



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**WALESBY PARISH – SITE ASSESSMENTS**

**2021**

**Walesby Parish**

The following sites have been submitted within the Parish of Walesby. 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\_0190 Site Address Oakham Poultry Farm (OS grid ref SK675713)**  
**Housing/Employment/Both: Employment Area (Ha): 13.04**  
**Parish: Walesby Ward: Boughton**

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

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Outside Settlement PDL/Greenfield: PDL  
 Area: PDL 13.04ha Area: Greenfield  
 Area Character: Countryside  
 Setting : Rural  
 Current Use: Agriculture

**Policy:**  
 Current Policy Status: SP3, CP6, DM8 Other Policy Constraints:  
 Conflicting Issues: Site is away from the village in the countryside, and therefore conflicts with SP3.

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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?:                      Contamination Category:

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:

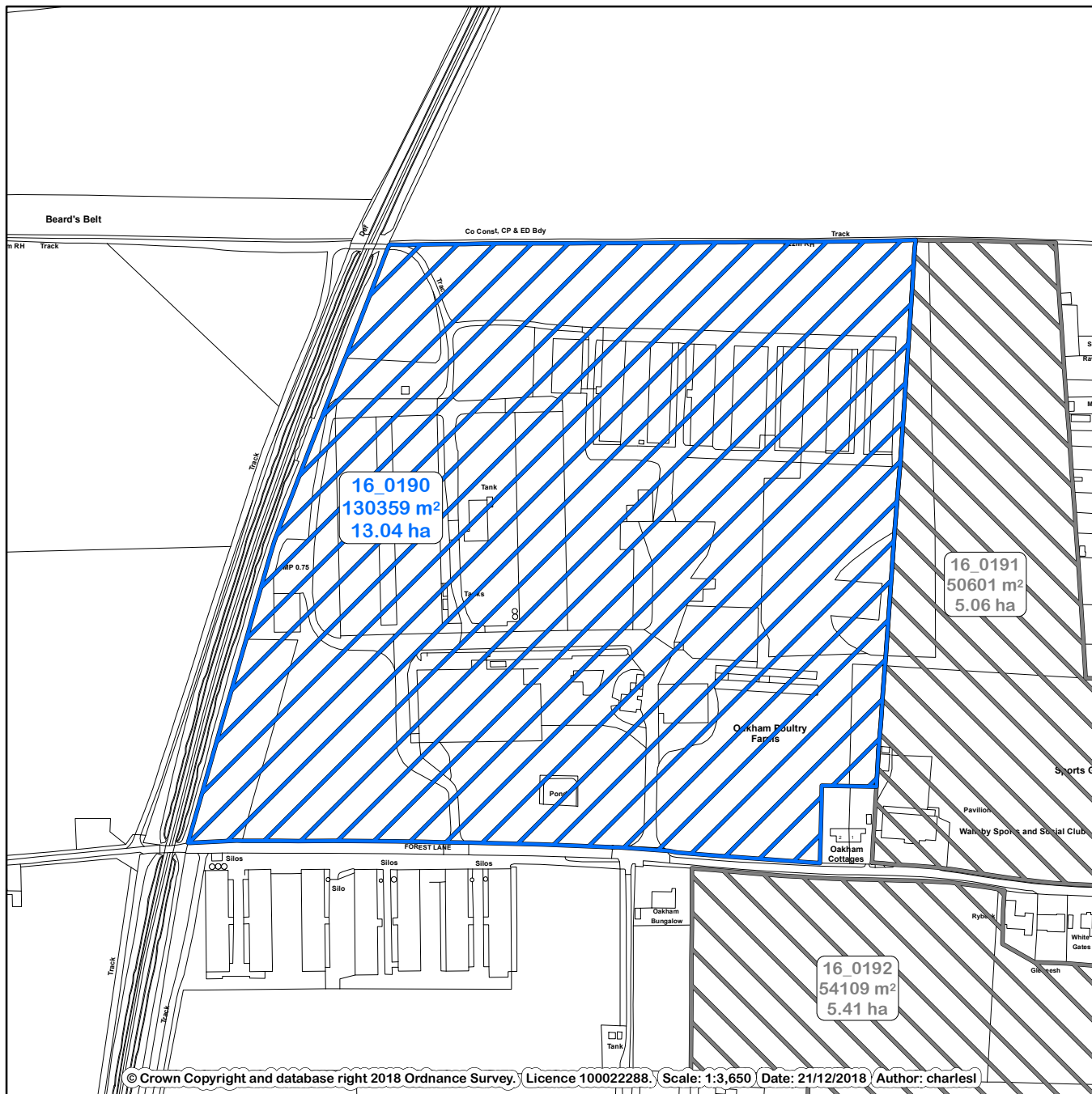
**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

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<b>Site Reference Number: 16_0191 Site Address Land west of Retford Road and north of Forest Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 5.06</b>
<b>Parish: Walesby</b>	<b>Ward: Boughton</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Settlement too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Countryside	PDL/Greenfield: Both
	Area: PDL      Area: Greenfield
Area Character: Rural	
Setting : Rural	
Current Use: Approximately 50% of site is sports ground and remainder is agricultural field	
<b>Policy:</b>	
Current Policy Status: SP3, SP8 & DM8	Other Policy Constraints:
Conflicting Issues: The site lies outside the village in the open countryside and is therefore contrary to policy.	

<b>Access to Services :</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Physical Constraints :</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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: 91





16\_0190  
130359 m<sup>2</sup>  
13.04 ha

16\_0191  
50601 m<sup>2</sup>  
5.06 ha

16\_0192  
54109 m<sup>2</sup>  
5.41 ha

16\_0193  
19282 m<sup>2</sup>

<b>Site Reference Number: 16_0192 Site Address Land west of Retford Road and south of Forest Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 5.20</b>
<b>Parish: Walesby</b>	<b>Ward: Boughton</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Settlement too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Not adjacent to built-up area	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 5.20ha
Area Character: Rural	
Setting : Rural	
Current Use: Agricultural	
<b>Policy:</b>	
Current Policy Status: SP3 & DM8	Other Policy Constraints:
Conflicting Issues: Site is outside the village and in the open countryside	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30mins travel by public transport</b>
Primary School:      Bus Stop:	Secondary School:      Retail Area:
GP/Health Centre:      Cash Machine Post	Further Education:      Hospital:
Office:	
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?:                      Contamination Category:

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:

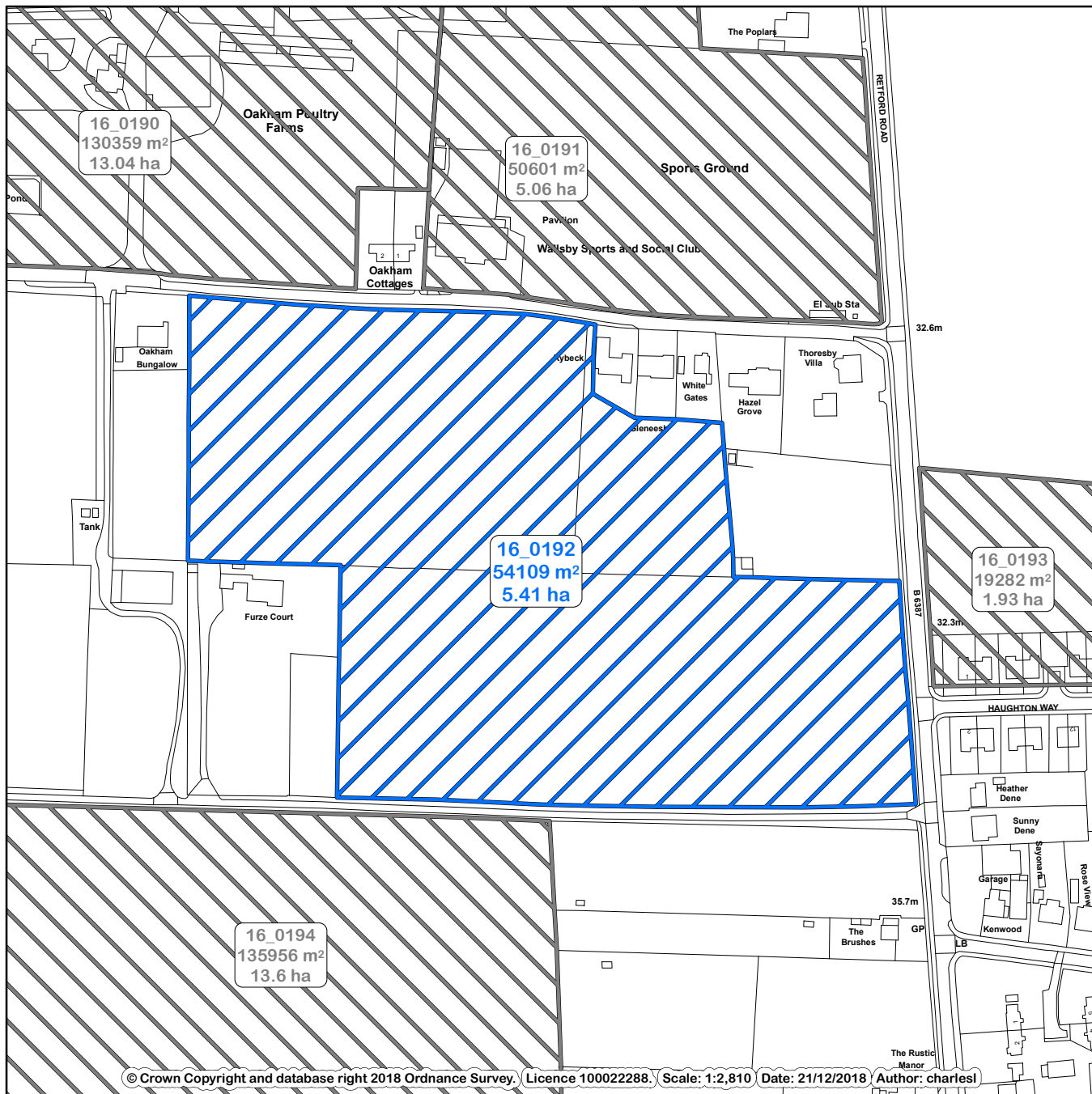
**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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

Yield: 97



**Site Reference Number: 16\_0193 Site Address Land east of Retford Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.93**  
**Parish: Walesby Ward: Boughton**

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

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Edge-of-Settlement PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.93ha  
 Area Character: Rural  
 Setting : Rural  
 Current Use: Agriculture

**Policy:**  
 Current Policy Status: SP3 & DM8 Other Policy Constraints:  
 Conflicting Issues: The site is currently outside the village within open countryside

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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?:                      Contamination Category:

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**

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

Formerly referred to as 08\_0380

Yield: 41







**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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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**

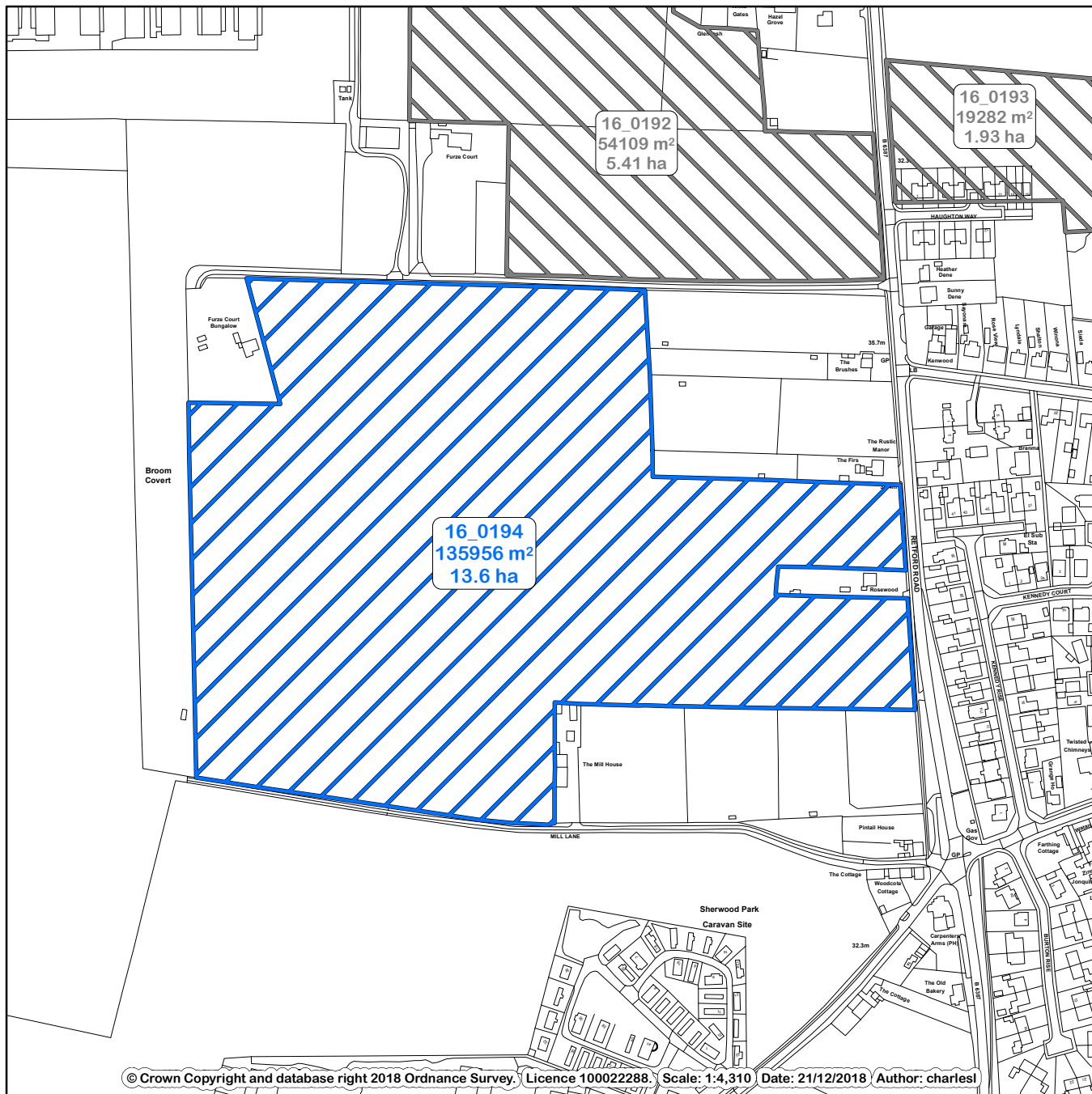
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

Yield: 245



16\_0192  
54109 m<sup>2</sup>  
5.41 ha

16\_0193  
19282 m<sup>2</sup>  
1.93 ha

16\_0194  
135956 m<sup>2</sup>  
13.6 ha

**Site Reference Number: 16\_0214 Site Address Land west of Green Lane, Walesby**  
**Housing/Employment/Both: Housing Area (Ha): 2.22**  
**Parish: Walesby Ward: Boughton**

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

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.22ha

Area Character: Countryside / Village

Setting : Countryside / Village

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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:**

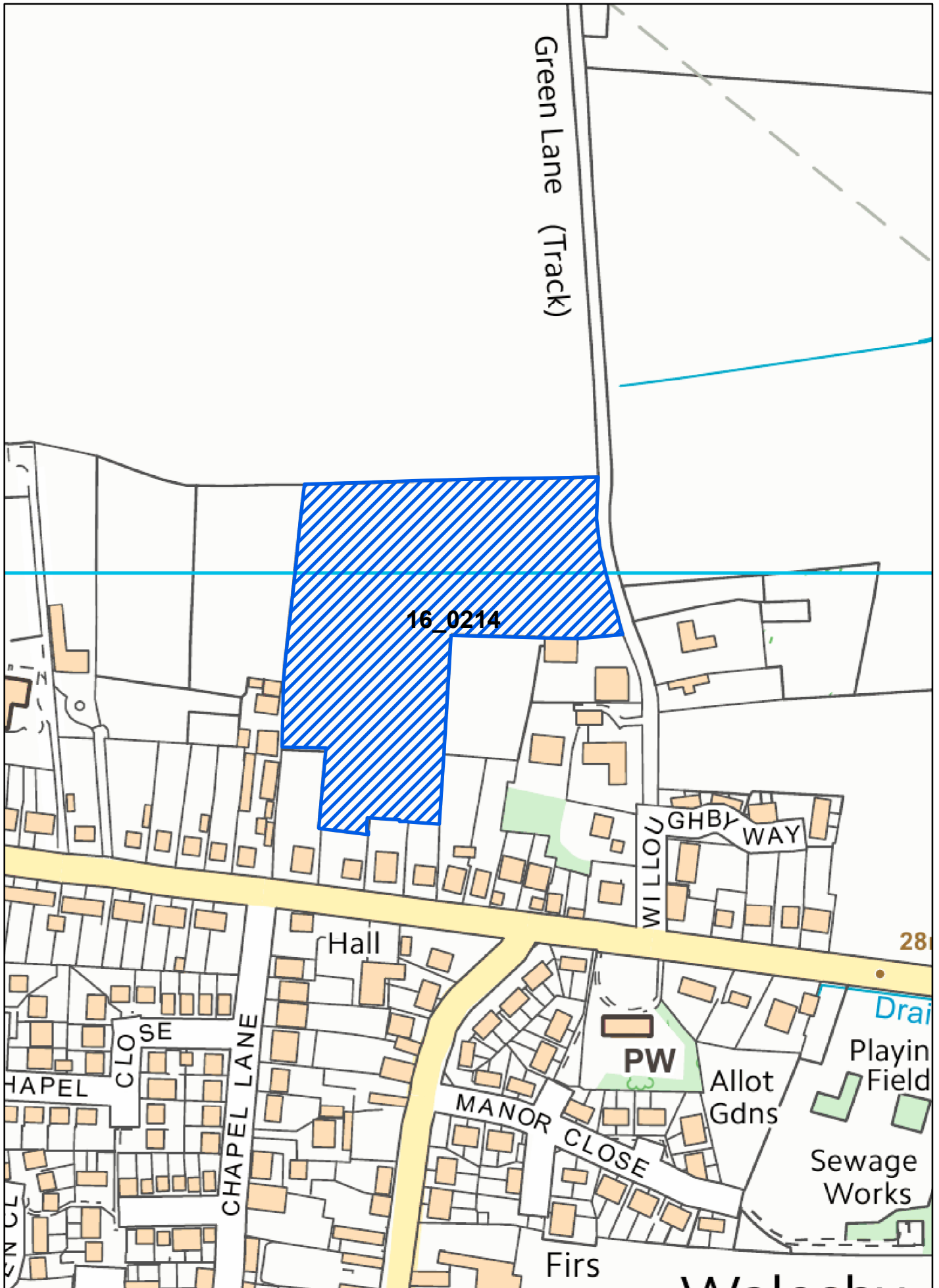
**Achievability Conclusion:**

**Additional Comments**

Previously 08_0166a
Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0215 Site Address Land east of Green Lane**  
**Housing/Employment/Both: Housing Area (Ha): 1.22**  
**Parish: Walesby Ward: Boughton**

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

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.22ha

Area Character: Countryside / Village

Setting : Countryside / Village

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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:**

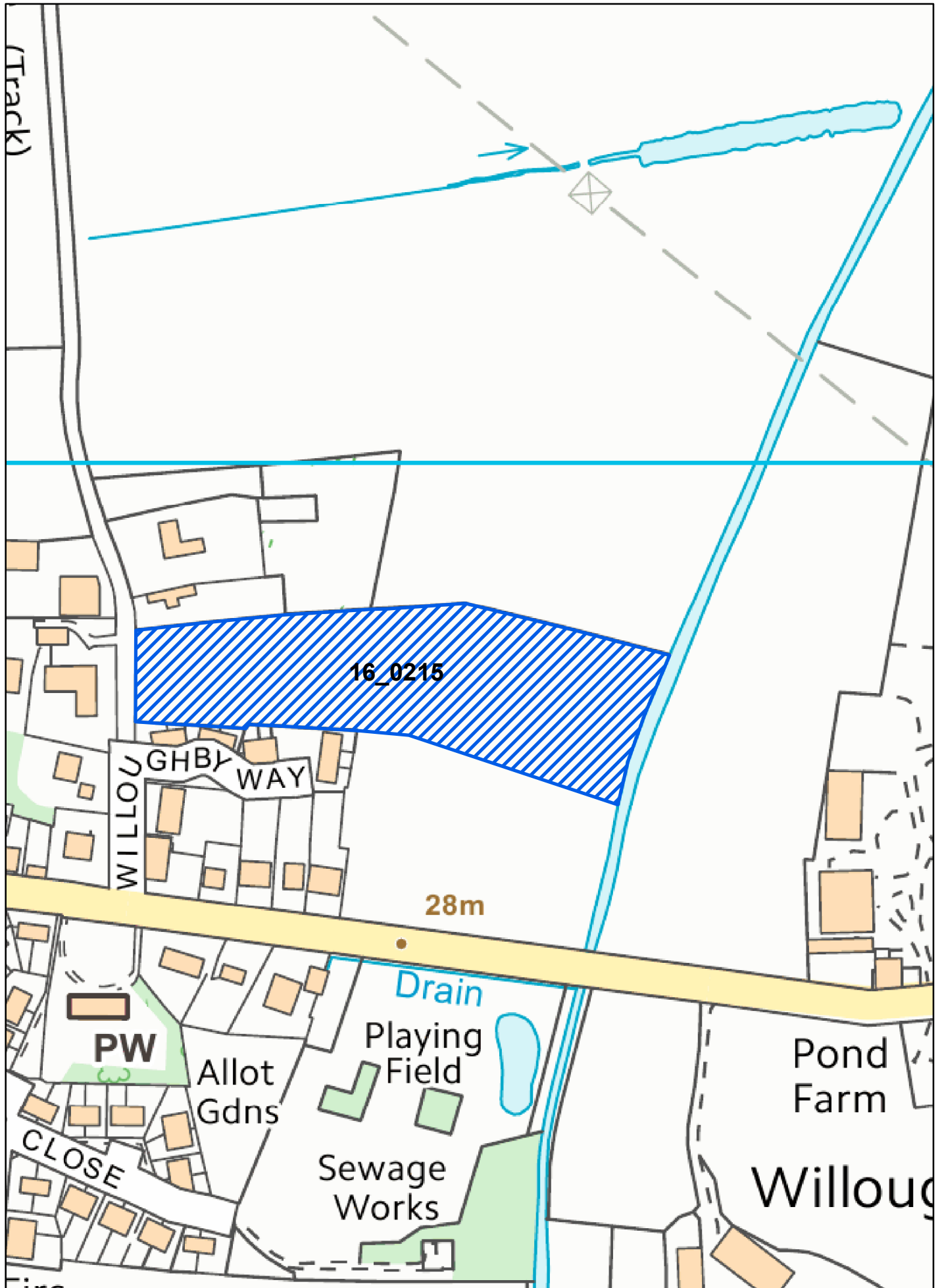
**Additional Comments**

Previously 08\_0166b

Yield: 26



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0229 Site Address: Land east of Retford Road and south of Walesby</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 3.82</b>
<b>Parish: Walesby</b>	<b>Ward: Boughton</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Settlement too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Village (outside but adjoining boundary)	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 3.82ha
Area Character: Countryside / Village	
Setting : Countryside	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status:	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
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:

<b>Physical Constraints :</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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:**

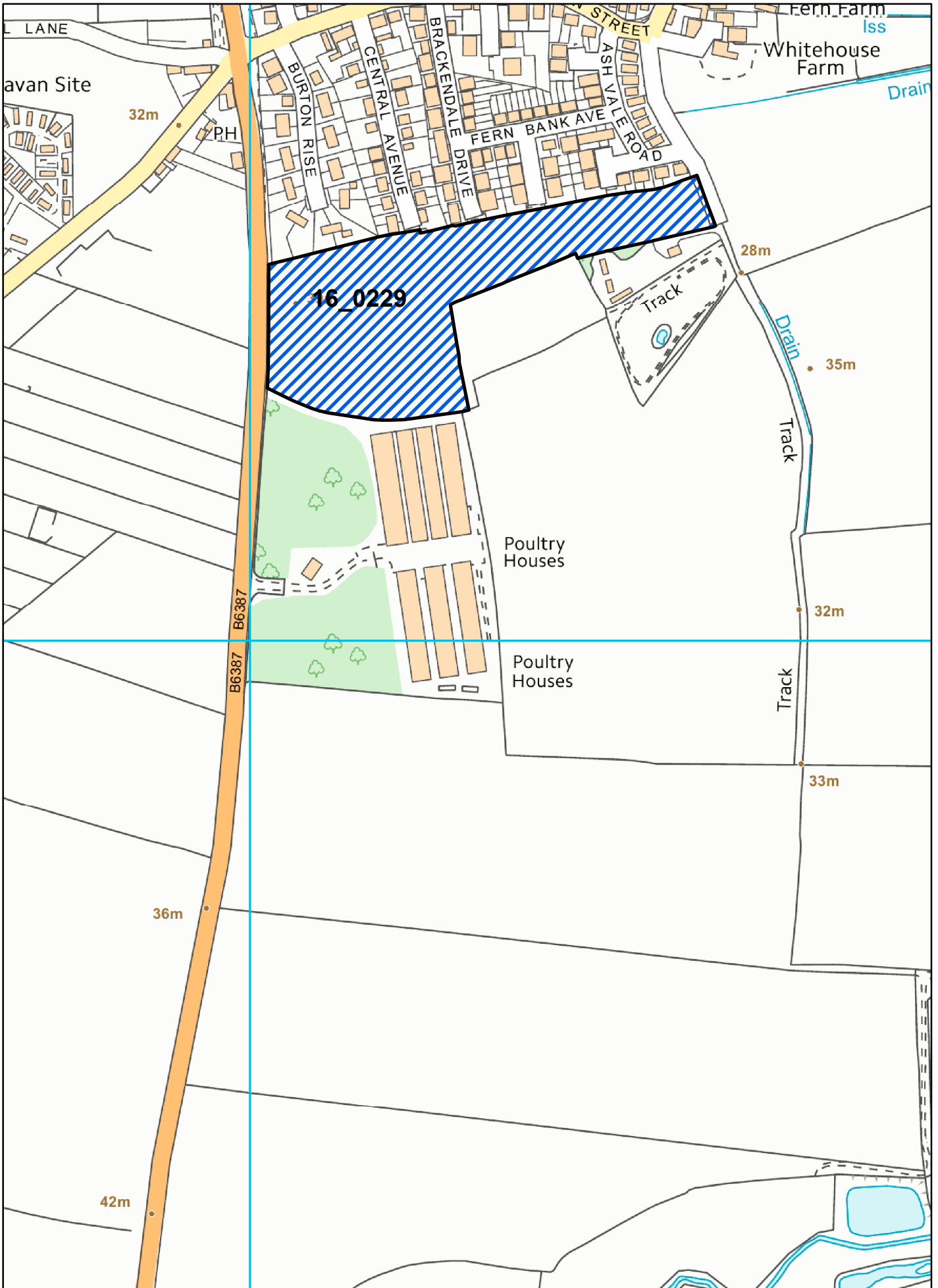
**Additional Comments**

Site formerly called 08\_0106

Yield: 69



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0246 Site Address Land north of Tuxford Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.95**  
**Parish: Walesby Ward: Boughton**

**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.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separated from village boundary      PDL/Greenfield: Greenfield  
 Area: PDL      Area: Greenfield 0.95ha  
 Area Character: Countryside  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**

Current Policy Status:      Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
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?:                      Contamination Category:

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:**

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

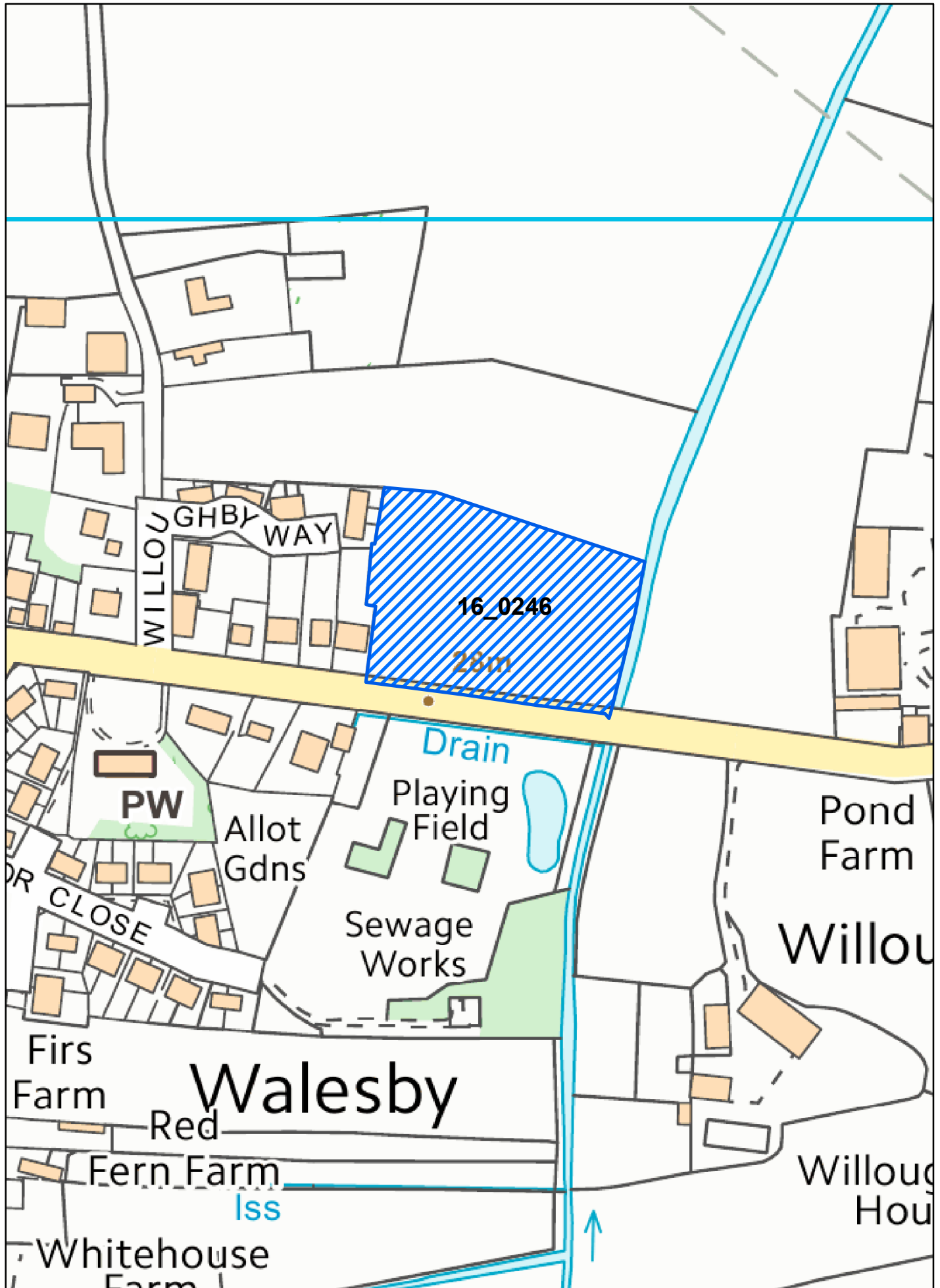
**Additional Comments**

Size comprises former sites 08\_0206 and 08\_0686





# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0247 Site Address Land east of Retford Road (opposite Forest Lane)**  
**Housing/Employment/Both: Housing Area (Ha): 20.43**  
**Parish: Walesby Ward: Boughton**

**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.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separated from village boundary      PDL/Greenfield: Greenfield  
 Area: PDL      Area: Greenfield 20.43ha  
 Area Character: Countryside  
 Setting : Countryside  
 Current Use: Agriculture

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**Policy:**

Current Policy Status:      Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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:**

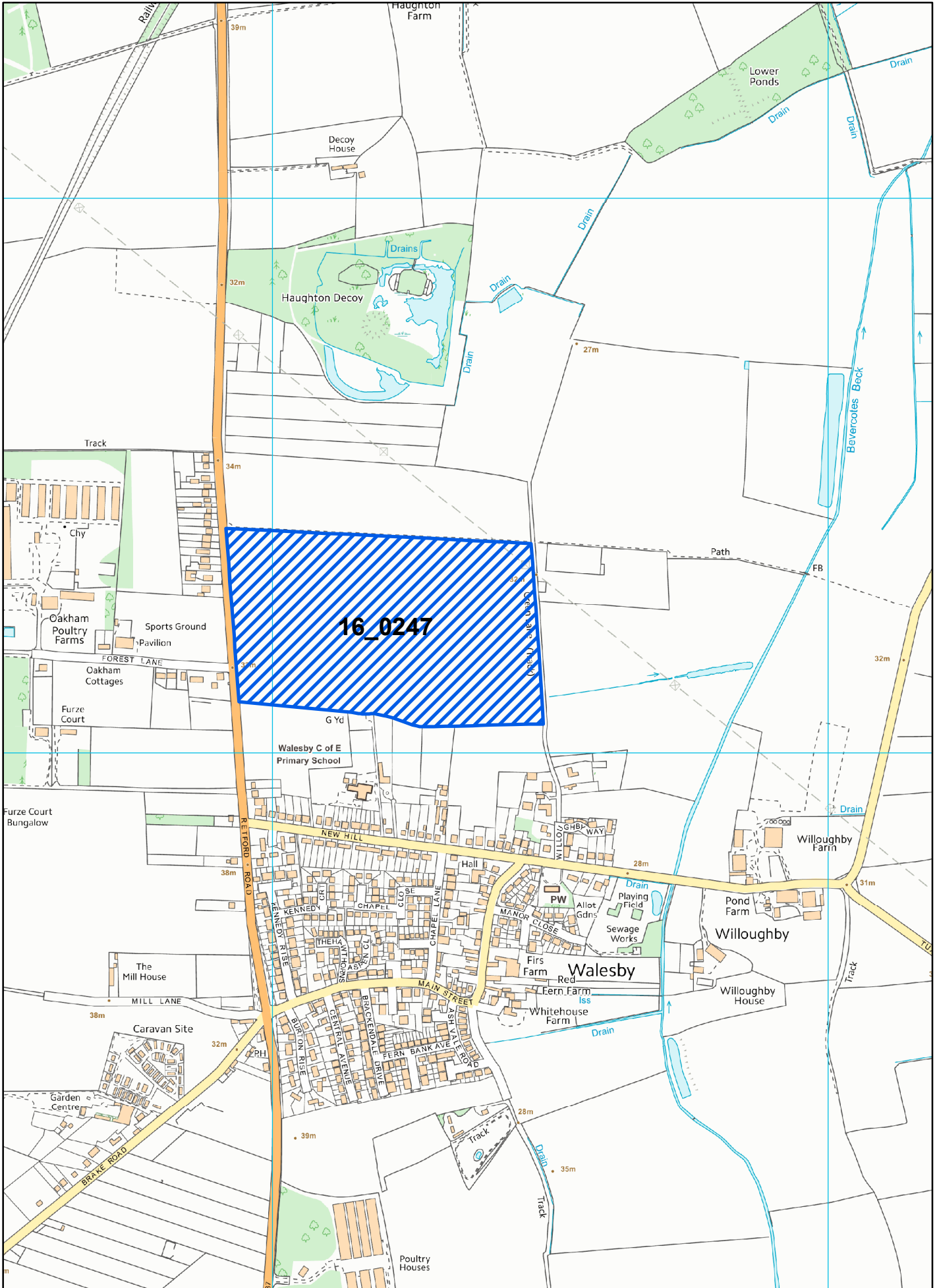
**Achievability Conclusion:**

**Additional Comments**

Site composed of former reference 08_0205
Yield:



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0248 Site Address Land off Bogg Lane**  
**Housing/Employment/Both: Housing Area (Ha): 2.13**  
**Parish: Walesby Ward: Boughton**

**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.**

**SUITABILITY**

**Character Land Use Location:**

Location: Separated from village boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.13ha  
 Area Character: Countryside / Village  
 Setting : Countryside / Village  
 Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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:**

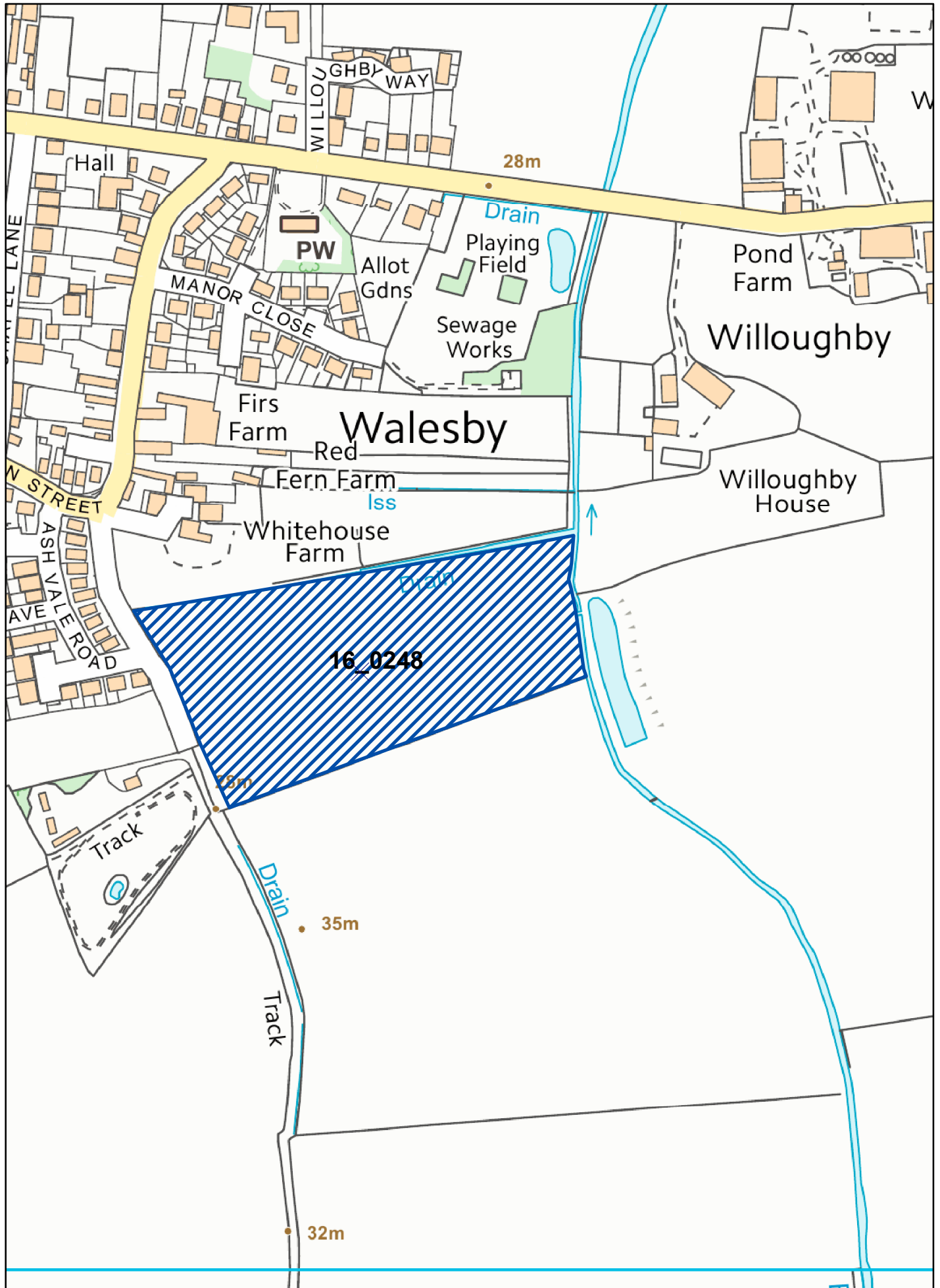
**Achievability Conclusion:**

**Additional Comments**

Site used to be 08\_0204



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0271 Site Address: Land east of Byefields, Green Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.75**  
**Parish: Walesby Ward: Boughton**

**Suitability Conclusion: Not suitable – settlement too small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**  
**Approximate yield:**

**SUITABILITY**

**Character Land Use Location:**  
 Location: PDL/Greenfield:  
 Area: PDL Area: Greenfield  
 Area Character:  
 Setting :  
 Current Use:  


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**Policy:**  
 Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services:**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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**



# SHELAA 2016 Sites (Portrait)

