



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

MAIN REPORT
December 2023

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1.0 Introduction

- 1.1 The National Planning Policy Framework ('NPPF') provides Councils with a statutory requirement to produce a Strategic Housing Land Availability Assessment ('SHLAA'), as set out in paragraph 68: *"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment...planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability"*.
- 1.2 The NPPF is also clear that planning policies *"set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth"*. To support this economic growth, planning policies should *"set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period"*.
- 1.3 The Newark and Sherwood Strategic Housing and Economic Land Availability Assessment ('SHELAA') responds to both the housing and employment requirements as set out in the NPPF. There are advantages to carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. An assessment should:
- identify specific, deliverable sites (for years one to five of the plan period) and specific, developable sites or broad locations with potential for development for years 6-10 and, where possible, for years 11-15 of the Plan;
 - assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 This report provides an update to the Strategic Housing and Employment Land Availability Assessment published in 2017, 2021 and the Addendum Published in 2022 and should be read in conjunction with the Planning Practice Guidance. The Methodology in this document supersedes that contained in the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report. This report has a base date of 31st March 2023.
- 1.5 Please refer to the Housing Land Supply Statement for the latest position on housing land supply and the Employment Land Availability Study for the latest position on employment land.

2.0 Purpose of the Report

- 2.1 This assessment forms a key part of the evidence base underpinning the Newark & Sherwood Plan Review. It tests whether there is sufficient land to meet objectively assessed needs in respect of housing and employment and helps the Council to understand the level of growth that can be planned for and the areas of the District where growth could be accommodated. Importantly, it provides an assessment of available land to inform the continued suitability of existing allocations and any potentially suitable alternative sites which may be available if required to meet the objectively assessed housing and employment needs of Newark and Sherwood District.
- 2.2 The SHELAA incorporates an assessment of land available for employment and housing purposes including sites submitted as part of the 'Call for Sites' which was undertaken alongside the Local Development Framework Plan Review – Issues Paper Consultation which took place in October and November 2015. The Council contacted all landowners / agents of these sites in June 2019 and July 2023 to confirm whether their land should be considered in future iterations of the SHELAA and resulted in some sites being removed from the SHELAA. In addition, whilst no formal 'Call for Sites' exercise has been undertaken in 2019-2023, a number of sites have been submitted by landowners / agents for consideration in the SHELAA during the consultation on the Amended Allocations & Development Management DPD Issues Paper, Gypsy and Traveller Call for Sites exercise in July / August 2019, Options Report in Summer 2021, First Publication AADMDPD in Winter 2022.
- 2.3 The SHELAA report enables the Council to gather information on sites and potential development locations. Key outputs of this report are:
- A comprehensive list of sites submitted by the Public and developers with associated location plans;
 - An assessment of each site in terms of availability, suitability, achievability and therefore whether it has the potential to be developed;
 - Detailed information on site constraints which show assessment outcomes have been evidence and justified;
 - An assessment of the potential type and quantity of development, any barriers to delivery and potential mitigation measures or further need to consultation/clarity.
- 2.4 This update brings together the Main Report from 2017, 2021, and the 2022 Addendum as well as the additional sites which have come forward since then in preparation for the forthcoming Allocations and Development Management Development Plan Document Review.

- 2.5 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The SHELAA simply determines which sites may be suitable, available and achievable for housing and employment development at the time of publication. If new information comes to light, this may change the overall availability, suitability or achievability of the sites identified.**

3.0 Methodology

3.1 The Methodology in this Chapter supersedes that contained in the Nottingham Outer Housing Market Area SHLAA Methodology (2008) report.

3.2 The national Planning Practice Guidance provides a five-stage process to the methodology¹, these are as follows:

1. Identification of sites and broad locations;
2. Sites / broad location assessment
3. Windfall assessment;
4. Assessment review;
5. Final Evidence base.

Stage 1: Identification of Sites and Broad Locations

3.3 In accordance with the PPG, the area for assessment comprises² the district of Newark and Sherwood. The PPG requires plan-makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

3.4 For the purposes of this SHELAA, the following methodology has been used:

- Residential: 5+ dwellings or 0.25ha in size; and
- Employment: 0.25ha in size or 500 square meters of floorspace.

3.5 The PPG outlines potential sources that may be used to collate the SHELAA sites as part of a 'desktop review'; these are listed in the table below. The second column sets out the data sources typically used for such categories of sites in Newark & Sherwood:

Type of Site	Potential Data Source(s)
Existing housing and economic development allocations and site development briefs not yet with planning permission.	Adopted Development Plan
Planning permissions for housing and economic development that are unimplemented or under construction.	Contained in separate NSDC Housing Land database and employment land monitoring.
Planning applications that have been refused (including those subject to appeal) or withdrawn.	Desktop review
Undetermined planning applications, including those subject to pending legal (Section 106) agreements.	Desktop review

¹ NPPG Paragraph 001 – What is the purpose of the assessment of land availability?

² NPPG Paragraph 006 – What geographical area should the assessment cover?

Land in local authority ownership	Engagement within NSDC and general day-to-day liaison.
Surplus public land / land likely to become surplus	Engagement with public bodies via informal 'call for sites' exercise.
Rural sites	Desktop review Existing SHELAA sites Local Knowledge Local Plan evidence base
Redevelopment / redesign of established employment areas	
Sites in and adjoining settlements	
Potential urban extensions	

- 3.6 Landowners with sites previously contained in the SHELAA were contacted in the summer of 2023 to confirm if they would like their site to remain in the SHELAA. If no response was received, the site has been removed.
- 3.7 Whilst there has been no formal 'call for sites' exercise, landowners and agents have been able to submit new sites ongoing throughout the Plan Review process. Sites in the planning process have also been identified.
- 3.8 It must be noted that the SHELAA does not align with the Five Year Housing Land Supply and should be considered separately. The Five Year Land Supply can be viewed at: <https://www.newark-sherwooddc.gov.uk/monitoring/>

Stage 2: Sites / Broad Location Assessment

- 3.9 Stage 1 results in a list of identified sites for further assessment for housing and economic development. Stage 2 involves an assessment of the development potential of these sites, and whether they are considered deliverable or developable. The NPPF provides definitions of 'deliverable' and 'developable' as follows:

"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged."

- 3.10 The assessment is thus an assessment of potential capacity, availability, suitability and achievability.
- 3.11 The PPG advises that the site capacity should be derived from existing Local Plan policies on density. As a 'rule of thumb', the starting point (including where site capacity is not specified in site submissions) for determining site capacity is based on the following proportions may be applied to the gross site area to give an indication

of net developable area for different sizes of sites. For larger sites, the reduction may reflect access roads, open space, sustainable drainage systems, etc.:

Housing		
Site Size	Net Developable Area	Density
Newark Urban Area		
Up to 2ha	100%	40dph
2ha to 4ha	80%	
4ha+	65%	
Elsewhere		
Up to 2ha	100%	30dph
2ha to 4ha	80%	
4ha+	65%	
Employment		
Type	Ratio	Comment
Serviced plot on industrial estate fronting road	100%	
Area of land that could easily subdivide into serviced plots with road frontage	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road
Major undeveloped part of industrial estate or extension to industrial estate	90%	Provision for roads and landscaping to one or more sides
Small local allocation, requiring infrastructure	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping
Site allocated for industrial estate where terracing or bunding is required	75%	Provision for spur road and landscaping
Land allocated for business park with high landscape quality.	75%	Provision for spur road, extensive landscaping, balancing ponds etc
Land allocated for employment use where a singer end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion

3.12 However, whilst the table above is the starting point, the proportion of deliverable net developable area in respect of potential sites for economic development, is likely to greatly vary on a site-by-site basis, depending upon specific site characteristics. For example, depending on the size and setting of the site and its proposed use, it may or may not need landscaping, access roads and parking, a Sustainable Urban Drainage Scheme (SuDs) or ecological mitigation.

3.13 The gross site area to floorspace ratio, will also vary depending on both the use class and the site location; for example, a town centre office development would generate a large amount of floorspace compared to a distribution yard which may not include any floorspace.

3.14 For these reasons, and to cautiously take account of site-specific constraints, when considering the housing or employment potential of sites (nos. dwellings / amount of floorspace), the Council will have regard to:

- The yield set out in any planning permission or Local Plan allocation;
- The yield indicated in 'Call for Sites' submissions;
- Site constraints, including parts of the site that may not be developable (e.g. due to flood risk or nature conservation value) or that are need for infrastructure / open space, etc.;
- Density assessments based on Local Plan policy, and on local circumstances.

Assessment of Suitability

3.15 The PPG requires an assessment of the suitability of the site for the intended use or mix of uses. These may include, but are not limited to: market housing, affordable housing, self-build, housing for older people, and economic development sites. The assessment of the suitability of sites is guided by the Development Plan and national policy, and by market and industry requirements.

3.16 The Council will assess the suitability, availability and achievability of each potential site taking into consideration a number of factors including:

- Location in relation to existing settlements
- Land use classification
- Access to services via public transport / walking
- Proximity to town centre and major public transport nodes
- Access to green spaces
- Policy considerations
- Physical constraints
- Impact on landscape and biodiversity
- Impact on historic landscape

3.17 By considering the 'performance'; of each site against the criteria, a judgement can be made as to the site's suitability for development. It may also be necessary to consider whether mitigation may allow for some constraints to be overcome.

Assessment of Achievability

3.18 A site is considered achievable where there is a reasonable prospect that the type of development in question will be delivered on the site within the timescale envisaged. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.

3.19 As it is impractical to undertake a detailed viability assessment of each of the SHELAA sites, the Council has drawn from the following in order to make an assessment of achievability:

- Information taken from Call for Sites forms
- Informal discussions with landowners
- Existence of any interested parties
- Existing evidence base
- Build rates for similar / nearby sites
- Residential market strength in the area
- Identified constraints, e.g. ground conditions, abnormal costs

3.20 The SHELAA takes a 'policy-off' approach, for example, where a site lies within the Green Belt, national and local planning policy provide a presumption against development. However, where such a constraint applies, this will not mean that a site is removed from the assessment, rather, the constraints are recorded, and it be noted that existing policies would need to change through the plan-making process for such constraints to be overcome.

Assessment of Deliverability / Developability

3.21 The final element of Stage 2 draws together the information gathered in the assessment of a site's availability, suitability and achievability to determine whether the site is deliverable or developable, as per the NPPF definitions.

3.22 Each site has been assigned a time period for expected delivery as follows:

- Within 5 years;
- Within 5-10 years;
- Within 10-15 years;
- No yield assumed owing to major policy or physical constraint identified in the suitability assessment.

Stage 3: Windfall Assessment

3.23 NPPF paragraph 70 states:

"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

- 3.24 The SHELAA does not normally include sites that are less than 5 dwellings (net); such small sites are likely to make up a significant proportion of any windfall contribution. Therefore, whilst calculating the appropriateness and size of a windfall allowance in the housing trajectory is an important task, this is done as part of the Housing Monitoring Report and Five Year Housing Land Supply Statement, and not as part of this SHELAA study.

Stage 4: Assessment Review

- 3.25 Following completion, the Council will review the assessment. It is important to note that the outcome of the SHELAA will show the level of deliverable and developable land but that given the 'policy-off' approach of the assessment; this will not automatically suggest that any site will be allocated or receive planning permission.

Stage 5: Final Evidence Base

- 3.26 The final SHELAA comprises a list of all the sites identified and assessed, along with a judgment as to their availability, suitability and achievability. Each housing site identified is accompanied by a site plan, details on potential capacity, estimated timeframe for delivery, policy constraints / designations, and performance against sustainability criteria, for example proximity to services such as public transport. Employment sites are set out in a separate schedule.
- 3.27 As described above, the SHELAA forms an important part of the evidence base for emerging local plans, and for housing and employment land monitoring.

4.0 Sites Omitted or not Fully Assessed

- 4.1 There are a large number of small sites with planning permission within Newark & Sherwood District as can be seen in the Council's annual Housing Monitoring and 5 Year Land Supply Reports <http://www.newark-sherwooddc.gov.uk/monitoring/>. As outlined in Section 3, sites with less than five dwellings, or smaller than 0.25 hectares, have not been included within the SHELAA, as the Planning Practice Guidance deems sites of this nature too small for assessment. As a consequence of this, there are some gaps within the site numbering.
- 4.2 Sites that were fully built out before 31st March 2023 are not included in this report.
- 4.2 An updated desktop appraisal has been undertaken on all sites submitted to the Council through the Call for Sites and through the various Consultations on the Plan Review documents and new sites have also been subject to a desktop appraisal.

5.0 Site Appraisals

- 5.1 This report presents an analysis of the potential capacity for residential and employment sites from both within and outside the planning process over a 0-5-, 5-10- and 10–15-year time period. Sources of sites include:
- Sites submitted by landowners/agents (not currently in the planning system);
 - Unimplemented/outstanding planning permissions for housing (sites which are not started or where development has commenced but has now stalled);
 - Allocations from the Adopted Core Strategy and Allocations & Development Management DPD.
- 5.2 Some sites have come forward from more than one source. Where this is the case the most up to date position has been included. For example, where owners have submitted a site to the SHELAA where it is already allocated, the source is noted as allocated; similarly, where an allocated site now has the benefit of planning permission, it is noted as either outline or full planning permission.
- 5.3 Sites submitted to the Council have been visited (where appropriate) and desktop appraisals have been undertaken to identify any site-specific constraints. Where sites are categorised as 'Suitable' or 'May be Suitable' subject to policy change/mitigation, this does not mean that planning permission would be granted or that it will be allocated for housing/employment within the Plan Review. There may be overriding factors which have not been identified. In the same vein, sites which have been assessed as being 'Not Suitable' may be granted planning permission if sufficient information is provided to demonstrate that barriers to development can be overcome. The information in this document is not binding on any future recommendation which may be made to the Council or any formal decision by the Council.
- 5.4 The owners and developers of sites allocated within the Core Strategy and Allocations & Development Management Development Plan Documents have been contacted to ascertain if they wish their sites to continue to be allocated; whether any new information has come to light which could prevent/alter the ability of the site to accommodate development; and details of any plans for progressing towards development of the site. This information has been fed into the assessments.
- 5.5 In early 2019 all landowners/agents were contacted to confirm their ongoing interest in being part of this process. Sites where landowners/agents did not respond or where the response was negative have been removed.
- 5.6 The full Site Assessment Details form part of an appendix document and are organised by Parish within the appropriate Plan Area. Figure 1 shows a plan of the District with the Plan Areas and Parish Boundary for information.

6.0 Site Results by Plan Area

6.1 This section of the report identifies the results of the individual site assessments by Plan Area.

a) SHELAA sites in the Newark Area

Table 1: Potential Housing Sites in Newark and Rural South Sub Area (NEW1)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BAL0001	Balderton	Denton Close (land off)	SHLAA 2008	No Permission		Not Suitable	1.56	0	n/a
BAL0017	Balderton	Bullpit Road (land east of)	Site Submission	No Permission		Not Suitable	4.64	0	n/a
BAL0118	Balderton	Hawton Lane (Flowserve)	SHLAA 2008	Permitted	No Start	Suitable	12.64	322	5-15 years
BAL0131	Balderton	NUA/Ho/10 – Lowfield Lane	Allocation	No Permission		Suitable	6.44	170	5-15 years
BAL0199	Balderton	Barnby Road (The Homestead)	SHLAA 2008	No Permission		Not Suitable	0.47	0	n/a
COD0007	Coddington	Old Hall Gardens (land off)	Site Submission	No Permission		Not Suitable	2.50	0	n/a
FARN0237	Farndon	School Lane (land off)	SHLAA 2008	No Permission		Not Suitable	1.05	0	n/a
FER0121	Fernwood	NAP2c – Land around Fernwood	Allocation	Permitted	Under construction	Suitable	325.80	1,875	0-15 years+
NEW0002	Newark	NAP2a – Land south of Newark	Allocation	Permitted	Under construction	Suitable	281.50	1,626	0-15 years +
NEW0006	Newark	Quibells Lane (land north of)	Site Submission	No Permission		May be Suitable	9.84	280	10-15 years
NEW0014	Newark	Lily Lane (land adj NUA/HO/5)	Site Submission	No Permission		Not Suitable	16.49	0	n/a
NEW0045	Newark	NUA/Ho/7 – Tarmac	Allocation	No Permission		May be Suitable	8.59	270	10-15 years
NEW0120	Newark	NAP2b – Land east of Newark	Allocation	No Permission		Suitable	120.10	490	5-15 years
NEW0122	Newark	NUA/Ho/1 – Alexander Avenue	Allocation	No Permission		Suitable	0.51	20	10-15 years
NEW0123	Newark	NUA/Ho/2 – Quibells Lane	Allocation	No Permission		Suitable	0.87	25	5-10 years
NEW0124	Newark	NUA/Ho/3 – Cedar Avenue	Allocation	No Permission		Suitable	0.93	0	n/a
NEW0125	Newark	NUA/Ho/4 – Yorke Drive	Allocation	Permitted	Not Started	Suitable	17.03	194	5-15 years
NEW0126	Newark	NUA/Ho/5 – Beacon Hill	Allocation	No Permission		Suitable	5.14	200	10-15 years
NEW0127	Newark	NUA/Ho/6 – Millgate	Allocation	Permitted	Under construction	Suitable	0.32	9	0-5 years
NEW0129	Newark	NUA/Ho/8 – Bowbridge Road	Allocation	Permitted	Not started	Suitable	2.49	87	0-5 years
NEW0130	Newark	NUA/Ho/9 – Bowbridge Road	Allocation	No Permission		Suitable	4.26	150	10-15 years
NEW0134	Newark	NUA/MU/3 – NSK	Allocation	No Permission		Suitable	10.05	150	10-15 years
NEW0135	Newark	NUA/MU/4 – Bowbridge Road	Allocation	Permitted	Under construction	Suitable	5.33	49	0-5 years
NEW0264	Newark	Barnby Road (land north of)	SHLAA 2008	No Permission		Not Suitable	1.74	0	n/a
NMU0018	North Muskham	Crab Lane (land off)	Site Submission	No Permission		Not Suitable	0.40	0	n/a
NMU0019	North Muskham	Main Street	Site Submission	No Permission		Not Suitable	1.12	0	n/a
SMU0019	South Muskham	Great North Road	Site Submission	No Permission		Not Suitable	0.49	0	n/a

Table 2: Potential Employment Sites in Newark and Rural South Sub Area (NEW1)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate (ha)	Availability Timescale
COD0004	Coddington	A17 (Land adjacent to Overfield Park)	Site Submission	No Permission		Not Suitable	60.02	0	n/a
COD0174	Coddington	Newlink Business Park	Site Submission	Permitted (part)	Not Started	May be Suitable	47.50	35.66	0-10 years
FER0121	Fernwood	NAP2c – Land around Fernwood	Allocation	Permitted	Under Construction	Suitable	325.80	15	5-15years
NEW0002	Newark	NAP2a – Land south of Newark	Allocation	Permitted	Under Construction	Suitable	281.50	50	0-15 years
NEW0137	Newark	NUA/E/2 – Stephenson Way	Allocation	No Permission		Suitable	6.20	6.20	5-10 years
NEW0138	Newark	NUA/E/3 – Telford Drive	Allocation	Part permitted		Suitable	0.91	0.88	5-10 years
NEW0139	Newark	NUA/E/4 – Great North Road	Allocation	No Permission		Suitable	2.06	2.07	5-10 years
WIN0132	Winthorpe	NUA/MU/1 – Land north of A17	Allocation	No Permission		Suitable	19.46	15.33	0-5 years

Table 3: Potential Housing Sites in the Collingham Sub Area (NEW2)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
COL0082	Collingham	High Street	SHLAA 2008	No Permission		May be Suitable	1.76	37	5-10 years
COL0203	Collingham	Station Close & Dykes End	Site Submission	No Permission		May be Suitable	3.15	56	5-10 years
COL0208	Collingham	High Street	SHLAA 2008	No Permission		Not Suitable	0.56	0	n/a
HAR0211	Harby	Wigsley Road	SHLAA 2008	No Permission		Not Suitable	2.74	0	n/a

Table 4: Potential Employment Sites in Collingham Sub Area (NEW2)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
COL0001	Collingham	Station Road	Site Submission	No Permission		Not Suitable	5.13	0	N/A

Table 5: Potential Housing Sites in the Rural North Sub Area (NEW3)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
CRO0209	Cromwell	Great North Road (east of)	SHLAA 2008	No Permission		Not Suitable	1.59	0	N/A
CRO0210	Cromwell	Great North Road (west of)	SHLAA 2008	No Permission		Not Suitable	0.93	0	N/A
NORW0212	Norwell	Norwell Lane (NW of)	Site Submission	No Permission		Not Suitable	2.33	0	N/A
NORW0213	Norwell	Norwell Lane (adj church)	SHLAA 2008	No Permission		Not Suitable	3.45	0	N/A
NORW0235	Norwell	School Lane (Old Farmhouse)	SHLAA 2008	No Permission		May be Suitable	0.22	7	10-15 years
NORW0242	Norwell	School Lane (land at)	SHLAA 2008	No Permission		Not Suitable	1.40	0	N/A
SUT0043	Sutton on Trent	Great North Road (Lindens Farm)	Site Submission	No Permission		Not Suitable	2.06	0	N/A
SUT0202	Sutton on Trent	Main Street (2, behind Holme View)	SHLAA 2008	No Permission		Not Suitable	1.09	0	N/A

Table 6: Potential Employment Sites in the Rural North Sub Area (NEW3)

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
CRO0016	Cromwell	Tarmac	Site Submission	No Permission	N/A	Not Suitable	22.31	0	N/A

b) SHELAA sites in Southwell Area

Table 7: Potential Housing Sites in the Southwell Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BLE0003	Bleasby	Manor Close (land at)	Site Submission	No Permission		Not Suitable	3.01	0	n/a
BLE0207	Bleasby	Gypsy Lane (land at)	SHLAA 2008	No Permission		Not Suitable	1.06	0	n/a
FAR0001	Farnsfield	Brickyard Lane	Site Submission	No Permission		May be Suitable	4.48	50	5-10 years
FAR0002	Farnsfield	Southwell Road	Site Submission	No Permission		Not Suitable	7.41	0	n/a
FAR0072	Farnsfield	Main Street (Old Manor Farm)	Site Submission	No Permission		Not Suitable	0.58	0	n/a
FAR0236	Farnsfield	Cockett Lane	SHLAA 2008	No Permission		Not Suitable	2.87	0	n/a
FIS0006	Fiskerton	Marlock Close	Site Submission	No Permission		Not Suitable	2.05	0	n/a
HAL0262	Halam	St Michael's Close	SHLAA 2008	No Permission		Not Suitable	3.15	0	n/a
NOR0249	Normanton	Corkhill Lane (Pinfold Cottage)	SHLAA 2008	No Permission		Not Suitable	0.45	0	n/a
SOU0012	Southwell	Crew Lane	Site Submission	No Permission		May be Suitable	4.75	74	5-10 years
SOU0144	Southwell	So/Ho/4 – Kirklington Road	Allocation	Permitted	Not Started	Suitable	2.07	45	5-10 years
SOU0145	Southwell	So/Ho/5 – Lower Kirklington Road	Allocation	No Permission		Suitable	3.71	60	5-10 years
SOU0146	Southwell	So/Ho/7 – Southwell Depot	Allocation	No Permission		Suitable	0.57	15	5-10 years
SOU0205	Southwell	Allenby Road (land west of)	SHLAA 2008	No Permission		May be Suitable	3.29	59	5-10 years
SOU0217	Southwell	Kirklington Road (land off)	SHLAA 2008	No Permission		Not Suitable	0.70	0	n/a
UPT0003	Upton	Hockerton Road (Windmill Cottage)	Site Submission	No Permission		Not Suitable	1.93	0	n/a
UPT0117	Upton	Main Road (Chapel Farm)	Previous Permission	No Permission		May be Suitable	0.49	9	5-10 years

Table 8: Potential Employment Sites in the Southwell Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
SOU0012	Southwell	Crew Lane (North & South)	Site Submission	No Permission		May be Suitable	4.75	0.10	5-10 years
SOU0147	Southwell	So/E/2 – Crew Lane (north)	Allocation	No Permission		Suitable	2.34	2.34	5-15 years
SOU0148	Southwell	So/E/3 – Crew Lane (south)	Allocation	No Permission		Suitable	3.48	2.18	5-10 years

c) SHELAA sites in the Nottingham Fringe Area

Table 9: Potential Housing Sites in the Nottingham Fringe Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BUL0196	Bulcote	Old Main Road (south of)	Site Submission	No Permission		Not Suitable	1.37	0	n/a
LOW0201	Lowdham	Epperstone Road (Lowdham House)	SHLAA 2008	No Permission		Not Suitable	4.62	0	n/a
LOW0259	Lowdham	Southwell Road (land off)	SHLAA 2008	No Permission		Not Suitable	9.66	0	n/a
OXT0002	Oxton	Main Street	Site Submission	No Permission		Not Suitable	0.37	0	n/a
OXT0008	Oxton	Forest Road and Windmill Hill	Site Submission	No Permission		Not Suitable	1.03	0	n/a
OXT0009	Oxton	Windmill Hill	Site Submission	No Permission		Not Suitable	0.25	0	n/a
OXT0010	Oxton	Southwell Road	Site Submission	No Permission		Not Suitable	4.08	0	n/a
OXT0011	Oxton	Hatfield Lane	Site Submission	No Permission		Not Suitable	0.15	0	n/a
OXT0183	Oxton	Forest Road	Site Submission	No Permission		Not Suitable	1.02	0	n/a
OXT0270	Oxton	Elmscroft	SHLAA 2008	No Permission		Not Suitable	1.34	0	n/a

d) SHELAA Sites in the Sherwood Area

Table 10: Potential Housing Sites in the Sherwood Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BIL0048	Bilsthorpe	Bi/Ho/1 - North of Kirklington Rd	Allocation	No Permission		Suitable	0.74	20	5-10 years
BIL0050	Bilsthorpe	Bi/Ho/2 – The Moor	Allocation	Permitted	Under Construction	Suitable	5.62	123	0-5 years
BIL0162	Bilsthorpe	Bi/Mu/1 – Eakring Road	Allocation	Permitted	Under Construction	Suitable	3.95	85	0-5 years
BIL0206	Bilsthorpe	Archers Drive (east of)	SHLAA 2008	No Permission		May be Suitable	3.38	61	5-10 years
BIL0261	Bilsthorpe	Farnsfield Road	SHLAA 2008	No Permission		May be Suitable	0.39	10	10-15 years
EDW0059	Edwinstowe	ShAP4 - Former Thoresby Colliery	Allocation	Permitted	Under Construction	Suitable	176.10	554	0-15+ years
EDW0065	Edwinstowe	Ollerton Road (north of)	SHLAA 2008	Permitted	Under Construction	Suitable	1.43	28	0-5 years
EDW0160	Edwinstowe	Ed/Ho/2 – Mansfield Road	Allocation	Permitted	Not Started	Suitable	1.71	50	5-10 years
EGM0195	Egmanton	Weston Road (south of)	Site Submission	No Permission		Not Suitable	8.95	0	N/A
OLB0042	Ollerton & Boughton	Harrow Lane (east of)	Site Submission	No Permission		May be Suitable	14.55	150	5-10 years
OLB0002 ³	Ollerton & Boughton	Cocking Hill	Site Submission	No Permission		May be Suitable	4.54	68	5-10 years
OLB0154	Ollerton & Boughton	Ob/Mu/2 – Kirk Drive	Allocation	No Permission		Suitable	12.96	120	10-15 years
WAL0214	Walesby	Green Lane (west of)	SHLAA 2008	No Permission		Not Suitable	2.22	0	N/A
WAL0215	Walesby	Green Lane (east of)	SHLAA 2008	No Permission		Not Suitable	1.34	0	N/A
WAL0229	Walesby	Retford Road (east of)	SHLAA 2008	No Permission		Not Suitable	3.79	0	N/A
WAL0248	Walesby	Bogg Lane (land off)	SHLAA 2008	No Permission		Not Suitable	3.83	0	N/A

³ The site was submitted by the landowner as being capable of accommodating employment or housing uses. Clearly the site cannot deliver both options in their entirety, so the landowners preference of employment uses has been included in the calculations so as to avoid double counting.

Table 11: Potential Employment Sites in the Sherwood Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
EDW0005	Edwinstowe	Ollerton Road (Blackhills Farm)	Site Submission	No Permission	N/A	May be Suitable	4.55	4.10	5-10 years
EDW0059	Edwinstowe	Former Thoresby Colliery	Site Submission	Permitted	Under Construction	Suitable	176.10	8.11	0-10 years
OLB0002	Ollerton	Cocking Hill	Site Submission	No Permission		May be Suitable	4.54	2.26	5-10 years

Table 12: Potential Retail Sites in the Sherwood Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
OLB0158	Ollerton & Boughton	OB/Re/1- Rufford Avenue	Allocated	No Permission	N/A	Suitable	0.32	0.32	5-10 years

e) SHELAA Sites in the Mansfield Fringe Area

Table 13: Potential Housing Sites in the Mansfield Fringe Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BLI0001	Blidworth	Dale Lane (north of)	Site Submission	No Permission		Not Suitable	0.18	0	n/a
BLI0020	Blidworth	Cross Lane (Cottage Farm)	Site Submission	No Permission		Not Suitable	7.33	0	n/a
BLI0021	Blidworth	Cross Lane (Cottage Farm)	Site Submission	No Permission		Not Suitable	2.34	0	n/a
BLI0083	Blidworth	Dale Lane (land south of)	Site Submission	No Permission		Not Suitable	2.28	0	n/a
BLI0169	Blidworth	Bl/Ho/1 – Dale Lane	Allocation	No Permission		Suitable	2.06	55	5-10 years
BLI0171	Blidworth	Bl/Ho/3 – New Lane	Allocation	Permitted	Under Construction	Suitable	3.12	61	0-5 years
BLI0260	Blidworth	Haywood Oaks Lane (land adj)	SHLAA 2008	No Permission		Not Suitable	6.99	0	n/a
BLI0268	Blidworth	Dale Lane (land at)	Site Submission	No Permission		Not Suitable	2.01	0	n/a
CLI0001	Clipstone	Land at Vicar Water Country Park	Site Submission	No Permission		Not Suitable	2.17	0	N/a
CLI0168	Clipstone	Cl/Mu/1 – Former Clipstone Colliery	Allocation	No Permission		Suitable	27.59	120	5-10 years
CLI0258	Clipstone	Woodland Close (land north of)	Site Submission	No Permission	N/A	May be Suitable	2.67	49	5-10 years
CLI0269	Clipstone	Clipstone Lane (land off)	SHLAA 2008	No Permission		Not Suitable	27.25	0	N/A
RAI0019	Rainworth	Blidworth Lane / Warsop Lane	Site Submission	No Permission		Not Suitable	5.32	0	N/A
RAI0022	Rainworth	Warsop Lane	Site Submission	No Permission		Not Suitable	3.90	0	n/a
RAI0036	Rainworth	Mansfield Road	SHLAA 2008	No Permission		Not Suitable	5.54	0	N/A
RAI0159	Rainworth	Ra/Ho/2 (residual) – Warsop Lane	Allocation	No Permission		Suitable	5.04	95	5-10 years
RAI0166	Rainworth	Ra/Mu/1 – Kirklington Road	Allocation	No Permission		Suitable	0.61	6	10-15 years
RAI0167	Rainworth	Ra/E/1 – Rufford Colliery Lane	Allocation	No Permission		Suitable	5.50	99	5-10 years

Table 14: Potential Employment Sites in the Mansfield Fringe Area

SHELAA Ref	Parish	Address	Source	Planning Status (at 31/03/2023)	Site Status	Suitability Conclusion	Site Area (Ha)	Capacity Estimate	Availability Timescale
BLI0172	Blidworth	Bl/E/1 – Blidworth Industrial Estate	Allocation	No Permission		Suitable	0.33	0.33	5-10 years
CLI0168	Clipstone	Cl/MU/1 - Former Clipstone Colliery	Allocated	No Permission		Suitable	27.59	12.00	5-10 years
RAI0013	Rainworth	A617 (Rufford Colliery)	Site Submission	No Permission		Not Suitable	27.25	0	N/A
RAI0167 ⁴	Rainworth	Ra/E/1 – Rufford Colliery Lane	Allocation	No Permission		Suitable	5.50	5.50	5-15 years

⁴ The site is allocated for employment purposes; however, the landowner's preference is a residential scheme. Clearly the site cannot deliver both options in their entirety, so the landowner's preference of a residential scheme has been included in the calculations so as to avoid double counting.

7.0 Overview of Results by Plan Area

7.1 The following tables provide a summary of the SHELAA assessments by Plan Area. There are two sites in the SHELAA which have been identified for both employment and residential uses. To avoid double counting, only the preferred land use has been included in the calculations. For OLB0002, this is employment and for RAI0167, this is residential.

Table 15: Summary Results by Plan Area - Housing

Housing	Suitable				May be Suitable			
	0-5 years	5-10 years	10-15 years	Total	0-5 years	5-10 years	10-15 years	Total
Newark & Rural South Sub Area 1	896	1,985	2,486	5,367	0	0	550	550
Collingham Sub Area 2	0	0	0	0	0	93	0	93
Rural North Sub Area 3	0	0	0	0	0	0	7	7
Southwell Area	0	120	0	120	0	192	0	192
Nottingham Fringe Area	0	0	0	0	0	0	0	0
Sherwood Area	458	236	286	980	0	211	10	221
Mansfield Fringe	61	369	6	436	0	49	0	49
Total	1,415	2,710	2,778	6,903	0	545	567	1,112

Table 16: Summary Results by Plan Area - Employment

Employment	Suitable				May be Suitable			
	0-5 years	5-10 years	10-15 years	Total	0-5 years	5-10 years	10-15 years	Total
Newark & Rural South Sub Area 1	29.33	50.15	10.00	89.48	16.60	19.06	0.00	35.66
Collingham Sub Area 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural North Sub Area 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Southwell Area	0.00	3.61	0.91	4.52	0.00	0.00	0.00	0.00
Nottingham Fringe Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sherwood Area	5.00	3.11	0.00	8.11	0.00	6.36	0.00	6.36
Mansfield Fringe	0.00	2.33	10.00	12.33	0.00	0.10	0.00	0.10
Total	34.34	59.20	20.91	114.44	16.60	25.52	0.00	42.12

Table 17: Summary Results by Plan Area - Retail

Retail	Suitable				May be Suitable			
	0-5 years	5-10 years	10-15 years	Total	0-5 years	5-10 years	10-15 years	Total
Newark & Rural South Sub Area 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Collingham Sub Area 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural North Sub Area 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Southwell Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nottingham Fringe Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sherwood Area	0.00	0.32	0.00	0.32	0.00	0.00	0.00	0.00
Mansfield Fringe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.32	0.00	0.32	0.00	0.00	0.00	0.00

8.0 Overall Results

8.1 The following tables show the summary results of all the site assessments including the potential housing, employment or retail land which may be available within the District

Table 18: Housing Results

<i>No. of dwellings</i>	No. of Sites	0-5yrs	5-10yrs	10-15yrs	Total
Total of Potentially 'Suitable' Dwellings	31	1,415	2,710	2,778	6,903
Total of Potentially 'May be Suitable' Dwellings	14	0	545	567	1,112
Grand Total	45	1,415	3,255	3,345	8,015

Table 19: Employment Results

<i>Hectares</i>	No. of Sites	0-5yrs	5-10yrs	10-15yrs	Total
Total of Potentially 'Suitable' Land	12	34.33	59.20	20.91	114.44
Total of Potentially 'May be Suitable' Land	4	16.60	25.52	0.00	42.12
Grand Total	16	50.93	84.72	20.91	156.56

Table 20: Retail Results

<i>Hectares</i>	No. of Sites	0-5yrs	5-10yrs	10-15yrs	Total
Total of Potentially 'Suitable' Land	1	0.00	0.32	0.00	0.32
Total of Potentially 'May be Suitable' Land	0	0.00	0.00	0.00	0.00
Grand Total	1	0.00	0.32	0.00	0.32

Appendix 1: Map of the Plan Areas in the Local Development Framework

