



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

LOWDHAM PARISH – SITE ASSESSMENTS

2021

Lowdham Parish

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

Site Reference Number: 16_0007 Site Address: Land South West of Epperstone Bypass at Lowdham Roundabout	
Housing/Employment/Both: Housing	Area (Ha): 6.27
Parish: Lowdham	Ward: Lowdham
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	
Availability Comments:	
Achievability Conclusions:	
Achievability Comments:	
OVERALL CONCLUSION:	
Not fully assessed due to Green Belt location. Green Belt boundaries are not being amended as part of the Plan Review.	

SUITABILITY

Character Land Use Location:	
Location: Separated from Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 6.27
Area Character: Residential / Recreation Land	
Setting : Green Belt	
Current Use: Agriculture	
Policy:	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

Access to Services :	
Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No Bus Stop: Yes	Secondary School: No Retail Area:
GP/Health Centre: Yes 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: Within 1km of a major public transport node
Green Space Standards: Within 400m of a publicly available green space	Green Space Strategy Comments:

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Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Lowdham Roundabout junction improvements currently scheduled for 2023 would require some land from the site, could be constructed in conjunction with access for development.

Such development would include drainage improvements which could be integrated to provide flood risk reduction for site.

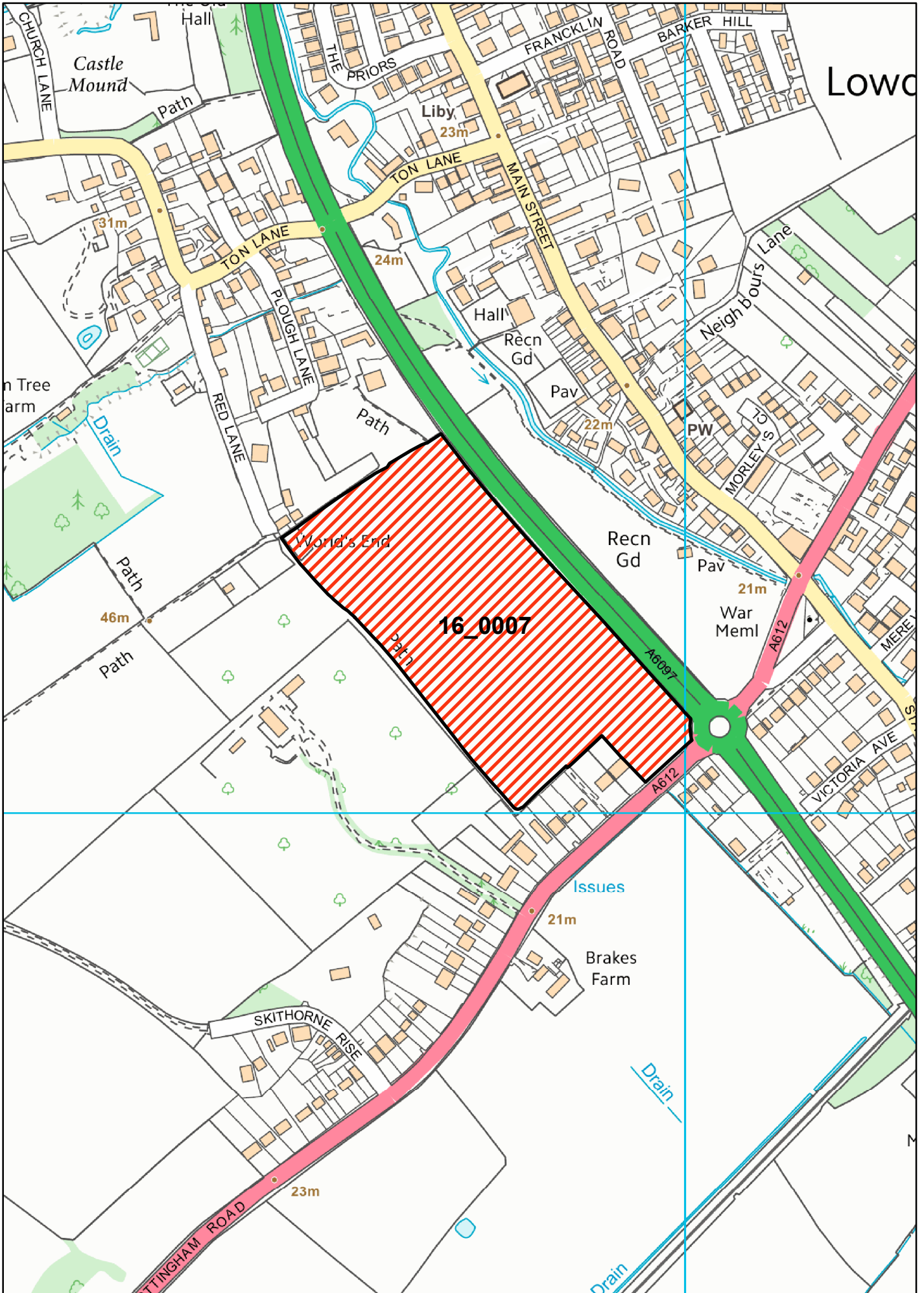
Owner would be open to specialist housing in line with identified needs from Housing Needs Survey or development as exception site.

Consideration would also be given to employment uses.

Yield: 113



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0149 Site Address Land at Epperstone Road, Lowdham (Lo/Ho/1)
Housing/Employment/Both: Housing Area (Ha): 0.25
Parish: Lowdham Ward: Lowdham

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 0-5 & 5-10 years (See below)
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 in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Village (within boundary) PDL/Greenfield: Mixed
 Area: PDL Area: Greenfield
 Area Character: Countryside / Residential
 Setting : Green Belt
 Current Use: Agriculture / Window Business

Policy: Suitable

Current Policy Status: Allocated Lo/Ho/1 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: No	Secondary School: No	Retail Area: No
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: No	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: Over 400m from a publicly accessible green space		Green Space Strategy Comments: 980m	

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Physical Constraints : Suitable

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

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: Very low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: bridle path beyond the site to the northwest

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site: Hedges

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

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

Achievability Comments: Nothing suggests the site would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 (1 dwelling) 5-10 (4 dwellings)

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site forms part of the old 08_0539.

16/00673/CPRIOR allowed a successful window building/installation business which will affect the timeline for development of this portion. (Residual allocation for 4 dwellings, any application may or may not include the business.) This portion of the site would be 5-10 years.

Site benefits from 18/00017/OUT for one dwelling, however agent has mentioned potential for a new application for more intensive development. Nonetheless we are confident to include at least one dwelling in the 0-5 year period.

Yield: 5



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0201 Site Address Land at Lowdham House, Epperstone Road, Lowdham
Housing/Employment/Both: Housing **Area (Ha): 4.6**
Parish: Lowdham **Ward: Lowdham**

Suitability Conclusion: Not Suitable - Green Belt

Availability Conclusion:

Availability Comments:

Achievability Conclusions:

Achievability Comments:

OVERALL CONCLUSION:

Site is in the Green Belt. No further analysis has been undertaken as the Council does not propose to reconsider Green Belt boundaries at this time.

SUITABILITY

Character Land Use Location:

Location: Separated from Village Boundary

PDL/Greenfield: Mixed

Area: PDL

Area: Greenfield

Area Character: Countryside

Setting : Green Belt

Current Use: Countryside

Policy:

Current Policy Status: Green Belt

Other Policy Constraints:

Conflicting Issues: Green Belt

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:

Store of Local Importance:

Proximity to town centre:

Green Space Standards:

Within 30mins travel by public transport

Secondary School: No

Retail Area: No

Further Education: No

Hospital: No

Supermarket:

Employment:

Proximity to Transport Node:

Green Space Strategy Comments:

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

Physical Constraints : Not Suitable

Highway Engineers Comments:

Site has no connection to the public highway and is therefore unsatisfactory.

Topography Constraints: Yes, slopes to the south

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 :

Impact on views: Yes

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: NoN

Natural Features on Site: No

Conservation Area : Setting of CA

Heritage asset (designated & non designated):
No designated assets on the site, in the setting of St Mary. Lowdham House may be a non-designated asset.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

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Viability Comments:

Availability Conclusion:

Achievability Conclusion:

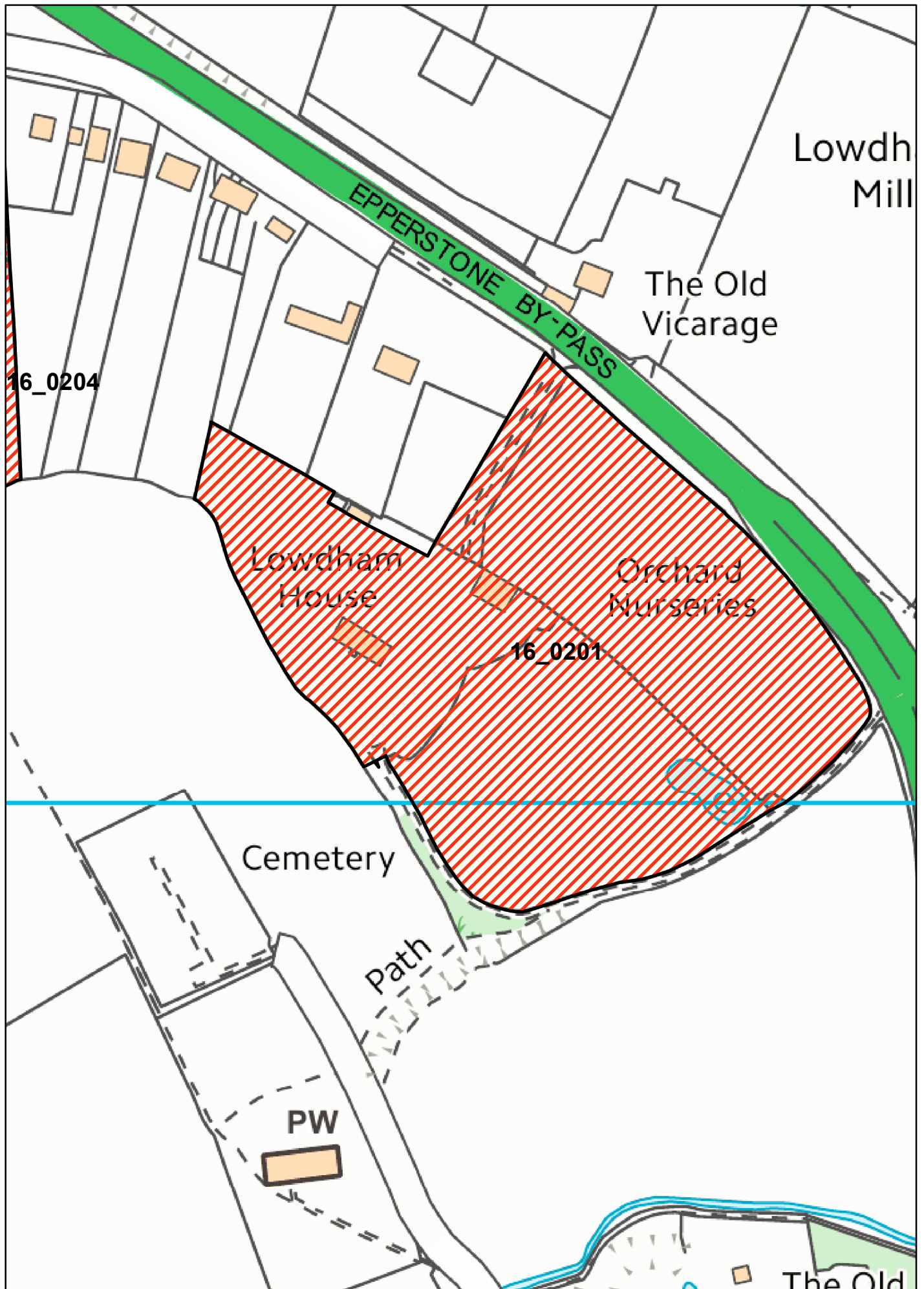
Additional Comments

Site includes the former reference 08_0376 but has been expanded at land owner's request

Notional yield, preserving Lowdham House garden: 65



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0204 Site Address Land at Old Epperstone Road, Lowdham	
Housing/Employment/Both: Housing	Area (Ha): 3.04
Parish: Lowdham	Ward: Lowdham
Suitability Conclusion:	Not Suitable - Green Belt
Availability Conclusion:	
Availability Comments:	
Achievability Conclusions:	
Achievability Comments:	
OVERALL CONCLUSION:	
No further analysis- Green Belt boundaries are not proposed for alteration.	

SUITABILITY

Character Land Use Location:	
Location: Separate from Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 3.04ha
Area Character: Countryside	
Setting : Green Belt	
Current Use: Agriculture	
Policy:	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

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	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: Yes, inclines to south	
Contaminated Land?: No	Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 1	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: Not Suitable

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

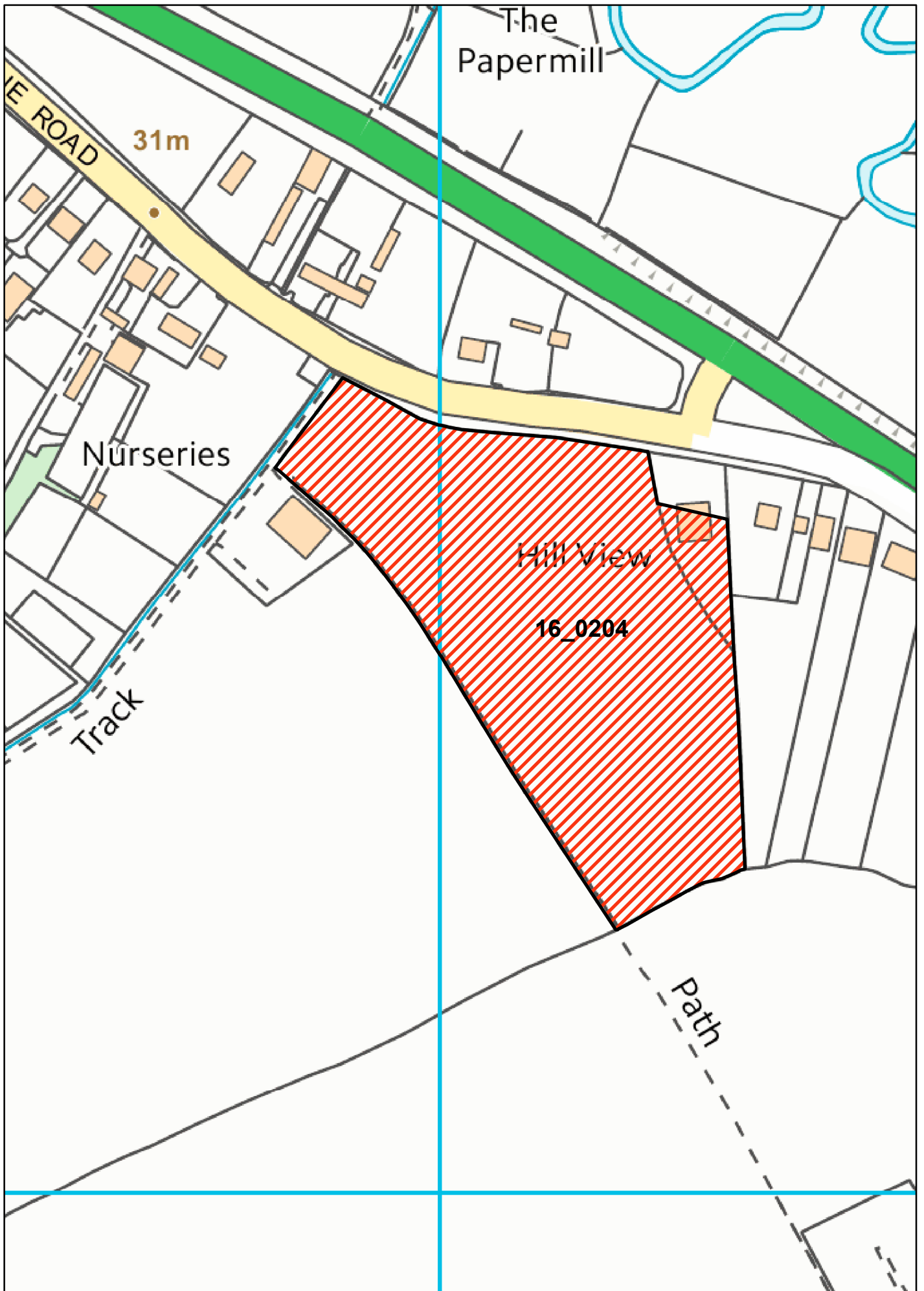
Additional Comments

Site was formerly 08_0207

Yield: 55 dwellings



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0245 Site Address Lowdham Grange Road, Lowdham
Housing/Employment/Both: Housing Area (Ha): 1.40
Parish: Lowdham Ward: Lowdham

Suitability Conclusion: Not Suitable - Green Belt
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

SUITABILITY

Character Land Use Location:
 Location: Separate from Village Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.4ha
 Area Character: Countryside
 Setting : Green Belt
 Current Use: Agriculture

Policy:
 Current Policy Status: Green Belt Other Policy Constraints:
 Conflicting Issues: Green Belt

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: Yes, steep incline
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:

Site Apparatus: Neighbour Issues:

Flood Zone: 1 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: Not Suitable

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:

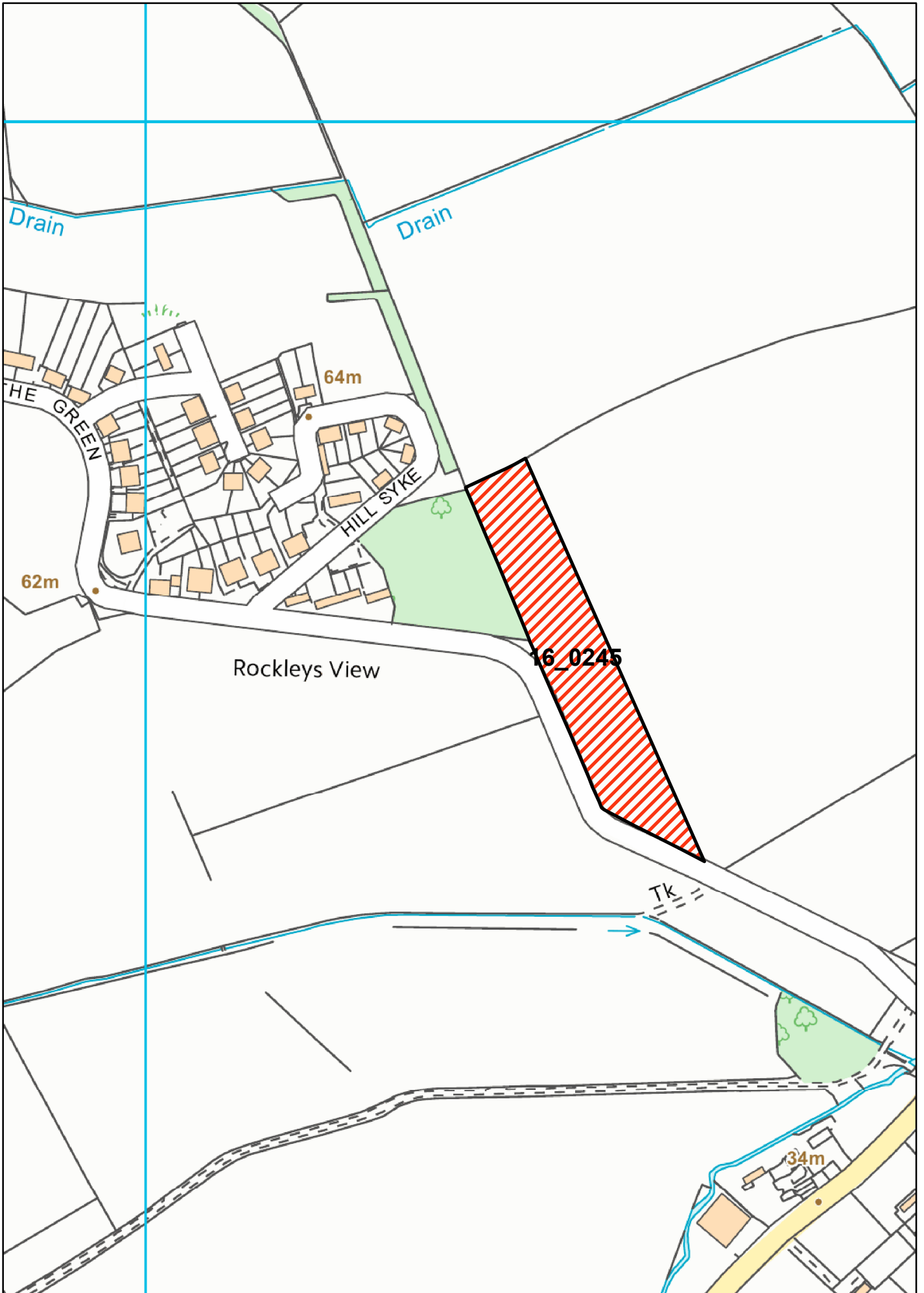
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Additional Comments

Formerly known as 08_0036



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0259 Site Address Land off Southwell Road
Housing/Employment/Both: Housing Area (Ha): 9.65
Parish: Lowdham Ward: Lowdham

Suitability Conclusion: Not Suitable – Green Belt
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

SUITABILITY

Character Land Use Location:

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 9.65
 Area Character: Village / Countryside / Motor Garage (Dealership)
 Setting : Green Belt
 Current Use: Agriculture

Policy:

Current Policy Status: Green Belt Other Policy Constraints:
 Conflicting Issues: Green Belt

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:	

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Physical Constraints :

Highway Engineers Comments:
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:

Site Apparatus: Neighbour Issues:

Flood Zone: 2 & 3 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: Not Suitable

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:

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Additional Comments

Formerly two parcels 08_0214 and 08_0693

Yield: 173



SHELAA 2016 Sites (Portrait)

