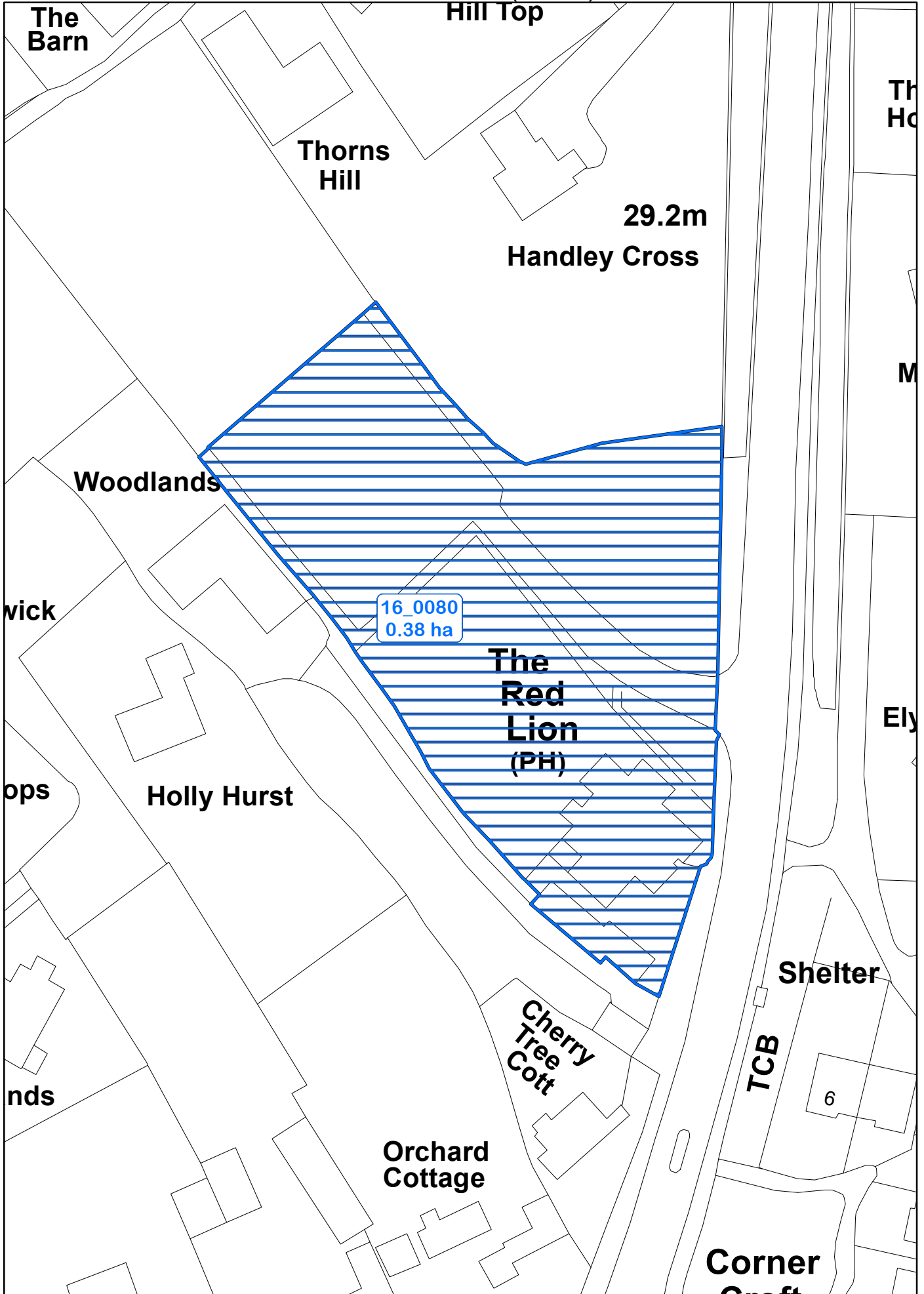
Availability Conclusion:

Achievability Conclusion:

Additional Comments

Benefits from approved application 16/00965/FUL to retain the public house and construct 4 dwellings.

Yield: 8, including 4 with permission.



Site Reference Number: 16_0081 Site Address Priory Farm, Thurgaton
Housing/Employment/Both: Housing Area (Ha): 0.39
Parish: Thurgaton Ward: Dover Beck

Suitability Conclusion: Settlement too Small
Availability Conclusion: Available
 Availability Comments: The site is available within 0-5 years and has permission
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not available

OVERALL CONCLUSION:
New allocations are not being sought in this tier of the settlement hierarchy at this stage. However, the site has an extant planning permission for 6 dwellings. The site is available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Settlement PDL/Greenfield: PDL
 Area: PDL 0.39ha Area: Greenfield
 Area Character: Residential
 Setting : Residential / Countryside
 Current Use: Vacant

Policy: Not Suitable

Current Policy Status: SP3 Other Policy Constraints:
 Conflicting Issues: Allocations not being pursued in this tier of the settlement hierarchy

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:	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Within 1km to a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 101m	

Physical Constraints: Suitable

Highway Engineers Comments: Extant planning permission

Topography Constraints: No

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

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

Site Apparatus: Range of former farm buildings Neighbour Issues: Site access in a narrow part of main road

Flood Zone: 1 Surface Water Flooding: 0.1% 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: No

Conservation Area: Yes Heritage asset (designated & non designated):
Yes. Grade II Listed Pigeoncote and attached stabling and granary at Manor House Farm (also Grade II Listed) (adjacent to site)

Suitability Conclusion: Not Suitable – Settlement to Small

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land remains available July 2019.

Achievability Comments: No evidence to suggest the 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 approval for 16/00529/FUL for six units.

Yield: 6

SHELAA 2016 Sites (Landscape)

