

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0002
Site Address	NAP2a Land South of Newark
Parish	Newark, Balderton, Fernwood & Hawton
Ward	Balderton South, Devon, Farndon and Fernwood
Area (ha)	281.52ha
Housing/Employment/Both:	Both
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	Future growth will depend on securing funding for the Southern Link Road

OVERALL CONCLUSION:

The site is allocated as NAP 2A Land South of Newark in the Amended Core Strategy. The entire site has the benefit of outline permission, and the site is under construction by multiple developers. Phase one of the Link Road is complete. The co-ordinating developer is working on wider infrastructure including open space and the primary school. Future reserved matters or possible outline applications will need to address:

- Potential contamination issues at the site would need to be investigated and mitigated if necessary.
- Potential flooding issues in parts of the site, further information would be needed to justify development in some part of this large site.
- On- and off-site highways mitigation measures are likely to be required as part of development.
- Any development would need to mitigate against any detrimental impact of the development on the range of environmental and built heritage features on and adjacent to the site.

SUITABILITY

Character Land Use Location

Location:	Within and adjacent to urban boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	Exact split unknown
Area Character:	Countryside / urban / village
Setting:	Countryside / urban / village
Current Use:	Agriculture / residential / employment

Policy

Current Policy Status:	Allocated (NAP2a)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes

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Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	286m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Suitable access agreed as part of planning permission. Significant development will depend on funding for the Southern Link Road
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	34.99% Grade 2 (Very Good), 59.18% Grade 3 (Good to Moderate), 5.83% N/A (Urban)
Site Apparatus:	Pylons pass through site, will need to be accommodated or buried
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	BaldertonFP11 / HawtonBW1 / HawtonFP2 / HawtonFP2 / HawtonBW3 / HawtonBW3 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonFP5 / HawtonBW6
Protected Species/Habitats:	Potential Species Habitat. 2% of the site is Sinc 2/637 - Lowfield Grassland, Balderton. 1% of the site is Sinc 5/208 - Balderton Dismantled Railway South. 3% of the site is Sinc 5/222 - Hawton Tip Grassland. Less than 1% of the site is Sinc 2/750 - Ponds Mineral Line, Cotham. Less than 1% of the site is Sinc 5/1217 Staple Lane Ditch. Less than 1% of the site is Sinc 5/3431 - Grange Lane Drain. 1 % of the site is Sinc 2/588 River Devon (North of Cotham).
Tree Preservation Order:	No
Natural Features on Site:	Trees, hedges, ditches etc
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Yes

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Site is under control of lead developer and is currently under construction.
Achievability Comment:	The site is achievable
Ownership Constraints:	None known

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Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

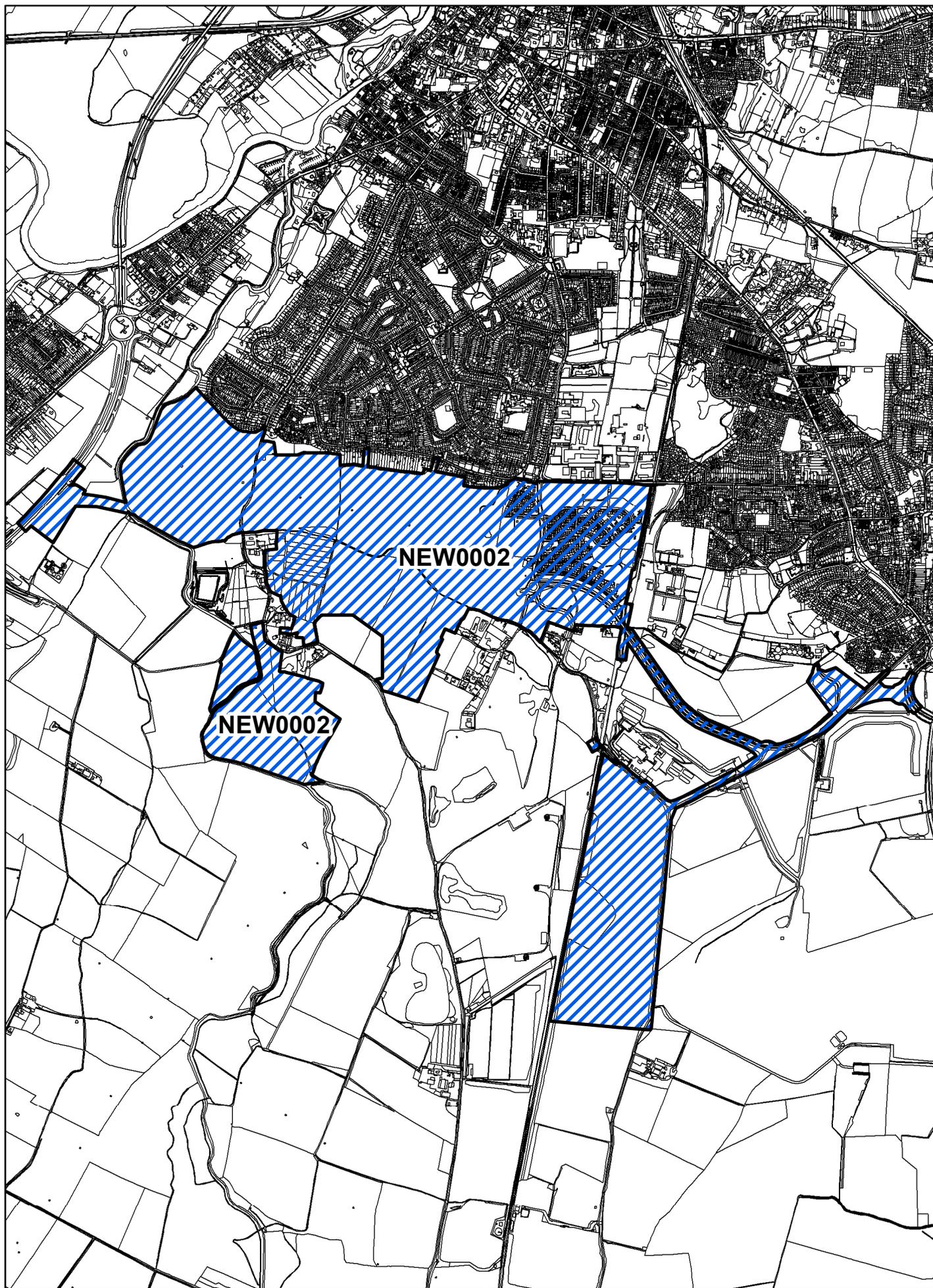
ADDITIONAL COMMENTS

Total yield: 3,150 (total)

While some metrics for access to services may currently not be met, the development is planned so that upon completion the site will be sustainable. It will be important to keep the approved masterplan and sustainability considerations in mind when considering future applications.



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**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	NEW0006
Site Address	Quibells Lane (land north of)
Parish	Newark
Ward	Bridge
Area (ha)	9.84ha
Housing/Employment/Both:	Housing
Last Updated	November 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated outside the urban boundary and in open countryside and is therefore contrary to policy under SP3 / DM8. The site may be suitable for development if the settlement boundaries were reviewed as part of a Plan Review. The site is also situated in Flood Zone 2 and has a series of TPOs on the site. There are potential highways constraints on the site which would need addressing.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	9.84ha Greenfield
Area Character:	Industrial / residential / open land
Setting:	Edge-of-settlement
Current Use:	Agriculture / grazing land
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Quibells Lane is access to what appears to be a large factory site (and a sewage works) and whilst the surrounding roads may be adequate historically (they are not to standard) and the junction must work (as we have no complaints on record), it has very little 'other' traffic to compete with (consisting of a small NSDC complex). 280 dwellings will generate a lot of residential traffic. As a rule of thumb, I'd be

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looking at 280 dwellings generating circa 170 vehicular movements in each hour in peak and this is a single point of access so there is no option but to use it, in conflict with industrial traffic. (Even if there were to be a second point of access as per below, it's likely that a lot of traffic would still be drawn to this access as it forms the quickest/simplest route to access the local distributor roads.)

The road width required for industrial uses is 7.3m with 2m footways either side – and it does appear that the minimum highway corridor is 11.3m wide, but the issue will potentially be at the junction with Wolsey Road, where the larger vehicles are turning left in. This is constrained here and cannot be overcome by only providing a footway on one side, for example.

The land only meets with one existing road and would therefore be served by a single point of access. It doesn't form part of a walkable neighbourhood and there are no other points where it could connect with highway so this has the potential to become a rather large enclave, contrary to the NPPF and creating issues such as we often see in Cavendish Way, Clipstone where there have been a number of instances where residents are cut off if the road is closed due to accidents etc. They would need to purchase other land to provide further points of access to avoid this. This could also overcome public transport issues – the furthest point of the site is more than twice the maximum recommended distance from a bus stop, but if they could get access onto Alexander Avenue, this coincides with an hourly bus route.

A further significant issue is the fact that adopted highway stops short of the site and the land required to form access is unregistered. It would need to be a condition of planning that this road is made up to adoptable standards and adopted under a S228 prior to any works commencing as the adoption may not be successful and result in 280 dwellings being built without suitable vehicular access / link to adopted highway which would mean that we could never adopt the residential roads.

A public right of way runs along Quibells Lane from the site frontage to the west and then north. This is not an issue as it could be incorporated into the built environment (footway) so is just a point to be aware of.

There are a number of accidents within this residential area and the vast majority involve pedal cyclists, so provision of a safe link to facilities on Lincoln Road would address the requirements with regards to cycling.

Obviously, the quantum would require a full Transport Assessment to support any formal application, but the potential issues here are such

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	that I would recommend that the proposer would need to submit some more evidence with regards to access, including a geometric assessment and capacity assessments of the traffic signal junctions at Northern Road and potentially Brunel Drive prior to any commitment being made to allocation of the land.
Topography Constraints:	None
Contaminated Land:	Possibly
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Some existing buildings on site
Access to Utilities:	Yes
Neighbour Issues:	Close to East Coast Mainline and A46 bypass
Flood Zone:	Flood Zone 2
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath to west and south
Protected Species/Habitats:	No
Tree Preservation Order:	Yes, band of trees in a reverse S shape
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Possible archaeological interest north of the site.

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is contracted to a developer and therefore considered available.
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

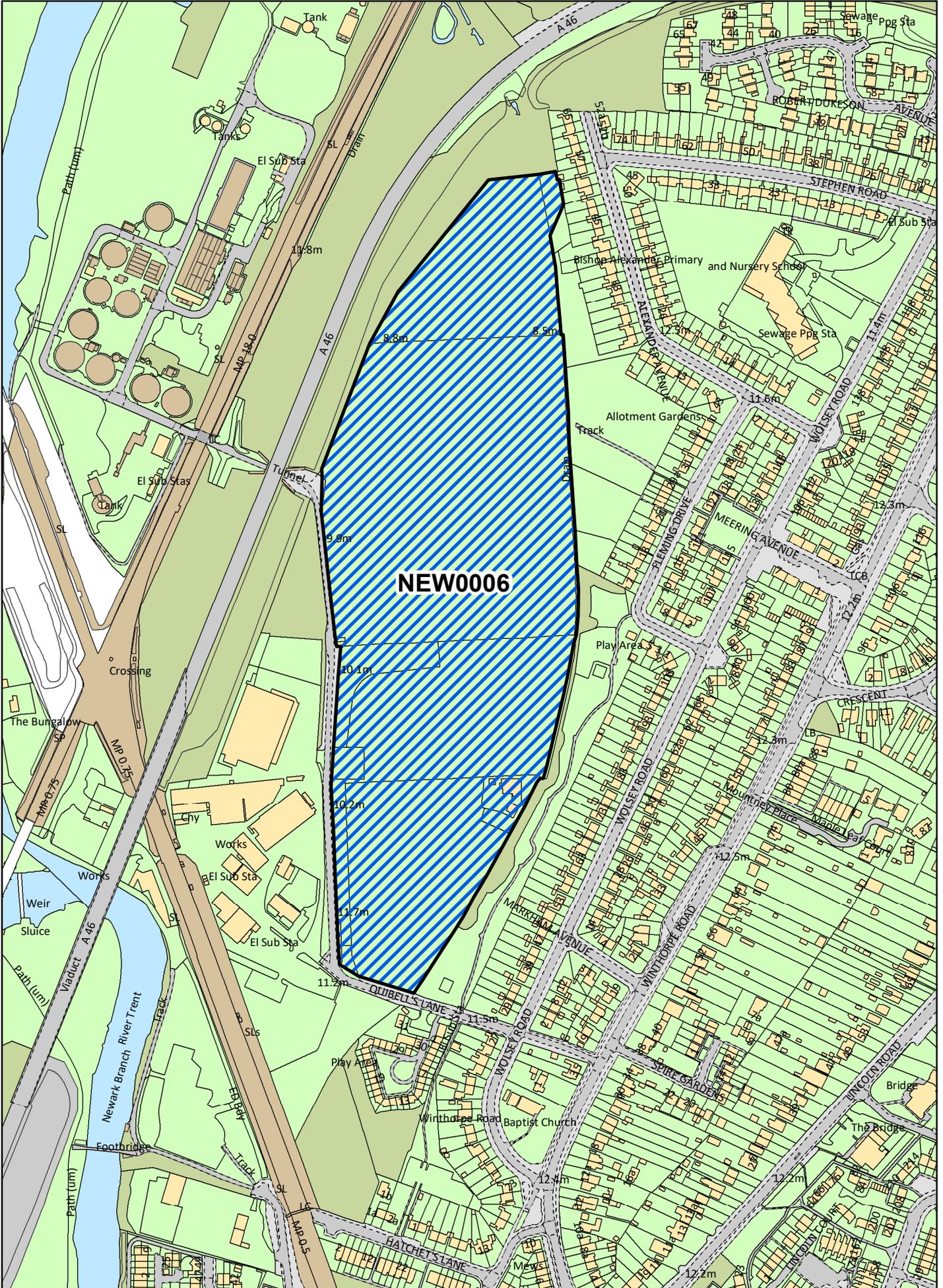
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site previously formed part of 08_0551 and 16_0240.



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**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	NEW0014
Site Address	Lily Lane (Land adjacent NUA/HO/5)
Parish	Newark
Ward	Beacon & Bridge
Area (ha)	16.49ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The Highway's Authority do not consider appropriate access can be provided, which alongside its location in open countryside is therefore considered not suitable for development. Land contamination, TPO and proximity to Local Wildlife Site issues would need to be investigated and mitigated if necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	16.49ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Residential / countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:
Highway Engineers Comments: The HA have already been approached by a developer regarding the parcel of land to the north and east, adjacent to the A1, outside of the planning process, and gave the following detailed comments (the issue which would be difficult to overcome i.e., almost 500 dwellings served by one point of access in bold):

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“The nearest adopted highway is the unnamed road between the A1, and Beacon Hill Road where the Persimmon Estate is accessed from in the form of a roundabout. This roundabout is under the jurisdiction of National Highways. This is the sole point of vehicular access for the existing Persimmons estate.

Three possible access options have been identified. Potential for access between the A1 and Beacon Hill Road on the unnamed road would require discussions with National Highways, however it is understood subsequently that this is unsupported.

The other two options identified are off Speedwell Close, and Lily Lane respectively. The location of a new access on Speedwell Close would create a crossroads junction with Snowdrop Avenue, which would limit plot numbers and should be ideally avoided. Instead, opposite side roads should normally be staggered by at least 15m centres, and right/left staggers are preferable to left/right so as to reduce conflicting movements as per the revised Nottinghamshire Highway Design Guide.

Both existing roads also only have one active frontage at present so have been designed with only one footway beside the existing built form. Any development off either of them would necessitate the provision of footway in lieu of existing grass verge / service strips to ensure pedestrian connectivity can be achieved to the new homes.

However, as already identified the existing housing estate only has one point of access to the existing highway network, not the two suggested - Beacon Hill/A1 slip and Lavender Way are the same access point. As outlined in the Design Guide, typically a residential access way would only serve up to 200 dwellings; above this would require a residential street which has multiple points of access onto the wider network which this estate does not have. The extension indicated would see significant additional numbers of vehicles, (suggested 300 dwellings) which would make for very unsatisfactory development from a single point of access, having potential to create issues related to both capacity and safety.

Permitting further development therefore off the two possible locations described above, would just increase the amount of traffic utilising the junctions of Gerbera Drive, and Snowdrop Avenue on Lavender Way. It is also noted that many of the existing properties along Lavender Way don't have frontage parking, and instead rely upon parking courts which are unpopular with residents. As such, whilst appreciating that this proposal is still at feasibility stage, in reality how much of the available width of the estate's spine road, and adjoining roads is taken up by discriminate parking would warrant investigation.

As for non-sustainable modes, the development of further residential dwellings behind the existing estate furthers the distance which residents would need to walk to reach local services and facilities. The estate does not benefit from a bus service, with nearest stops on Beacon Hill Road itself and the extant highway layout within the estate was not designed to cater for buses. Any future residents would need to have improved pedestrian connectivity to maximise opportunities for travel by means other than private car; this would necessitate as a minimum closer investigation of the Beacon Hill Road junction.”

The parcel to the west could have two points of access via Blackbrook Road and Normanton Road, but these are only internal access points and the development as a whole is served by a single point of access with no genuine connectivity.

Topography Constraints:	Undulating
Contaminated Land:	Maybe

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Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Proximity to A1
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	Unknown
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Maybe
Impact on Existing Recreational Use:	Beacon Hill Conservation Park (SSSI CS12) is located to the west of the site
Protected Species/Habitats:	Close proximity to LWS
Tree Preservation Order:	TPO N178
Natural Features on Site:	Trees / hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated):	No
Conservation Comments:	The site is located within Newark, however outside of the conservation area boundary. To the east of the site (over the A1) there is Coddington Conservation Area. Nottinghamshire HER identifies the site to the east as the historic park and garden associated with Coddington Hall (MMNT26661). The historic Coddington Hall and park & garden has been largely redeveloped. Immediately around the site, there are a number of modern dwelling housing developments. The development of the site for housing is unlikely to be harmful to the conservation area or non-designated heritage assets.

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Developer confirms site is available at June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	Mineral rights in favour of 3 rd party
Legal Comments:	Under negotiation to agree terms for sterilisation
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Availability

ACHIEVABILITY CONCLUSION: Achievable

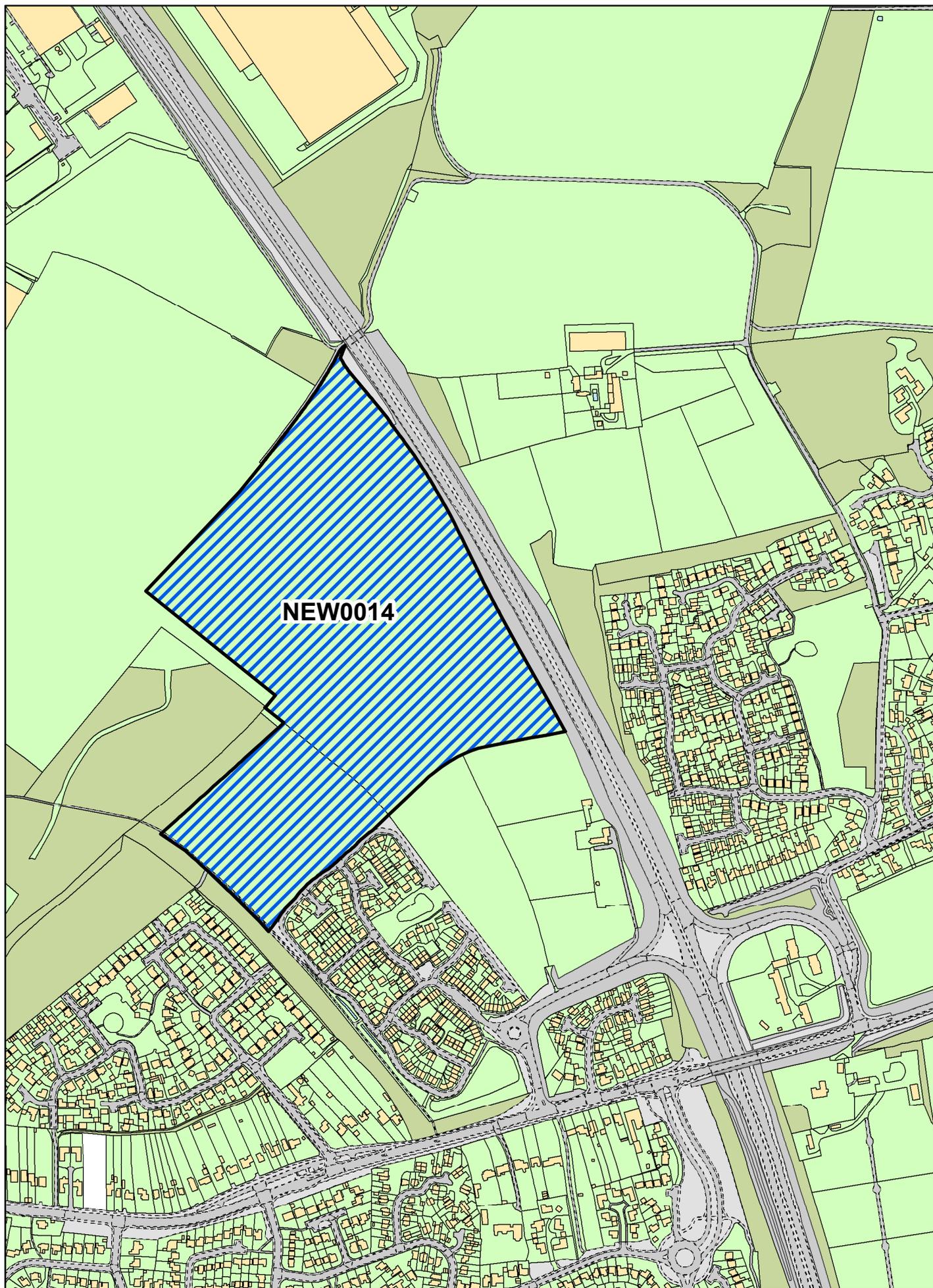
ADDITIONAL COMMENTS

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Yield: Site submission states circa 300 dwellings



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**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0045
Site Address	Hawton Lane (Tarmac) – NUA/Ho/7
Parish	Newark
Ward	Beacon
Area (ha)	8.59ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is within Newark Urban Boundary and is proposed for allocation as an opportunity site. The site is considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to mitigate against detrimental impact to the adjacent Local Wildlife Site (SINC).

SUITABILITY	
Character Land Use Location	
Location:	Within Newark Urban Area
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	8.59ha (PDL)
Area Character:	Industrial
Setting:	Urban
Current Use:	Industrial
Policy	
Current Policy Status:	Allocated NUA/Ho/7
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 1,500m	Employment	Yes
Open Space Strategy Comments	824m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway's Authority's relevant 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.

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Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	n/a
Site Apparatus:	Buildings and structures on site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.3% at high risk, 1.6% at medium risk, 8% at low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Site abuts SINC. Indirect impacts may occur
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	Close to Newark Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site currently in industrial use
Achievability Comment:	No evidence to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

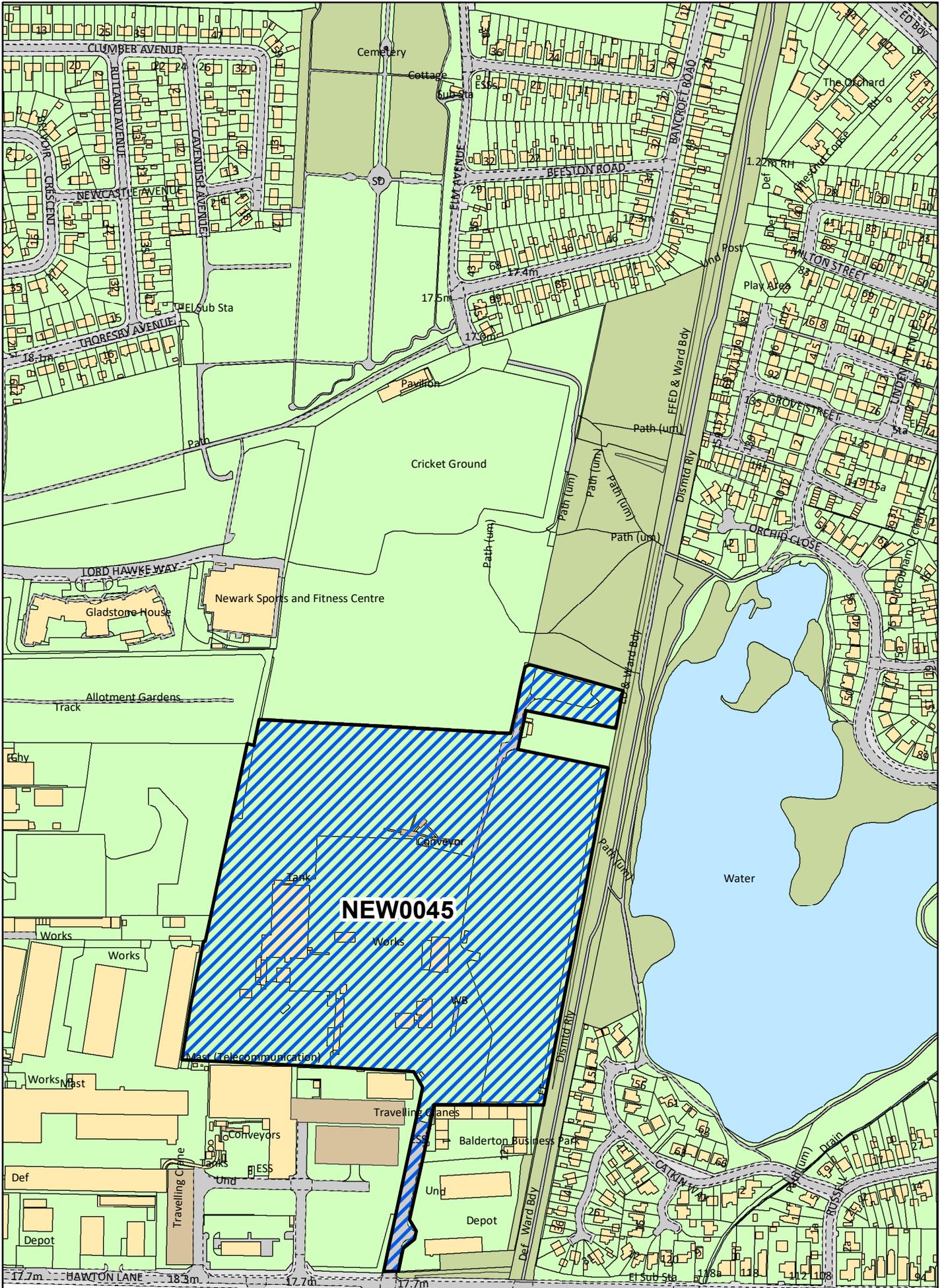
ADDITIONAL COMMENTS

Formerly 08_0543

Yield:



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Site Reference	NEW0120
Site Address	Land east of Newark (NAP2b)
Parish	Newark
Ward	Beacon, Balderton North & Coddington
Area (ha)	120.14ha
Housing/Employment/Both:	Mixed
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-15 years
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. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Mixed
Area of PDL / Greenfield:	Exact split unknown
Area Character:	Residential / countryside
Setting:	Residential / countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated (NAP2b)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	194m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate,

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	development proposals will need to be accompanied by either a Transport Assessment, Transport Statement and / or Travel Plan.
Topography Constraints:	Yes, higher land to north, sloping down to south
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site.
Agricultural Land Quality:	92.99% Grade 3 (Good to Moderate), 7.01% n/a (urban)
Site Apparatus:	Unknown
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Less than 0.003% Flood Zone 3
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Four footpaths across the site
Protected Species/Habitats:	LWS within allocation
Tree Preservation Order:	No
Natural Features on Site:	Various
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land remains available
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

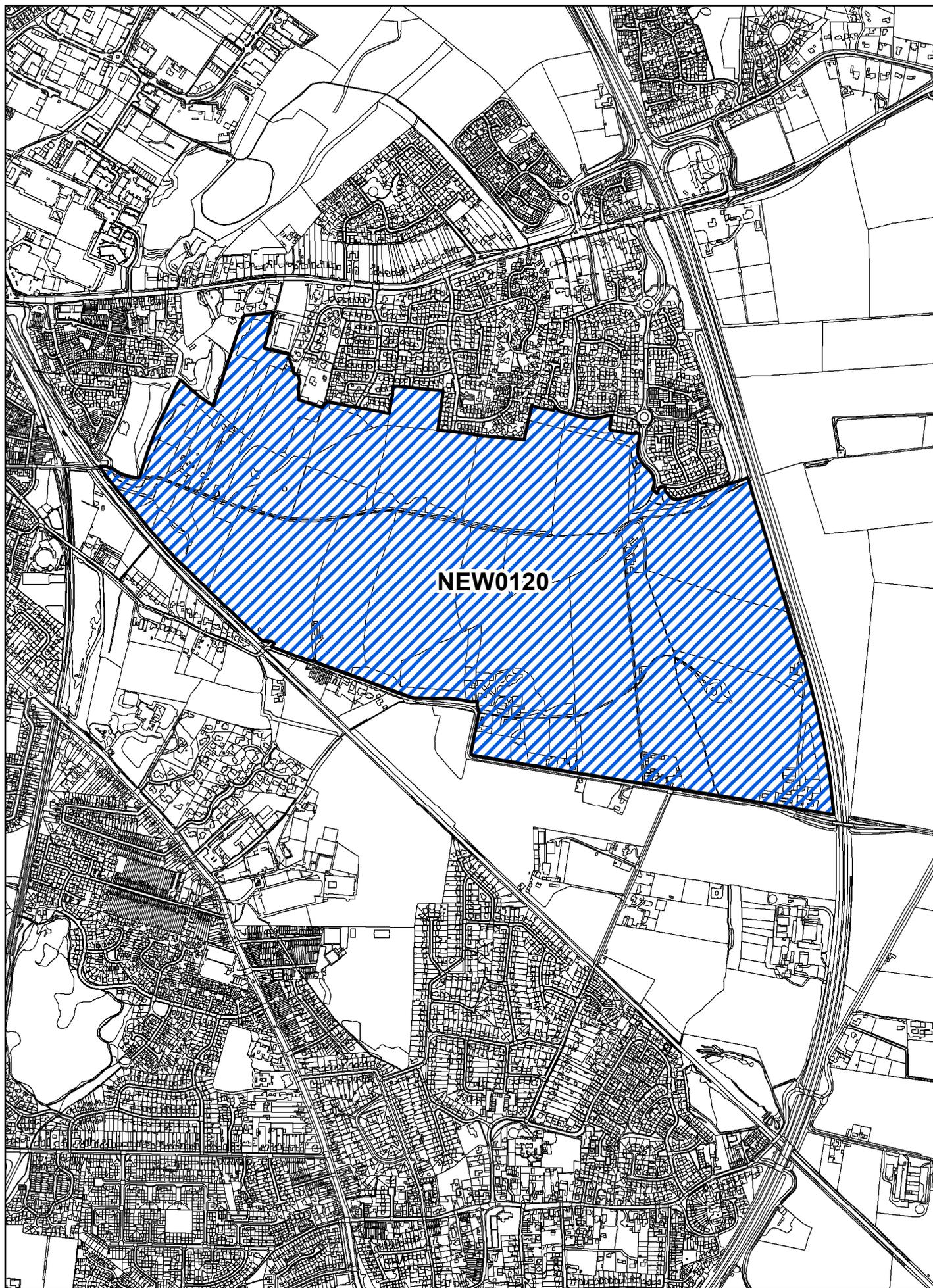
Site made up of whole or parts of 08_0046, 08_0107, 08_0257, 08_0285, 08_0299 and 08_0317.

16/SCO/00001

Yield: 1,000



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0122
Site Address	Alexander Avenue / Steven Road (Land at) – NUA/Ho/1
Parish	Newark
Ward	Bridge
Area (ha)	0.51ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is currently allocated for residential development. However, until recently no contact could be made with the landowner and as a result, the site was proposed for deallocation as part of the Plan Review. The landowner confirmed in November 2023 the site is available and the assessment has been updated to reflect such.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.51ha (Greenfield)
Area Character:	Residential / Open Space
Setting:	Urban
Current Use:	Vacant
Policy	
Current Policy Status:	Allocated – NUA/Ho/1
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	104m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current 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. Current guidance on this is found in

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	Table PDP1 of the 6c's design guide (this may be updated from time to time).
Topography Constraints:	No
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	0.25% Flood Zone 2
Surface Water Flooding:	Very low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	Unknown
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Nothing to suggest the site is not available.
Achievability Comment:	No evidence to suggest the site is not achievable.
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Not Available

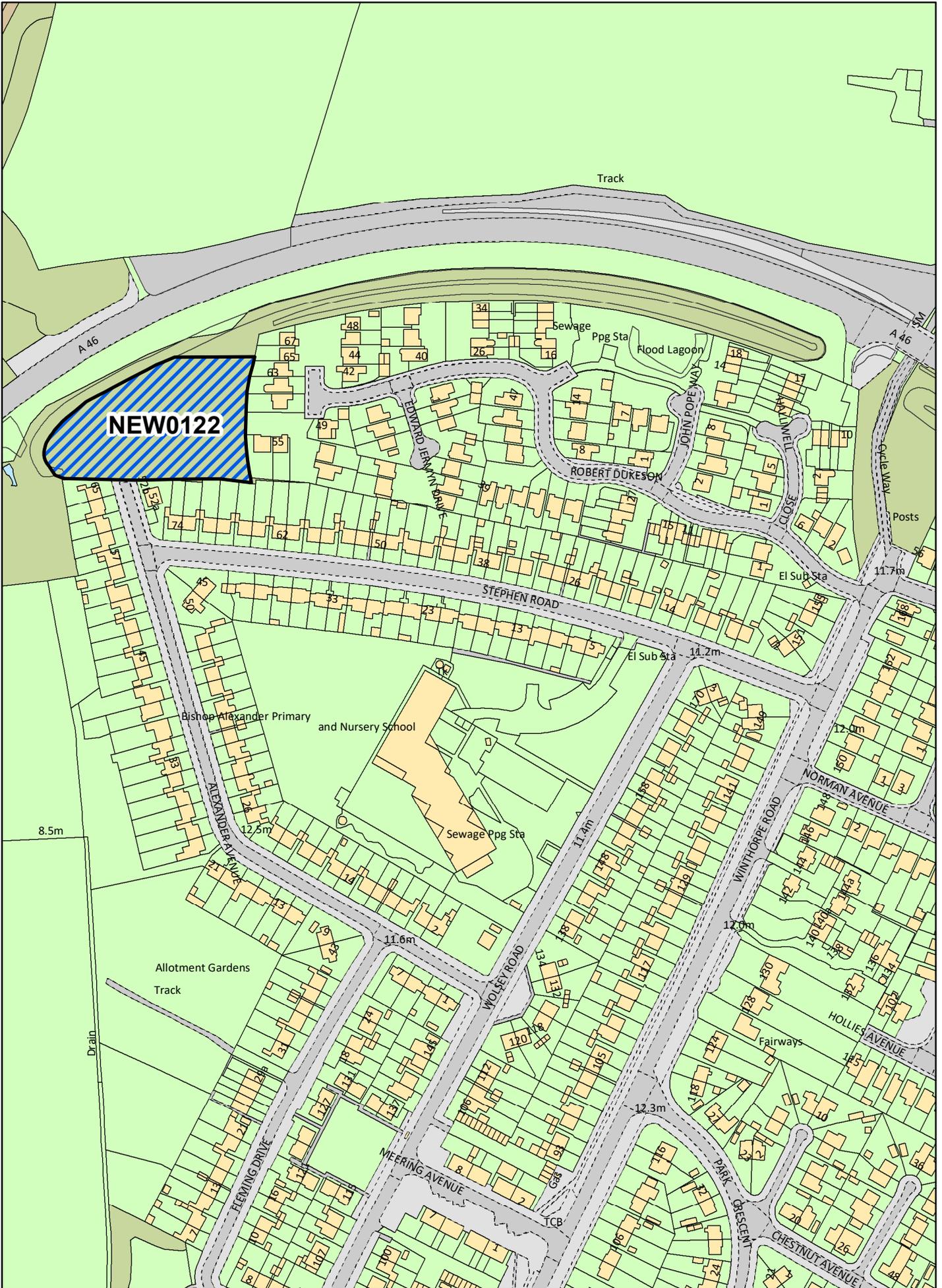
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 20 dwellings.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0123
Site Address	Quibells Lane (Land south of) – NUA/Ho/2
Parish	Newark
Ward	Bridge
Area (ha)	0.87ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available in 0-10 years
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 at the site would need to be investigated and mitigated if necessary. Part of the site lies within Flood Zone 2. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development would need to take account of the presence of the Public Rights of Way within the site and the adjacent rail line. 5 dwellings have been completed by NSDC on a portion of the site.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.87ha (PDL)
Area Character:	Residential / agricultural
Setting:	Edge-of-settlement
Current Use:	Homeless hostel / paddock
Policy	
Current Policy Status:	Allocated NUA/Ho/2
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	254m	Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highways Authority's relevant design guide at the time of submission. Future proposals should be

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

	accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	80.94% Grade 3 (Good to Moderate), 19.06% N/A
Site Apparatus:	Some existing buildings on site
Access to Utilities:	Unknown, but likely
Neighbour Issues:	East Coast Mainline is adjacent to the site
Flood Zone:	71.5% Flood Zone 2
Surface Water Flooding:	1% at high risk, 9% at medium risk, 25% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath / bridleway on eastern border (Newark FP27)
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various nearby

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	The site is available
Achievability Comment:	Nothing suggests the site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

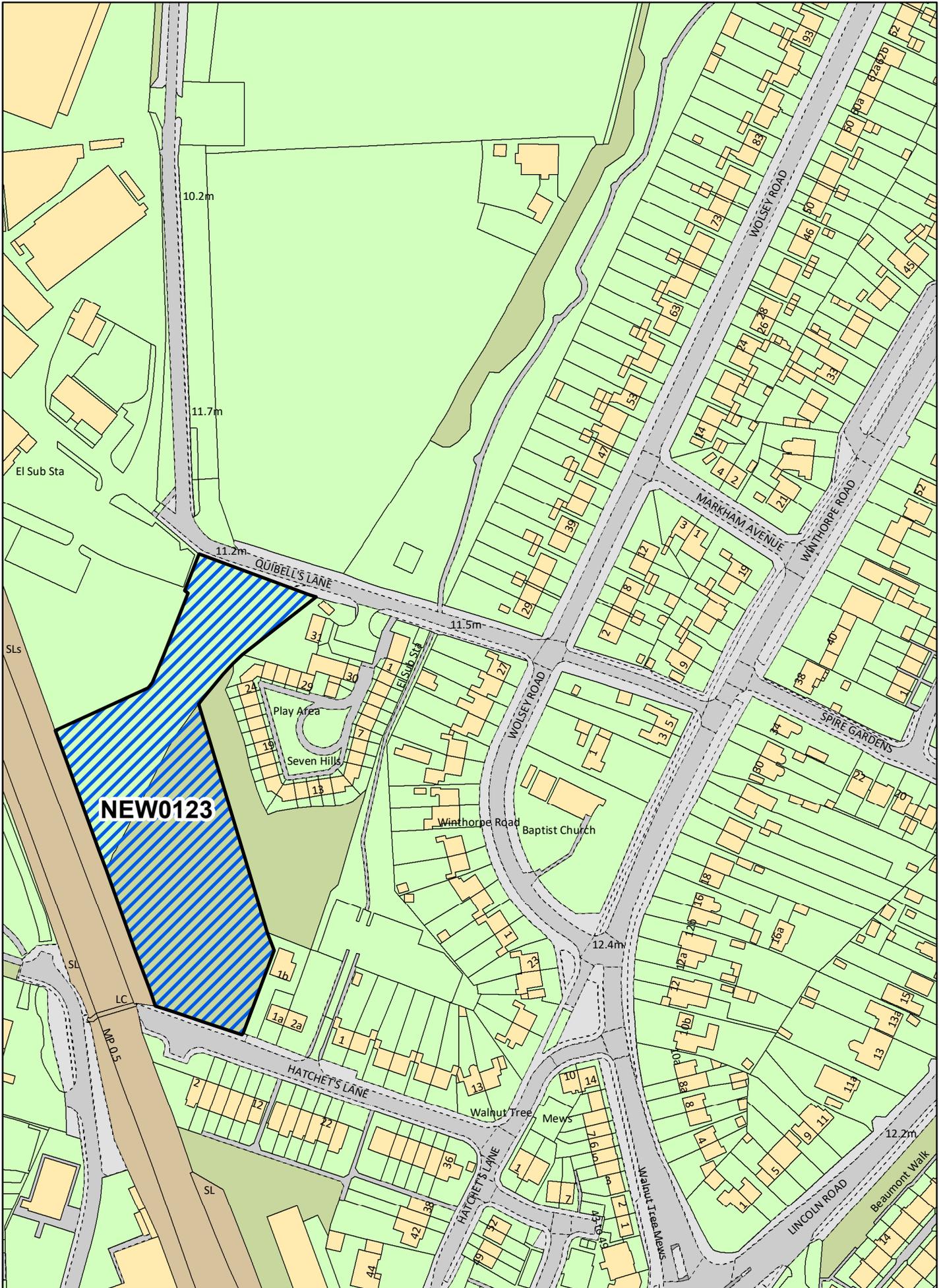
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

The allocation is for 25 dwellings and a re-developed homeless hostel. A small area of the site already has planning permission for 5 dwellings and has now been completed. The Plan Review proposes to reduce the area of the allocated site to exclude the Homeless Hostel.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0124
Site Address	Cedar Avenue (Land at) – NUA/Ho/3
Parish	Newark
Ward	Bridge
Area (ha)	0.93ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Not Available
Availability Comments:	Landowners wishes for site to be deallocated.
Achievability Conclusions:	May be Achievable
Achievability Comments:	Difficulty with 18/02330/FUL indicates the site may not be achievable

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation as necessary. The site is achievable but is not available. An application has been withdrawn in December 2019 and landowners confirm they no longer wish to see the site developed. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location

Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.93ha (Greenfield)
Area Character:	Residential / Open Space
Setting:	Residential
Current Use:	Open Space
Policy	
Current Policy Status:	Allocated (NUA/Ho/3)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	469m	Proximity to Transport Node	Over 1km

Physical Constraints:

Highway Engineers Comments:	Highways design should comply with Highways Authority's relevant design guide at the time of submission. Where appropriate,
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**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

	development proposals will need to be accompanied by either a Transport, Transport Assessment and / or Travel Plan.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	99.2% Grade 3 (Good to Moderate), 0.78% N/A (Urban)
Site Apparatus:	Children’s play area
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	2% high risk, 8% medium risk, 41% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	SP8 is taken into account in the allocation
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various nearby

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	The landowner wishes to the site to be deallocated
Achievability Comment:	Difficulty with 18/02330/FUL indicates the allocation may not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Not Available

ACHIEVABILITY CONCLUSION: May be Achievable

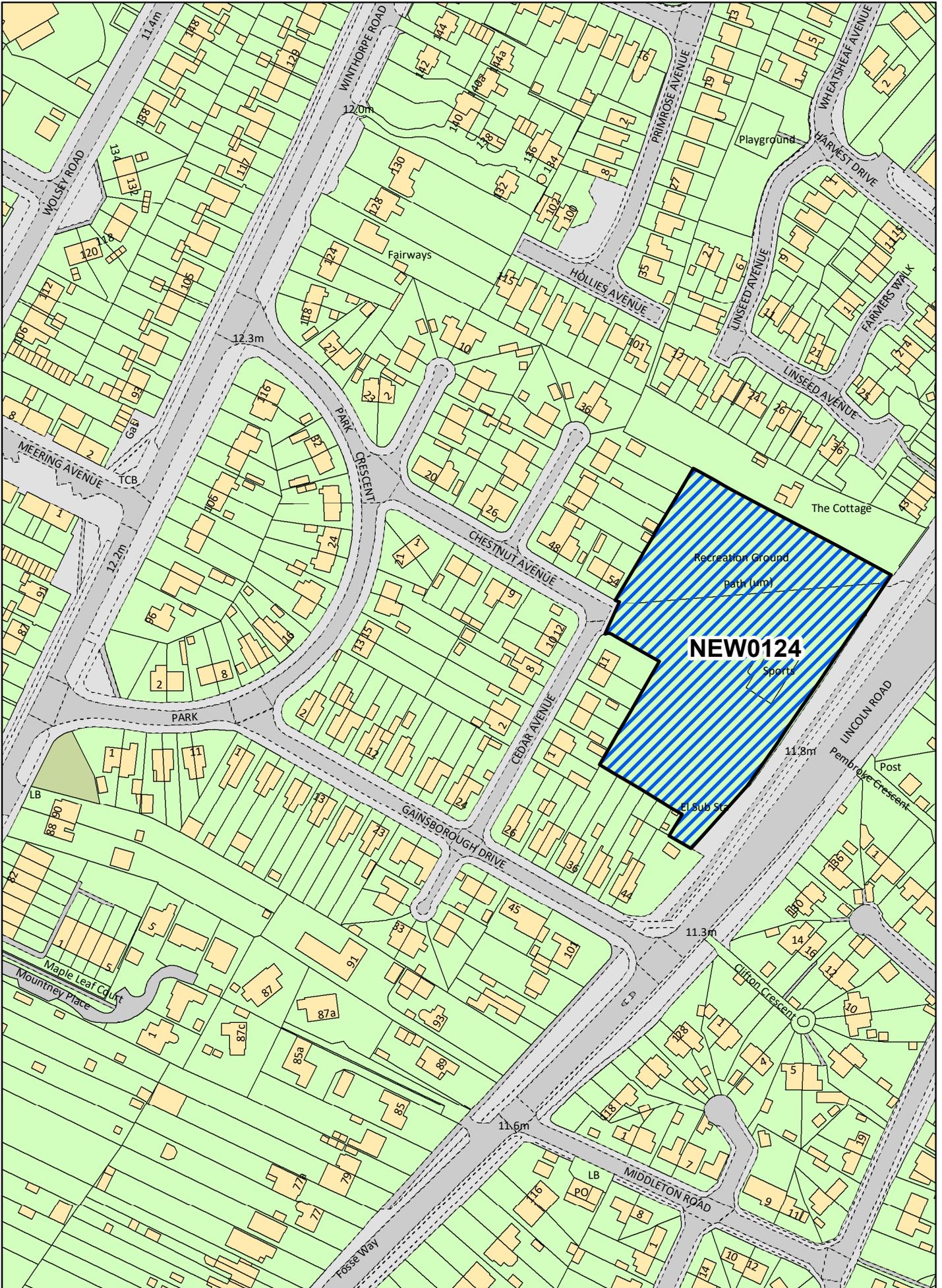
ADDITIONAL COMMENTS

Site proposed to be deallocated.

Yield: 24 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0125
Site Address	Yorke Drive (NUA/HO/4)
Parish	Newark
Ward	Bridge
Area (ha)	17.03ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
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:	
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site benefits from outline planning permission. This large area is identified for regeneration and redevelopment to allow for a significant net increase in dwellings as part of a comprehensive regeneration scheme.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Residential / industrial / open space
Setting:	Urban
Current Use:	Housing / Open Space & Playing Fields
Policy	
Current Policy Status:	Allocated (NUA/HO/4)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	208m	Proximity to Transport Node	Less than 1km

Physical Constraints:	
Highway Engineers Comments:	Highways design should comply with the Highways Authority's relevant 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

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	10.22% Grade 3 (Good to Moderate), 89.78% N/A (Urban)
Site Apparatus:	Some existing houses to be demolished / sports playing field
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 2% Medium Risk, 14% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Four footpaths abut or cross the site (FP28, FP29, FP30 and FP31)
Protected Species/Habitats:	Potential for bats
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various nearby

SUITABILITY CONCLUSION:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Council is working with its partners to facilitate the regeneration scheme.
Achievability Comment:	Planning permission indicates the site is achievable.
Ownership Constraints:	None known
Ownership Comments:	
Legal Issues:	None known
Legal Comments:	
Timescale:	5-10 years
Other Availability Issues:	
Viability Comments:	

AVAILABILITY CONCLUSION: Available

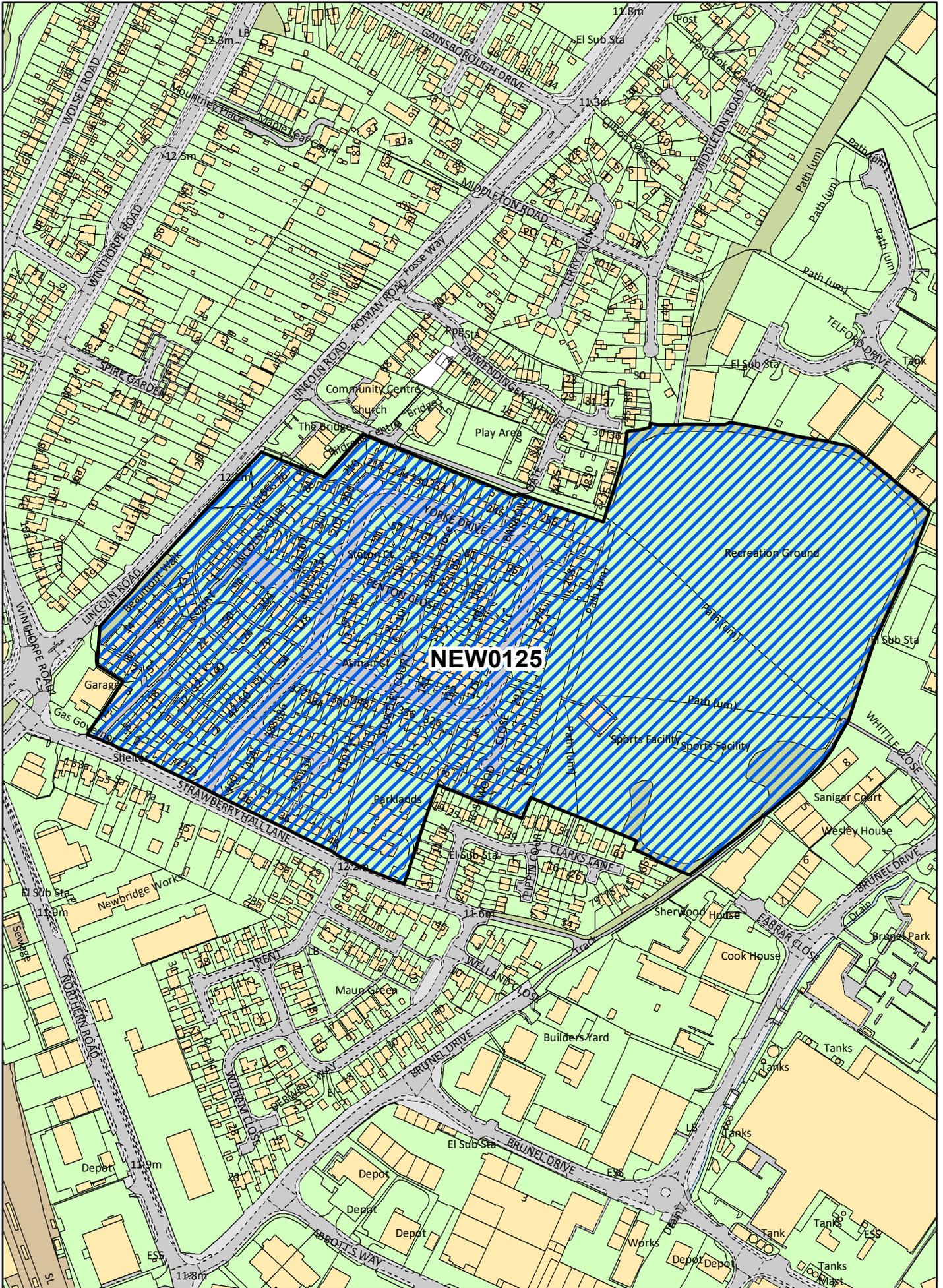
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

<p>Site benefits from outline planning permission (18/02279/OUTM). A S73 application was approved in March 2021.</p> <p>Yield: Regeneration scheme included net 190 additional dwellings.</p>



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0126
Site Address	Beacon Hill (Land north of) (NUA/HO/5)
Parish	Newark
Ward	Beacon
Area (ha)	5.14ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	Available within 10-15 years
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 agents promoting the site have confirmed intentions to submit a planning application in the next 12 months. The site is therefore available and achievable. New access would not be permitted from A1 nor its slip road. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation where necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.14ha
Area Character:	Residential / countryside
Setting:	Residential / countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated (NUA/Ho/5)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	467m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	New access would not be permitted from A1 nor it's slip road. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

	accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).
Topography Constraints:	Undulating
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Abuts A1
Flood Zone:	Flood Zone 1
Surface Water Flooding:	4% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agents confirmed availability in June 2023
Achievability Comment:	No evidence to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

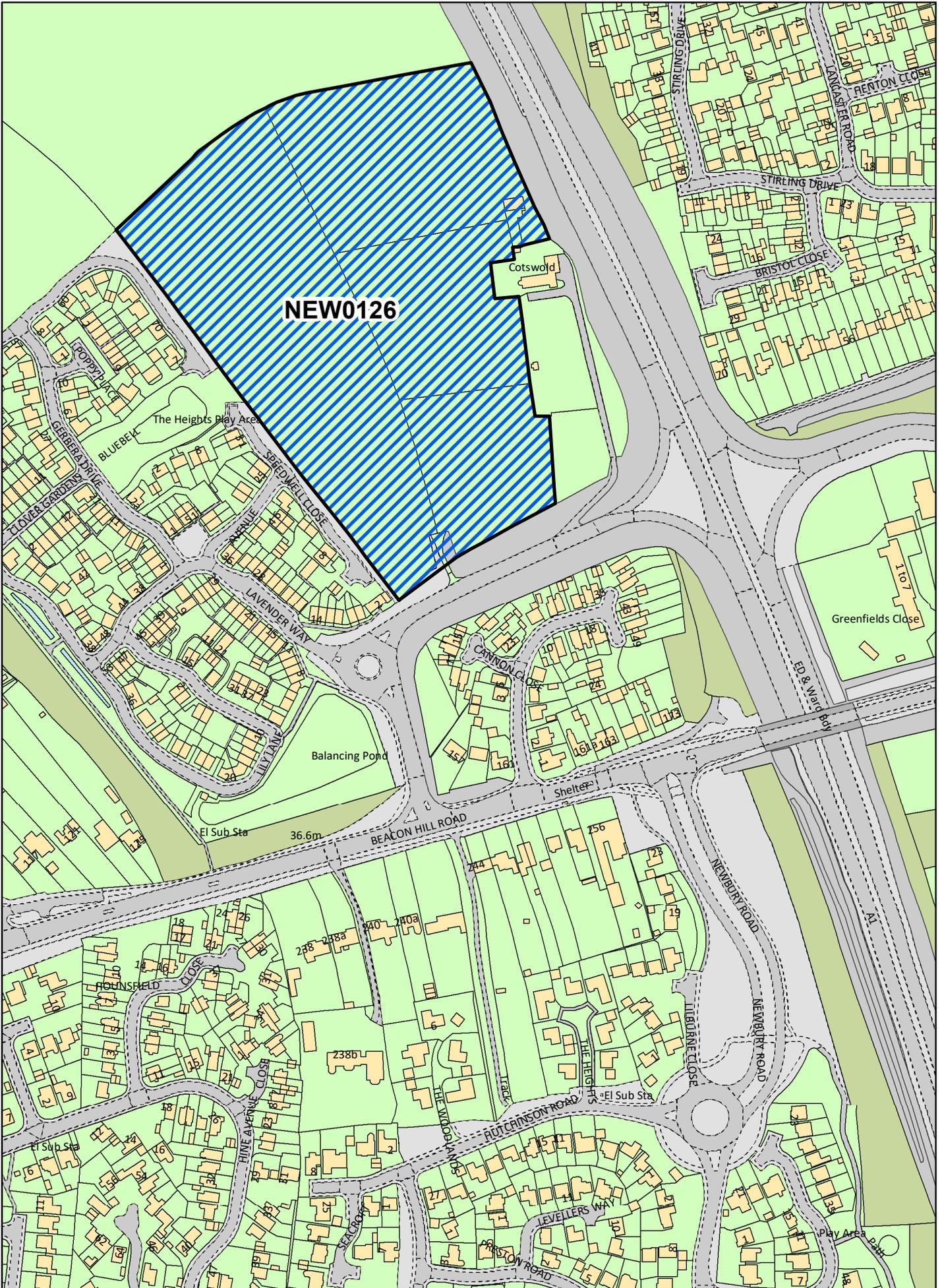
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 200 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0127
Site Address	Millgate (Land between 55 and 65) (NUA/HO/6)
Parish	Newark
Ward	Castle
Area (ha)	0.32ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available (Part)
Availability Comments:	The site is available within 0-5 years (part with planning)
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is allocated for development and half of the site has the benefit of detailed planning permission for 9 dwellings (20/00317/FUL) and is under construction. The site is suitable subject to appropriate mitigation measures as necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to address any potential impact on the conservation area and heritage assets in close proximity to the site.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.32ha (PDL)
Area Character:	Residential / Commercial
Setting:	Urban
Current Use:	Former industrial
Policy	
Current Policy Status:	Allocated (NUA/HO/6)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 400m	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	299m	Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Highways design should comply with the Highways Authority's relevant 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.

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A
Site Apparatus:	Various buildings on site
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% Medium Risk, 36% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Various in close proximity

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Planning permission on half of site
Achievability Comment:	No evidence suggests the site would not be achievable.
Ownership Constraints:	Site in at least two ownerships, unlikely to come forward together
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years for the part of site under construction
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available (Part)

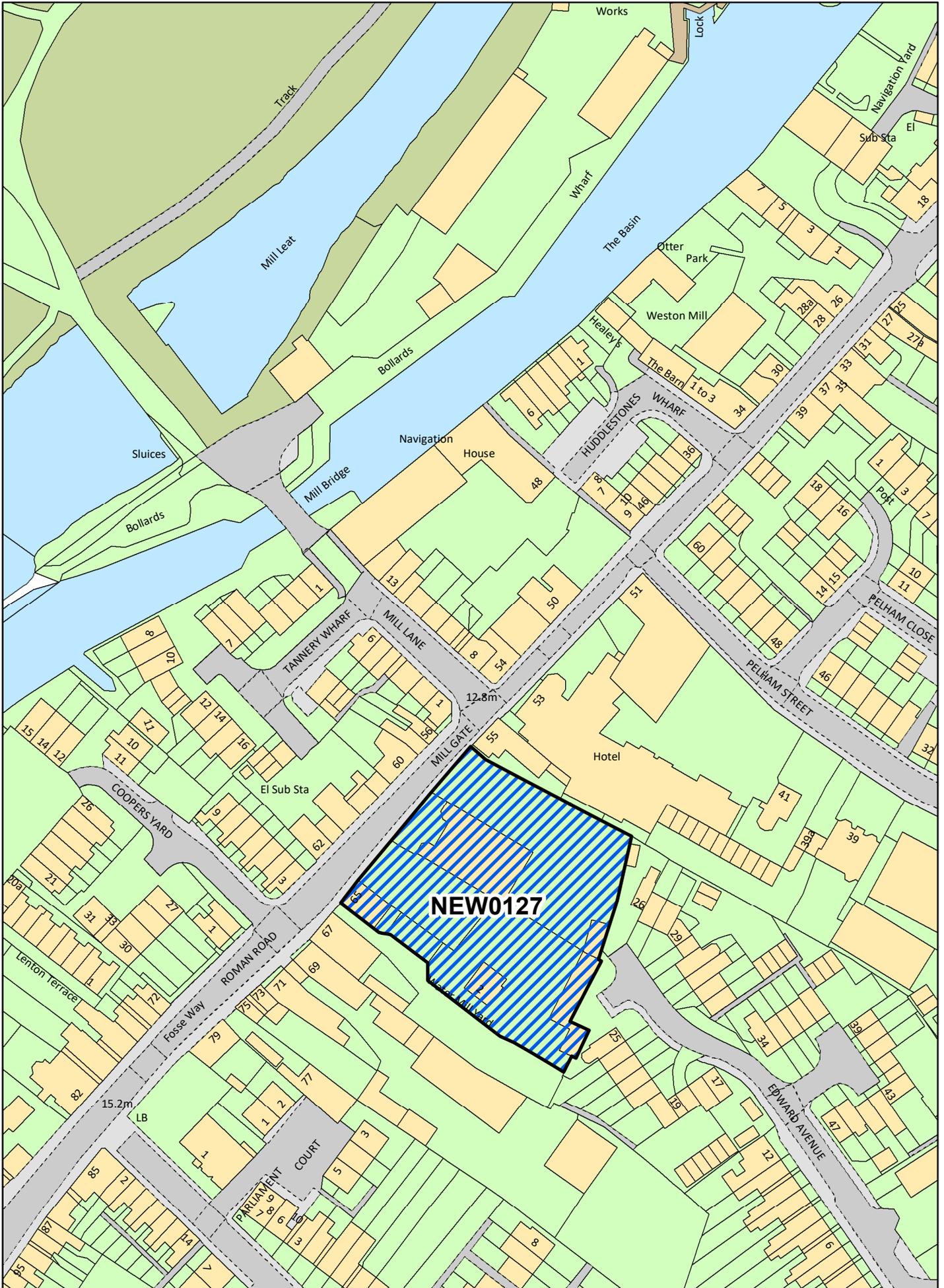
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 9 dwellings on part with planning permission and is under construction.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0129
Site Address	Bowbridge Road (Land at) (NUA/HO/8)
Parish	Newark
Ward	Beacon
Area (ha)	2.49ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for development and has the benefit of detailed planning permission for 87 dwellings (20/00580/FULM). The site is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues would need to be investigate and mitigated where necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	2.49ha
Area Character:	Residential / industrial
Setting:	Residential / industrial
Current Use:	Vacant (previously industrial)
Policy	
Current Policy Status:	Allocated (NUA/HO/8)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	299m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access agreed as part of planning permission
Topography Constraints:	No
Contaminated Land:	Yes

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	85.30% Grade 3 (Good to Moderate), 14.70% N/A (Urban)
Site Apparatus:	Large stockpiles
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 8% Medium Risk, 30% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Mature trees along the western boundary and hedgerow along eastern boundary.
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various nearby

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site has benefit of planning permission
Achievability Comment:	No evidence suggests the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

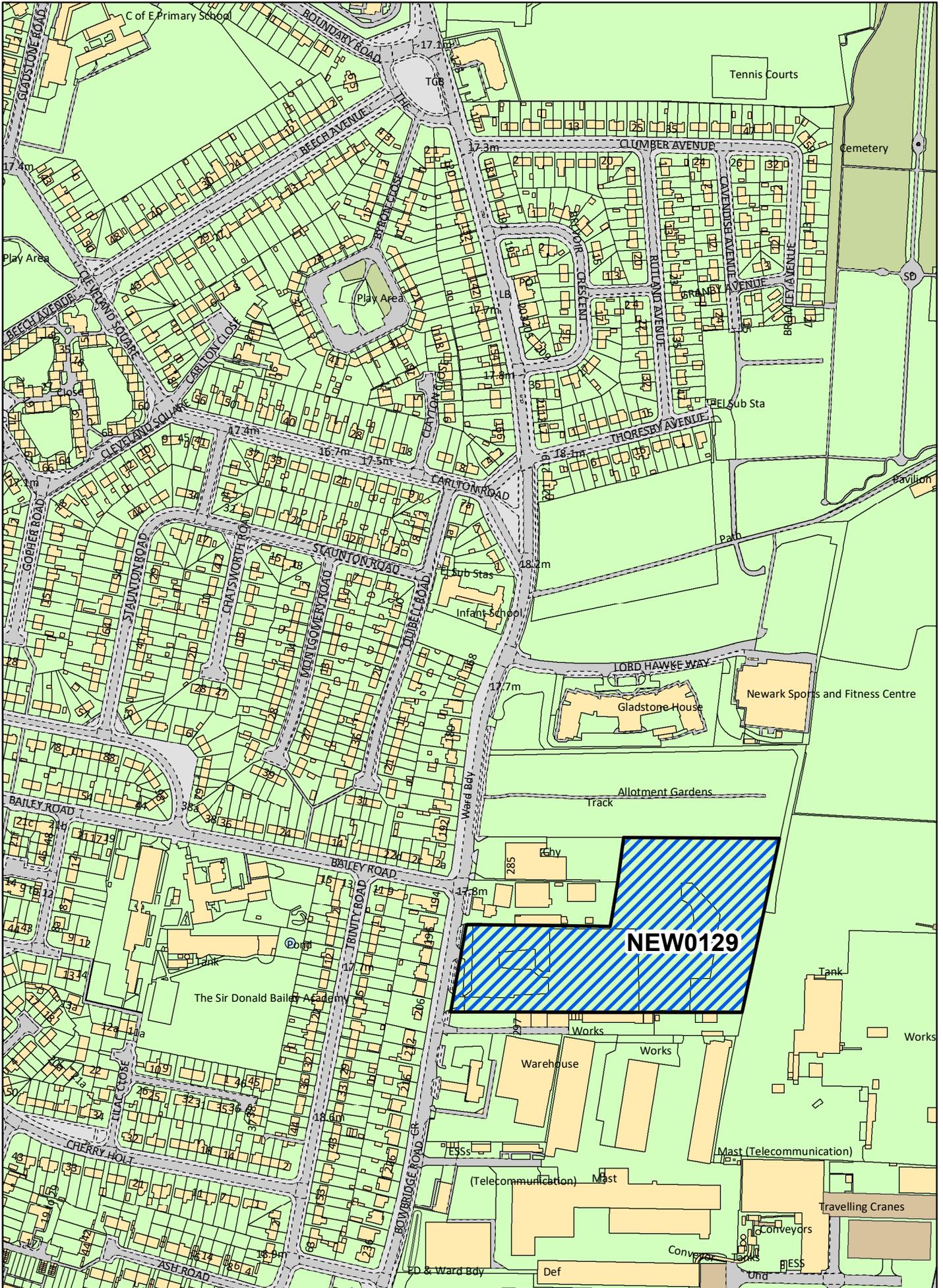
ADDITIONAL COMMENTS

Site was formerly 08_0312.

Yield: 87 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0130
Site Address	Bowbridge Road (Newark Storage) – NUA/Ho/9
Parish	Newark
Ward	Beacon
Area (ha)	4.26ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	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 achievable and available, although current business are still operating from the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	4.26ha (PDL)
Area Character:	Industrial / residential
Setting:	Industrial / residential
Current Use:	Employment land
Policy	
Current Policy Status:	Allocated NUA/Ho/9
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 1,500m	Employment	Yes
Open Space Strategy Comments	1,202m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highways design should comply with the Highway Authority’s relevant 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.

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A (Urban)
Site Apparatus:	Various existing buildings and infrastructure on site
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	2% high risk, 5% medium risk, 18% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Various nearby

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site has been purchased by a developer and is therefore available
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

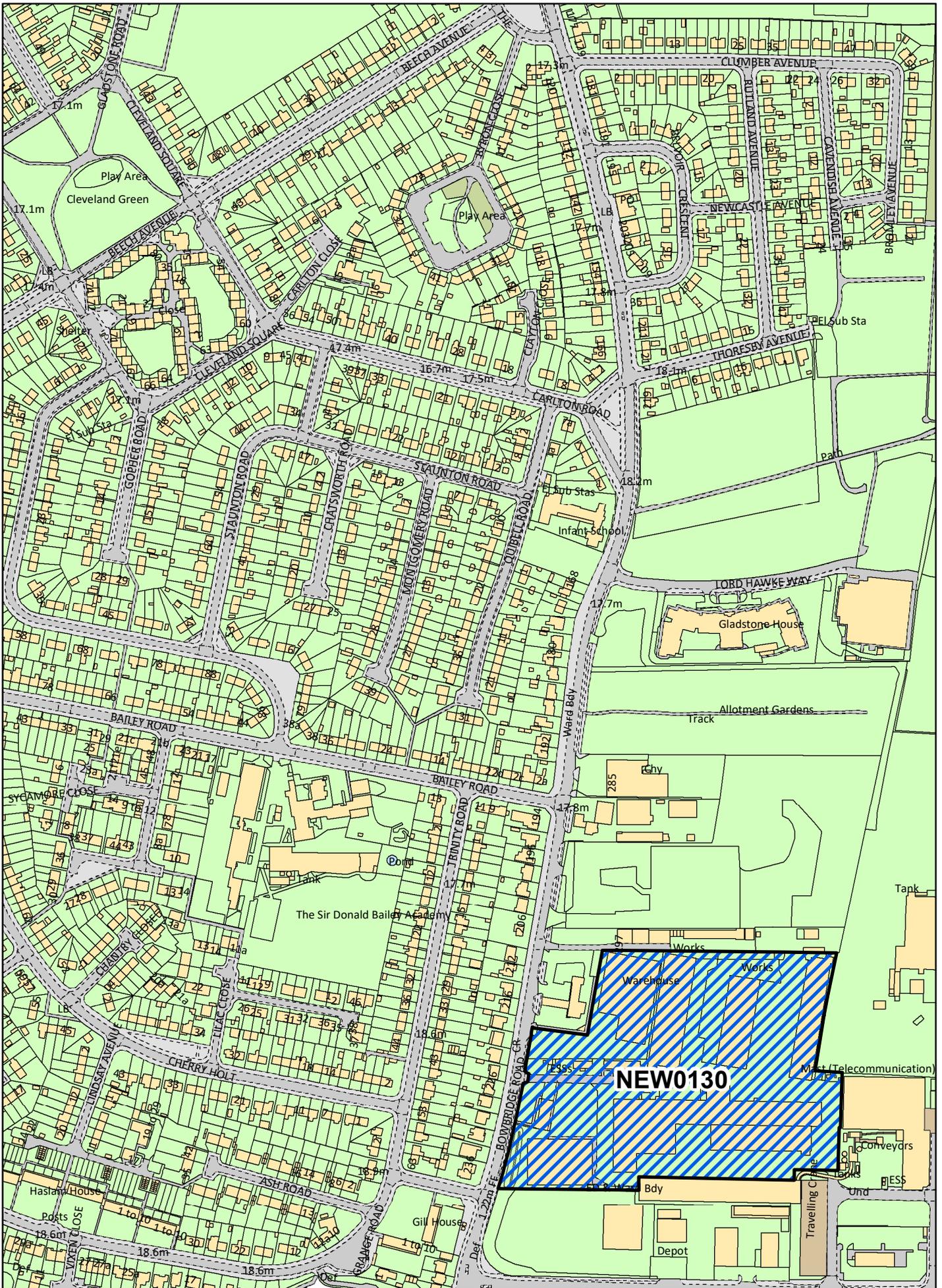
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 170



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0134
Site Address	Northern Road (Land at NSK) – NUA/Mu/3
Parish	Newark
Ward	Bridge
Area (ha)	10.05ha
Housing/Employment/Both:	Both
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	May be Available
Availability Comments:	The site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is proposed to be re-allocated as an Opportunity Site in the Plan Review. The site is achievable and may be available once the employment use has relocated. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	10.05ha (PDL)
Area Character:	Employment
Setting:	Urban
Current Use:	Industrial
Policy	
Current Policy Status:	Allocated NUA/Mu/3
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	725m	Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant 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.

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	5.45% Grade 3 (Good to Moderate), 84.54% (N/A – Urban)
Site Apparatus:	Existing buildings on site
Access to Utilities:	Yes
Neighbour Issues:	Adjacent to East Coast Mainline
Flood Zone:	Flood Zone 1
Surface Water Flooding:	2% high risk, 6% medium risk, 17% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Close to LWS
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land remains available subject to relocation of the employment use
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: Achievable

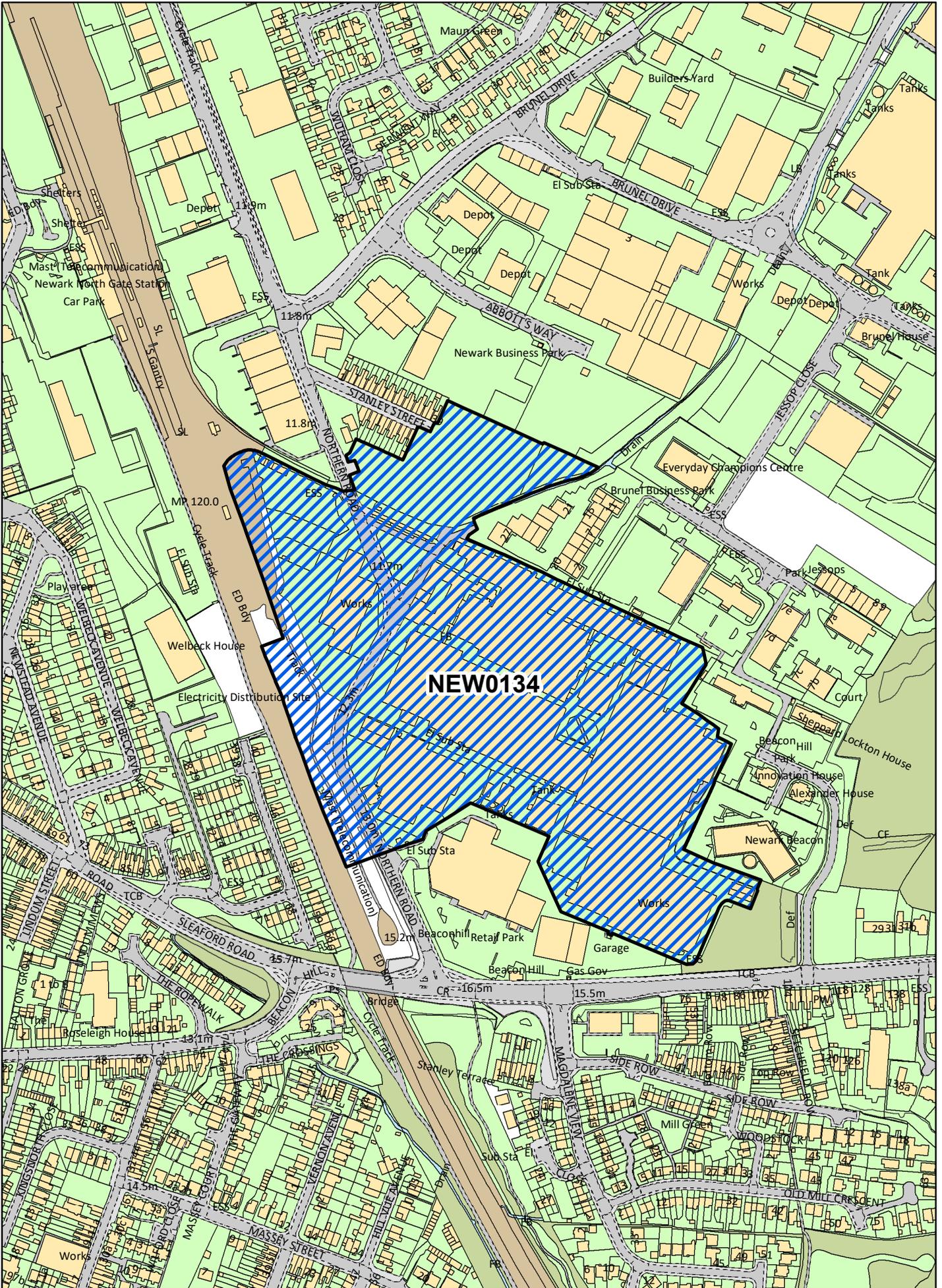
ADDITIONAL COMMENTS

Site formerly known as 08_0310.

The Plan Review proposed to reallocate the site as an Opportunity Site owing to the need to relocate the employment uses to a new site before the site can be delivered (which may be outside the plan period).



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0135
Site Address	Bowbridge Road (Land at) (NUA/MU/4)
Parish	Newark
Ward	Beacon
Area (ha)	5.33ha
Housing/Employment/Both:	Housing / Leisure
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is under construction and will be delivered in 0-5 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is allocated for a mixed-use development and part of the site that contains the Leisure Centre and extra-care apartments is now complete. The remainder of the site has the benefit of planning permission for 87 dwellings (20/00275/FULM) and is currently under construction. The site is both available and achievable.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.33ha (Greenfield)
Area Character:	Residential / Industrial
Setting:	Urban
Current Use:	Vacant (former BMX track and grassland)
Policy	
Current Policy Status:	Allocated (NUA/MU/4)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	402m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access agreed as part of planning permission
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Agricultural Land Quality:	4.67% Grade 3 (Good to Moderate), 95.33% N/A (Urban)
Site Apparatus:	Fence bisects the site
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	4% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No (but adjacent to)
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is under construction
Achievability Comment:	Nothing suggests the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

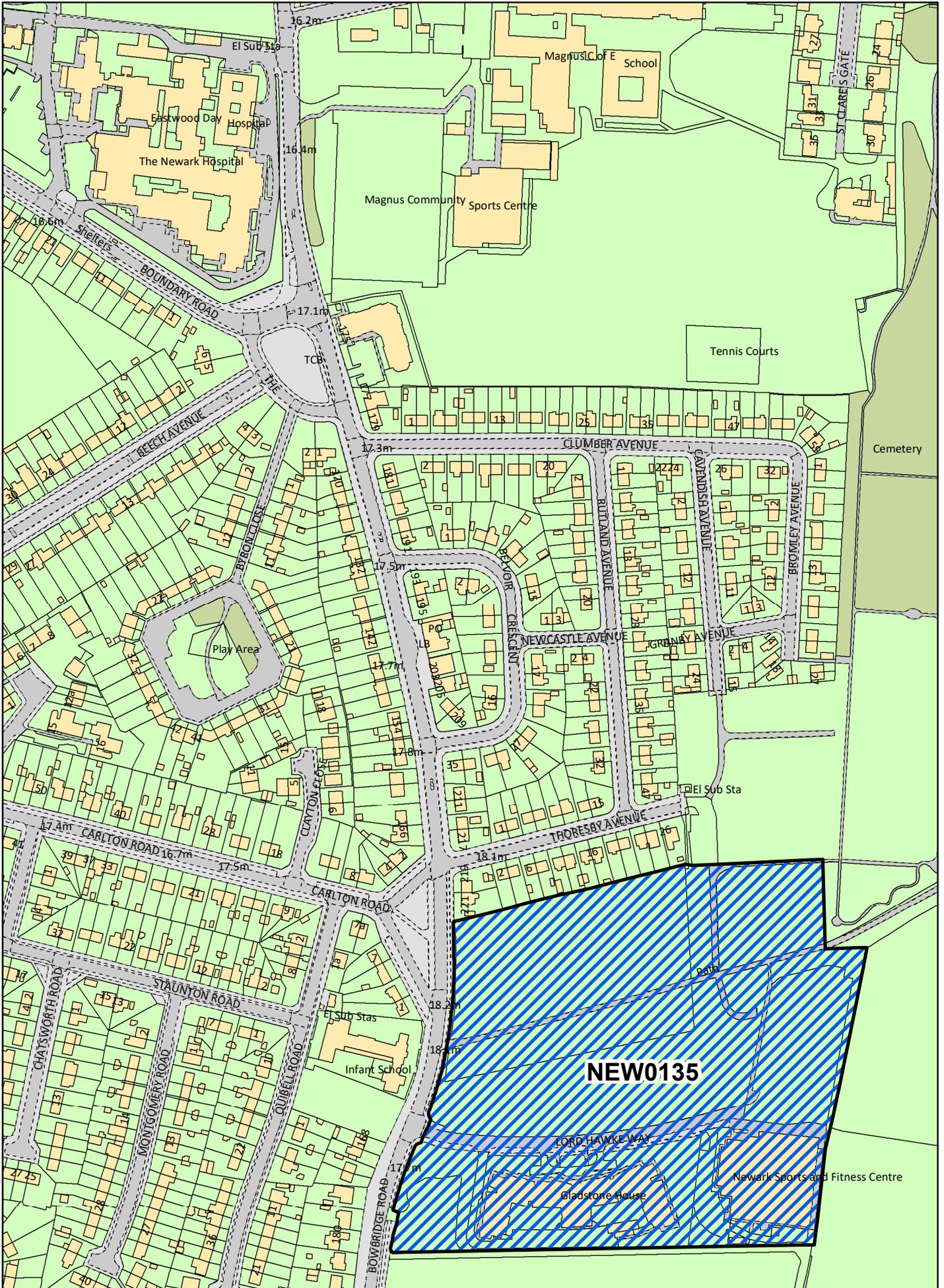
ADDITIONAL COMMENTS

Site benefits from completed leisure (14/00402/FULM) and completed extra-care housing (15/02299/FULM). Remainder of allocated site has benefit of planning permission for 87 dwellings (20/00275/FULM) and is currently under construction.

Yield: 87 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0137
Site Address	Stephenson Way (Land west of A1) (NUA/E/2)
Parish	Newark
Ward	Bridge
Area (ha)	6.20ha
Housing/Employment/Both:	Employment
Last Updated	June 2023
Suitability Conclusion:	Suitable
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:
The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is partially complete and a residual balance of 6.20ha remains. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated where necessary. Part of the site is subject to varied levels of risk of surface water flooding, and proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	6.20ha (Greenfield)
Area Character:	Industrial
Setting:	Industrial / urban
Current Use:	Undeveloped land
Policy	
Current Policy Status:	Allocated (NUA/E/2)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	434m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's design guide relevant 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.

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	2% High Risk, 6% Medium Risk, 15% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms residual balance of land is available
Achievability Comment:	Site is achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

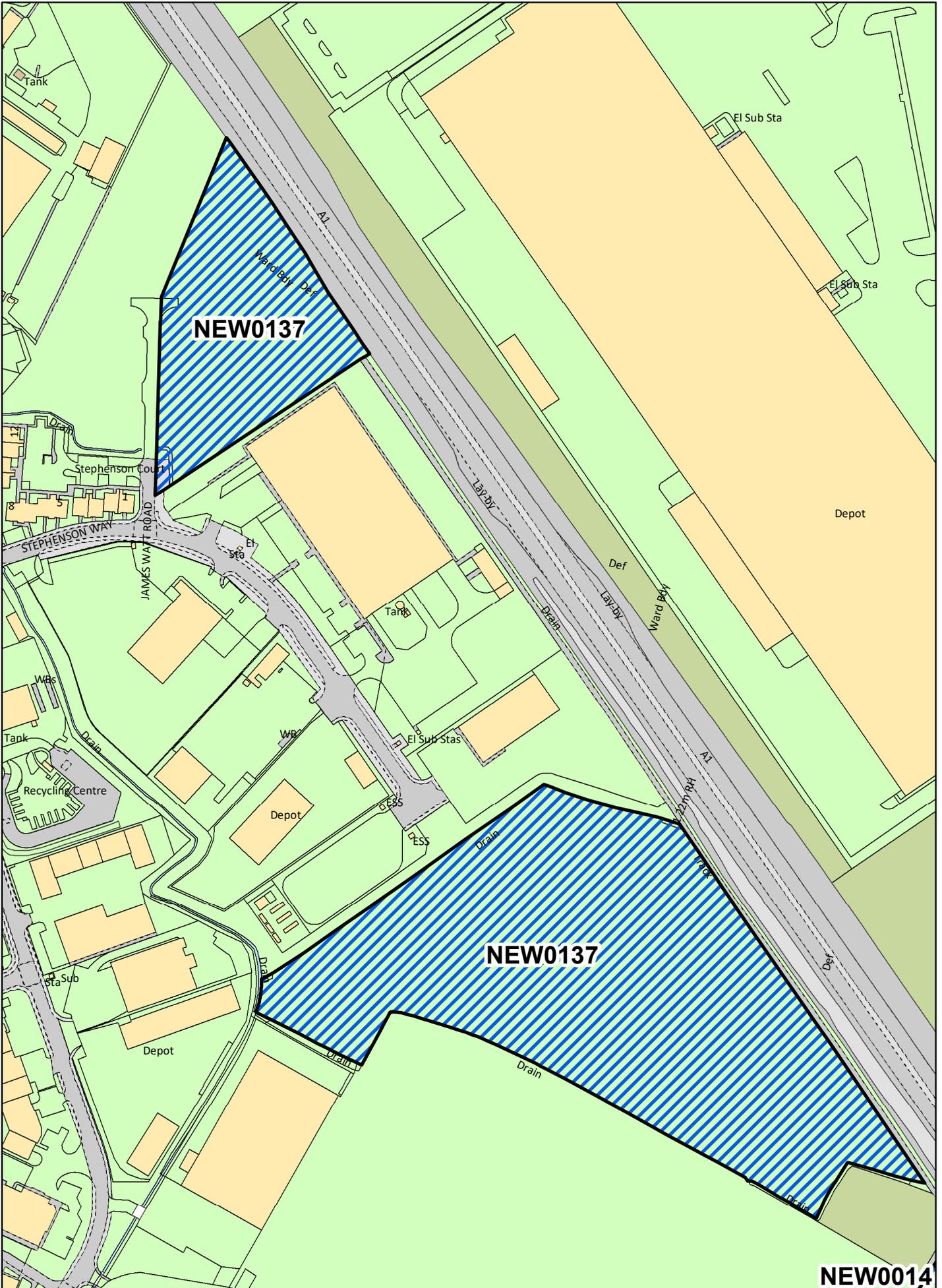
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site partially complete. Agent identifies a residual balance of 6.02ha.



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0138
Site Address	Telford Drive (Land off) (NUA/E/3)
Parish	Newark
Ward	Bridge
Area (ha)	0.91ha
Housing/Employment/Both:	Employment
Last Updated	June 2023
Suitability Conclusion:	Suitable
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 would not be achievable

OVERALL CONCLUSION:
The site is allocated for employment development, comprises the residual undeveloped balance of the allocation and is suitable 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. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development on this site would need to take account of the presence of Public Rights of Ways within the site.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.91ha (Greenfield)
Area Character:	Industrial
Setting:	Urban
Current Use:	Undeveloped land
Policy	
Current Policy Status:	Allocated (NUA/E/3)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	512m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate,

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

	development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	No
Contaminated Land:	Possibly
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	46.75% Grade 3 (Good to Moderate), 53.25% N/A (Urban)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 26% Medium Risk, 53% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Yes FP28
Protected Species/Habitats:	No
Tree Preservation Order:	Yes (trees adjacent to site)
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirmed in June 2023 residual balance of site remains available.
Achievability Comment:	Nothing suggests the site would not be achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

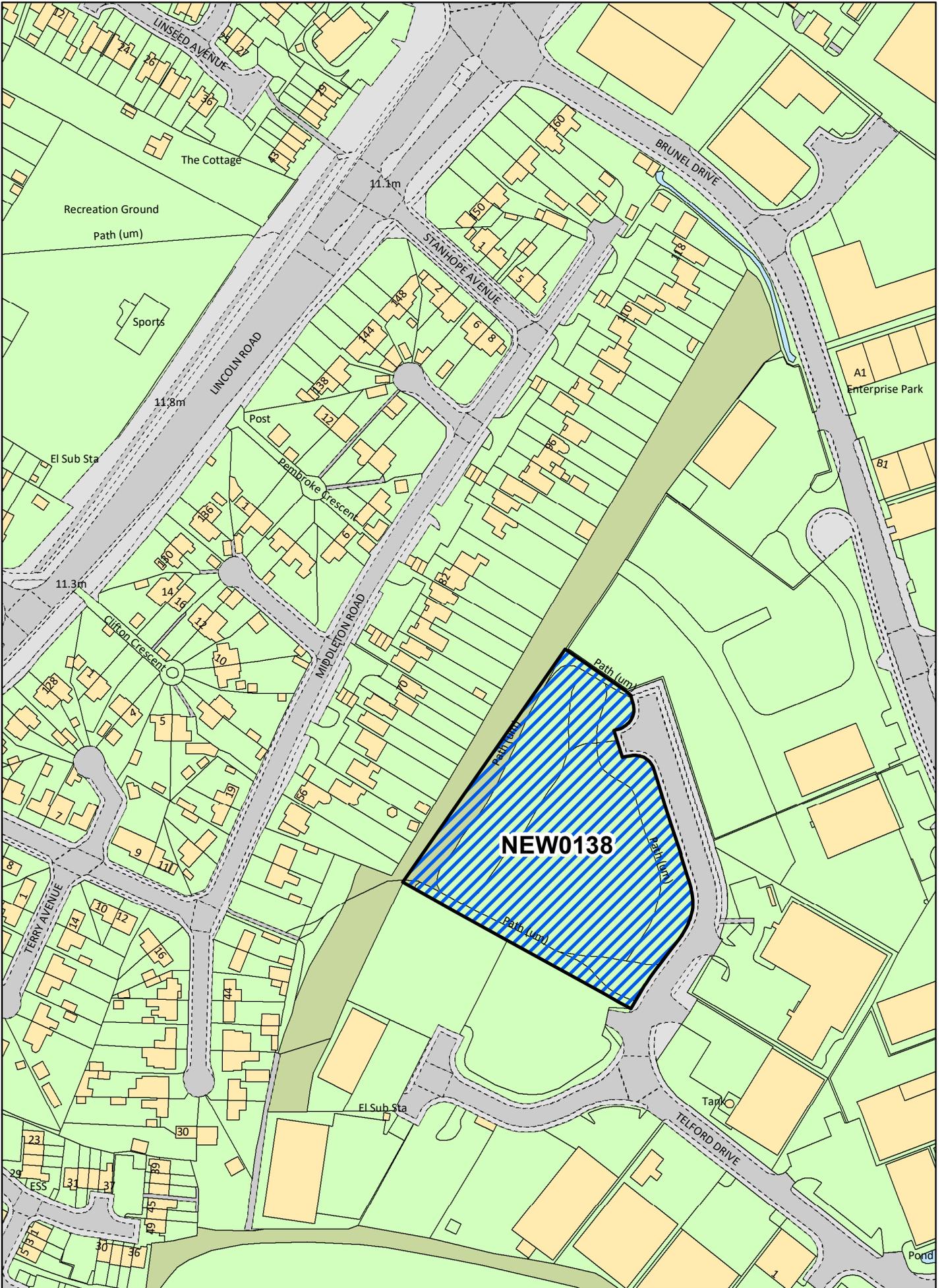
ADDITIONAL COMMENTS

Residual balance remains available but undeveloped.

Yield: 0.91ha



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NEW0139
Site Address	Great North Road (Former County Highway's Depot) – NUA/E/4
Parish	Newark
Ward	Castle
Area (ha)	2.06ha
Housing/Employment/Both:	Employment
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	May be Available
Availability Comments:	The site may be available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	Site has been marketed for sale and may affect achievability
OVERALL CONCLUSION:	
The site is allocated for economic development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site lies within Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrate that the development will not increase risk elsewhere and where possible, reduces flood risk overall. Any future development will need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC) and heritage asset.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	2.06ha (PDL)
Area Character:	Residential / employment
Setting:	Edge-of-settlement
Current Use:	Vacant
Policy	
Current Policy Status:	Allocated NUA/E/4
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	382m	Proximity to Transport Node	Within 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant 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.

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	Existing hardstanding and buildings on site
Access to Utilities:	Yes
Neighbour Issues:	Close to A46
Flood Zone:	34% Flood Zone 3 & 66% Flood Zone 2
Surface Water Flooding:	1% medium risk, 4% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Adjacent to LWS (SINC2/778 – Great North Road Grasslands)
Tree Preservation Order:	No
Natural Features on Site:	None
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Causeway Arches adjacent to site (Grade II Listed)

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site marketed for sale
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: May be Available

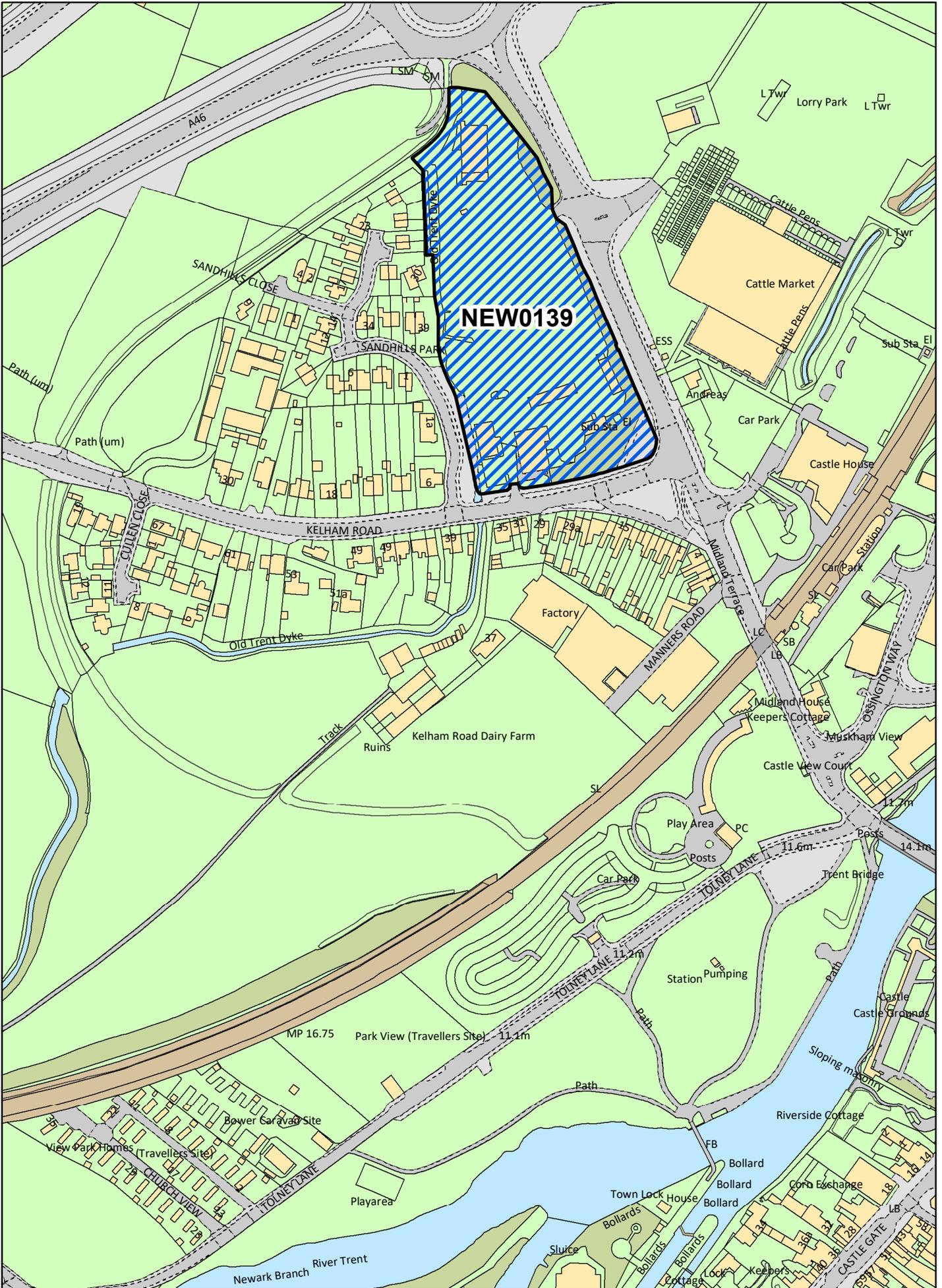
ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

14/SCR/00043 and 14/01598/FULM considered an A1 retail and filling station use, but this was refused on town centre impact grounds.



Strategic Housing and Employment Land Availability Assessment 2023



Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	NEW0264
Site Address	Barnby Road (Land north of)
Parish	Newark
Ward	Beacon
Area (ha)	1.74ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	May be Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is not considered suitable for development as there are significant highway safety concerns. There also potential contamination issues on the site. The site lies within the urban boundary and is available and achievable.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.74ha (Greenfield)
Area Character:	Residential
Setting:	Semi-urban
Current Use:	Vacant land
Policy	
Current Policy Status:	Within urban boundary
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	482m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access to the west is unsuitable due to poor visibility near the bridge and poor pedestrian facilities.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Apparatus:	Trees and existing buildings on site
Access to Utilities:	Unknown
Neighbour Issues:	Adjacent to East Coast Mainline
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Hedges and trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land now in GRT ownership and availability for residential is unclear
Achievability Comment:	Development has occurred on part of the greater site, no evidence to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: May be Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site also known as 08_0632 (part).
 One bungalow has now been permitted on part of the site (18/02049/FUL) and the area for consideration has been altered.
 Yield:



Strategic Housing and Employment Land Availability Assessment 2023

