



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

UPTON PARISH – SITE ASSESSMENTS

2021

Upton Parish

The following sites have been submitted within the Parish of Upton. 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_0117 Site Address Chapel Farm, Main Road, Upton	
Housing/Employment/Both: Housing	Area (Ha): 0.31
Parish: Upton	Ward: Trent
Suitability Conclusion:	Settlement too Small
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:	
New allocations are not being sought in this tier of the settlement hierarchy at this stage.	

SUITABILITY

Character Land Use Location: May be Suitable	
Location: Adjacent Village	PDL/Greenfield: Both
	Area: PDL Area: Greenfield
Area Character: Residential	
Setting : Village	
Current Use: Agricultural Farmyard	
Policy: May be Suitable Not suitable??? Allocations not being sort??	
Current Policy Status: SP3 / DM8	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: No	Secondary School: No Retail Area:
GP/Health Centre: No Cash Machine / Post Office:	Further Education: No Hospital: No
Store of Local Importance:	Supermarket: Employment: No
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km from a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 289m

Physical Constraints : Suitable

Highway Engineers Comments: Access previously agreed as part of now lapsed permission

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 3 (Good-Moderate) Access to Utilities: Yes

Site Apparatus: Existing buildings on site Neighbour Issues: None

Flood Zone: Surface Water Flooding: 0.3% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: None | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on Site:

Conservation Area: Yes Heritage asset (designated & non designated):
Yes. Grade II Listed Threshing Barn within and adjacent to site.

Suitability Conclusion: Not Suitable – Settlement too Small

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owner confirmed availability July 2019

Achievability Comments: There is 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

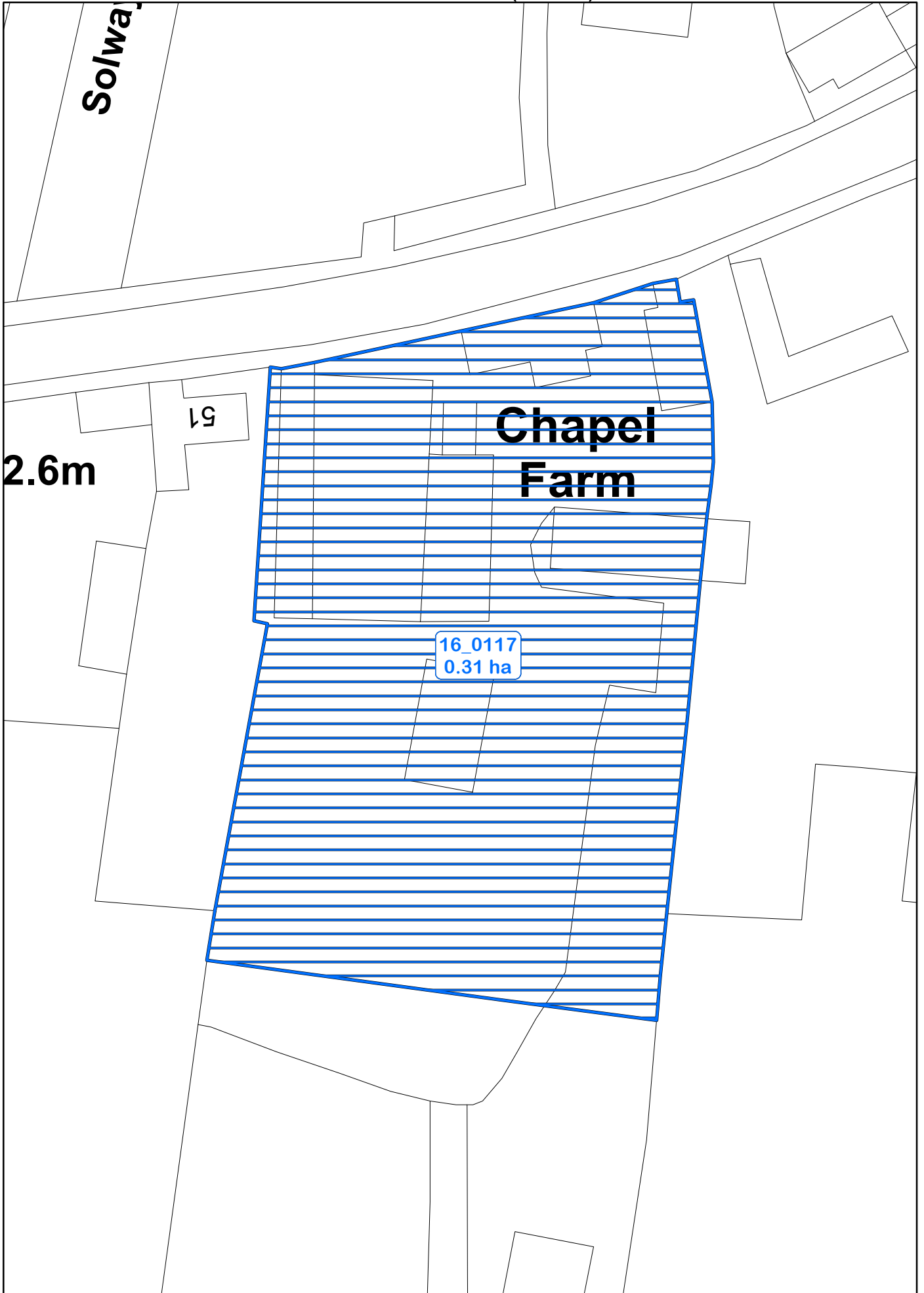
Achievability Conclusion: Achievable

Additional Comments

Planning history but no current valid permission.

Land owner has requested additional land be included in the assessment.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 20_0003 Site Address: Land at Windmill Cottage, Upton
Housing/Employment/Both: Housing Area (Ha): 1.90
Parish: Upton Ward: Southwell East

Suitability Conclusion: Not Suitable – Settlement too Small
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:

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

Approximate yield:

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

Physical Constraints :

Highway Engineers Comments:
 Topography Constraints:
 Contaminated Land: Contamination Category:

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

Yield: 57 dwellings



SHELAA 2016 Sites (Portrait)

