

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

Site Reference	RAI0013
Site Address	A617 (Land at Rufford Colliery)
Parish	Rainworth
Ward	Rainworth North and Rufford
Area (ha)	27.25ha
Housing/Employment/Both:	Employment
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	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 located within the open countryside away from the settlement boundary. The site is also within the possible potential Special Protection Area (ppSPA) and it may be necessary to obtain ecological advice in relation to the potential impacts, and any possible mitigation measures required. Land contamination issues would need to be investigated and mitigated if necessary. Any Development would need to take account of the Public Right of Ways in the locality. The site has been assessed for employment purposes; however, it is noted that the site is not suitable for residential development in highways terms should a mixed-use scheme be pursued. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. Overall, the site is therefore not suitable for development.

SUITABILITY	
Character Land Use Location	
Location:	Away from Settlement Boundary
PDL/Greenfield:	Greenfield (once restored)
Area of PDL / Greenfield:	27.25ha
Area Character:	Rural / former industrial
Setting:	Rural / former industrial
Current Use:	Former Colliery
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	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments	c.1km	Proximity to Transport Node	Over 1km

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Physical Constraints:	
Highway Engineers Comments:	For residential this would be unsustainable, but for employment use, there is an access to the major road network, built to accommodate HGV traffic (capacity subject to a TA)
Topography Constraints:	Undulating
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A
Site Apparatus:	Former Colliery
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes
Impact on Existing Recreational Use:	FP3 PROW lies to the southeast, Rufford BWS PROW is located to north and west of site
Protected Species/Habitats:	Likely given LWS and Nature Reserve. ppSPA
Tree Preservation Order:	No
Natural Features on Site:	LWS, Rainworth Heath Nature Reserve
Conservation Area:	No
Heritage Assets (Designated & Non-Designated):	Rufford Colliery Non-Designated Heritage Asset

Conservation Comments:

The proposed site is situated on top of the Rufford Colliery, identified on the Historic Environment Record (HER), and also north of the early-20th century planned colliery village (also identified on the HER). Both are considered Non-Designated Heritage Assets as they represent important examples in the district of early-20th century colliery and mining developments. From a desk-based assessment, it does not appear that any historic buildings at the colliery remain. However, the proposed development of the allocation could diminish the historic association with the former colliery and mining use of the land, but some of this harm could potentially be mitigated by heritage-related interpretation on the site.

Development of the site would have some impact on the wider setting of the colliery village because, as mentioned above, it may diminish and erode the historic association with the mine. In addition, the colliery village is on elevated ground and development of the site may impact wider views from parts of the planned village. This visual impact could be minimised by sensitive design or landscaping of the site. Development of the site would likely have a harmful impact on the setting and significance of NDHAs associated with Rufford Colliery. Some of the harm could be minimised and reduced by heritage-related interpretation of the colliery history, sensitive design of new builds and possible landscaping to minimise visual impact on the wider surroundings.

Update:

Comments by the Agent have outlined that the Rufford Colliery Site on the HER have been completely cleared as part of a restoration obligation. The Conservation Team are happy to

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acknowledge that the site has been cleared, however NSDC do not maintain the HER, and NCC is responsible for these records.

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms land is available at June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Owner confirms no ownership constraints
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

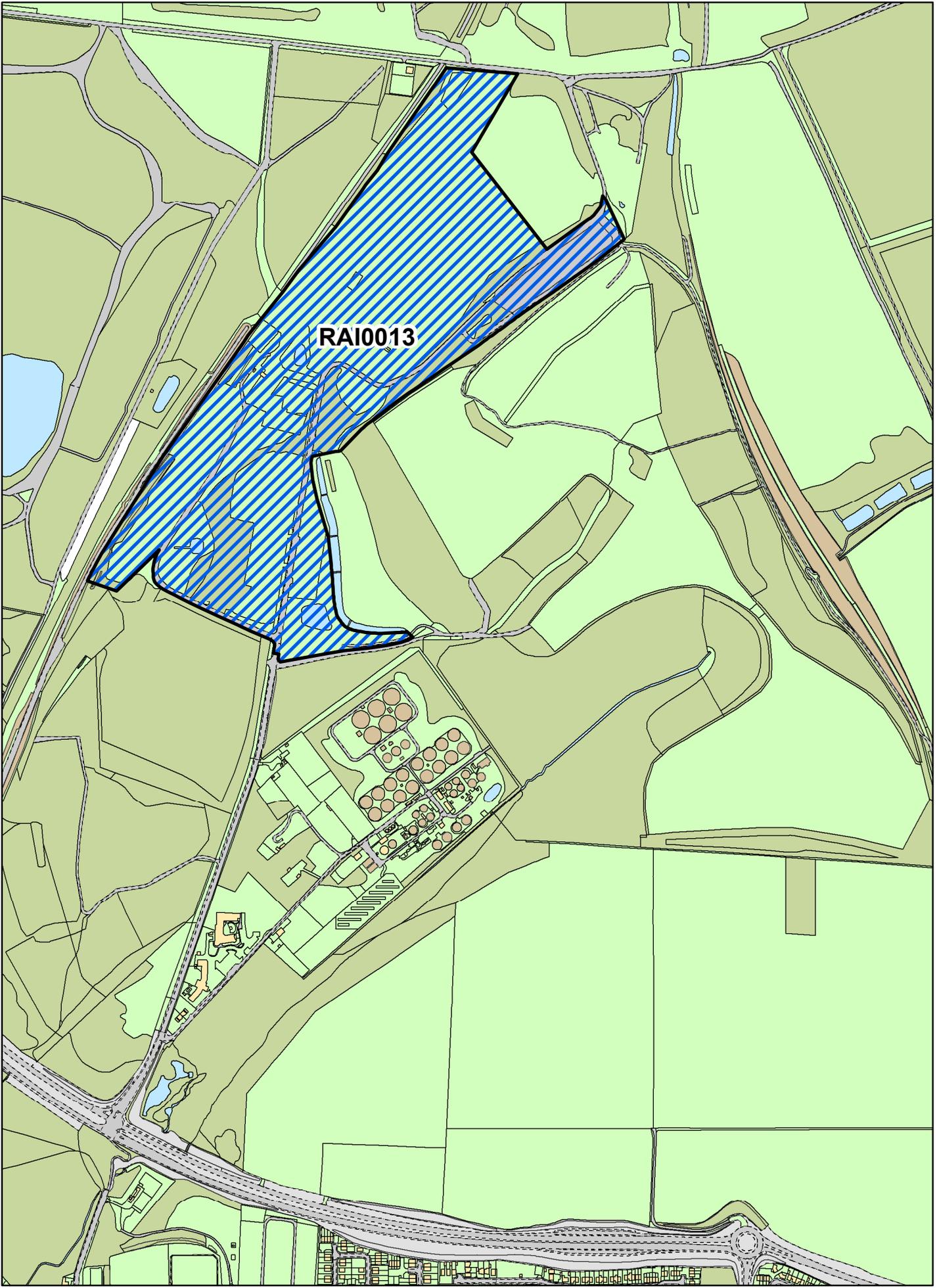
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: Submission states 800,000sqft of storage and distribution units to include ancillary office accommodation, together with 17,000sqft of office units.



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Site Reference	RAI0019
Site Address	Blidworth Lane / Warsop Lane (Junction of, Land southeast of New Farm)
Parish	Rainworth
Ward	Rainworth South & Blidworth
Area (ha)	5.32ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not 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 lies within the Green Belt and is therefore not suitable for development. The Green Belt Boundaries are not being reviewed as part of the Plan Review.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.32ha (Greenfield)
Area Character:	Agriculture / woodland
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
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	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	642m	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 Table PDP1 of the 6c's design guide (this may be updated from time to time).

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Topography Constraints:	Site slopes down from east to west
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	Possibly
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Potential Species Habitat
Tree Preservation Order:	TPO 44 and TPO 47
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in 2022
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: Available

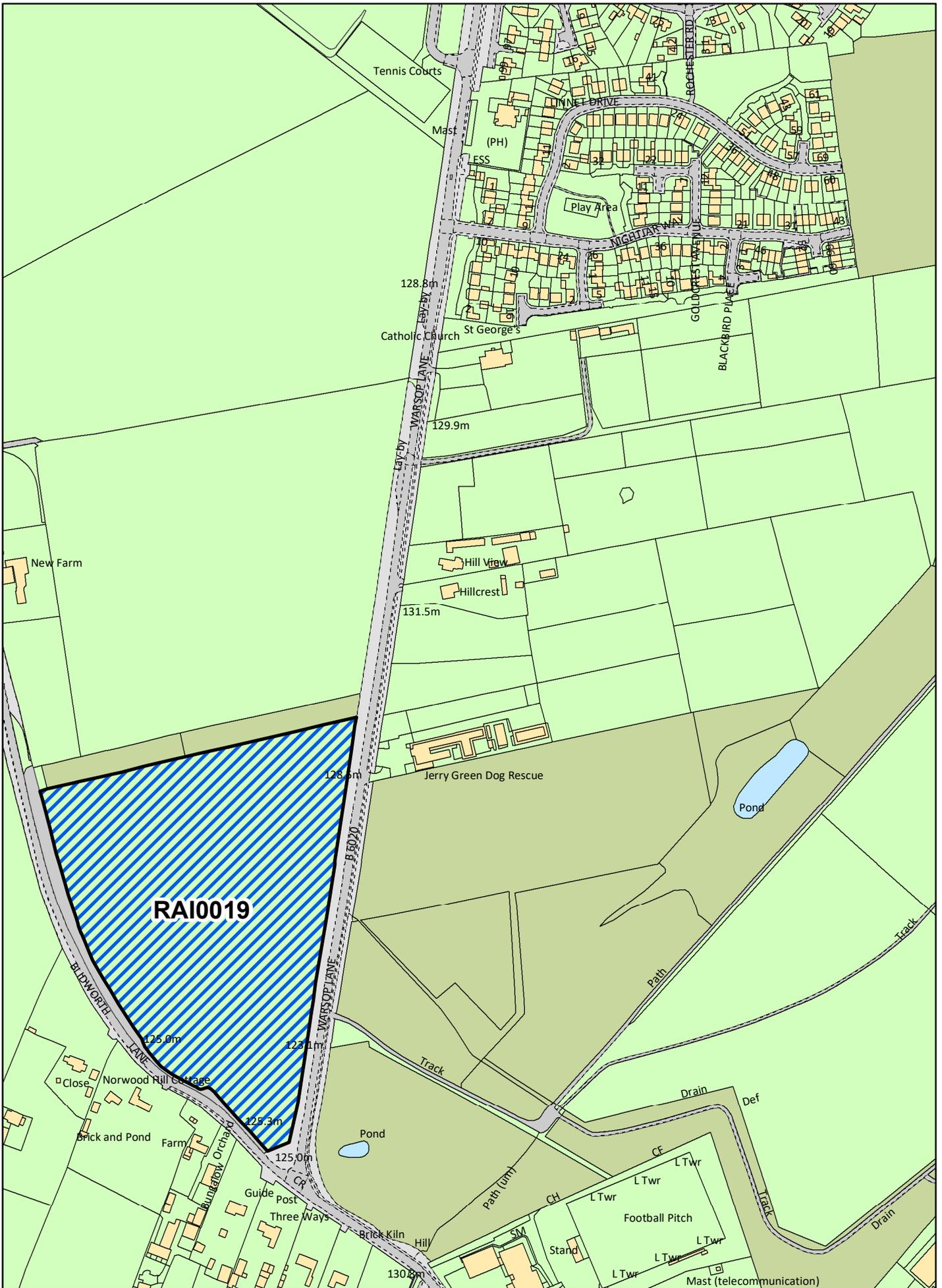
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Within coal mining reporting area. 100% in development low risk area.



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

Site Reference	RAI0022
Site Address	Warsop Lane (Land off)
Parish	Rainworth
Ward	Rainworth South & Blidworth
Area (ha)	3.90ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	n/a
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located within the Green Belt and is therefore not suitable for development. The Plan Review does not propose to review / alter the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Separated from urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.90ha (Greenfield)
Area Character:	Countryside
Setting:	Countryside
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
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	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	793m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access juxtaposition with new site access on opposite side of the road needs careful attention. 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 Table PDP1 of the 6c's design guide (this may be updated from time to time).

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Topography Constraints:	Eastern part of site on top of ridge, western part of site on falling ground.
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage has yet to be identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Telegraph poles and line adjacent to southern boundary
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.1% at low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

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

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner confirmed availability in 2021/22
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

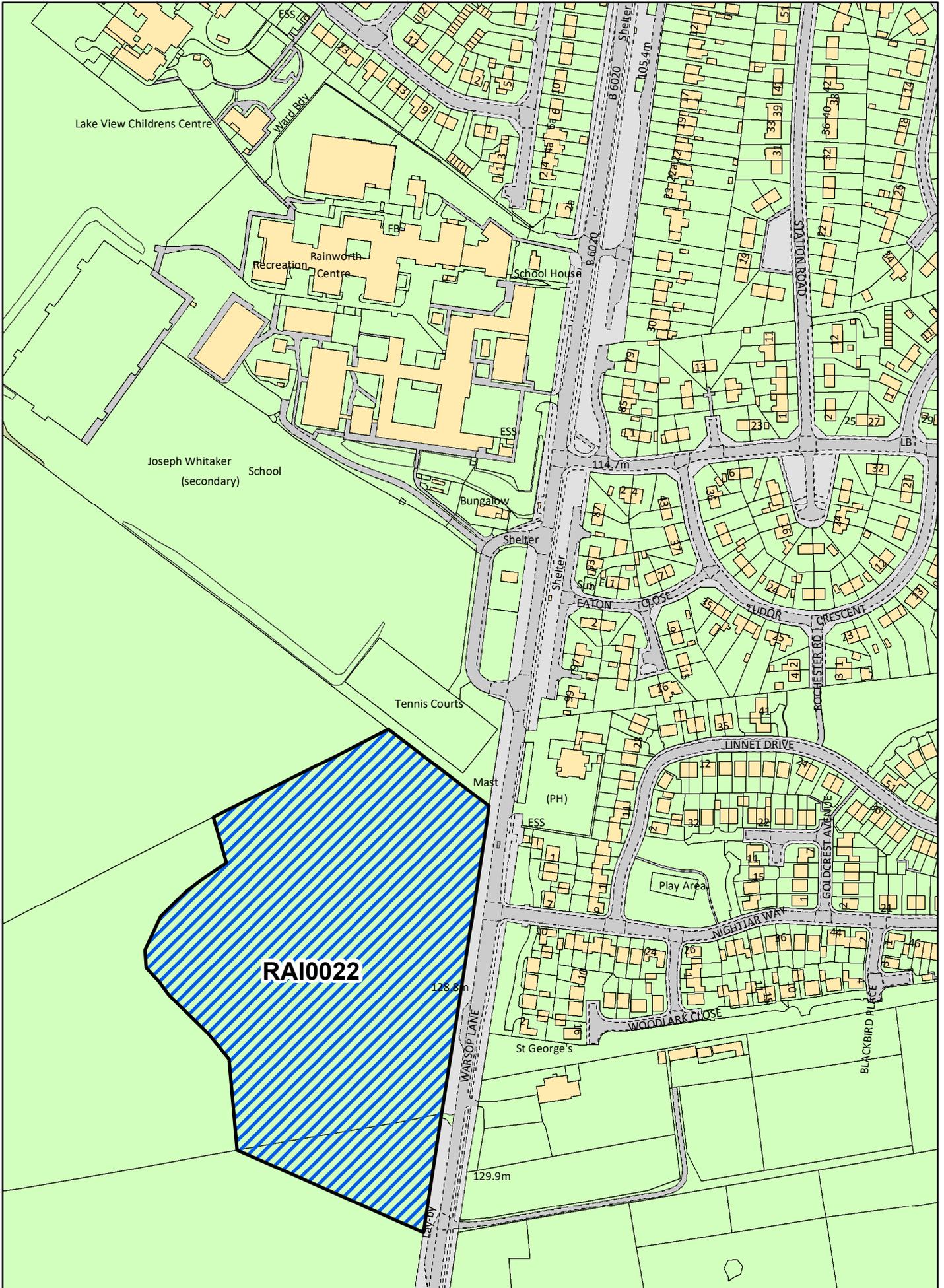
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Previous reference: 16_0023. Site area reduced to reflect changes to land ownership.



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

Site Reference	RAI0036
Site Address	Mansfield Road, Land opposite Lurcher Public House
Parish	Rainworth
Ward	Rainworth
Area (ha)	5.54ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable (Green Belt)
Availability Conclusion:	Available
Availability Comments:	
Achievability Conclusions:	Achievable
Achievability Comments:	
OVERALL CONCLUSION:	
The site is in the Green Belt. Development of this site would constitute inappropriate development in the Green Belt.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.54ha GF
Area Character:	Agriculture / Woodland / Residential
Setting:	Countryside / Residential
Current Use:	Agricultural
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	n/a
Conflicting Issues:	n/a

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 800m	Employment	Yes
Open Space Strategy Comments	436m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Direct from Classified 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 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).

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Topography Constraints:	Site slopes away from Mansfield Road
Contaminated Land:	Yes
Contamination Category:	Potentially Contaminative usage has been identified at the site
Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	Overhead power cables across the site
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.8% High Risk, 1.4% Medium Risk, 5.4% 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:	Abuts SINC 5/46 (Blidworth Colliery Spoil)
Tree Preservation Order:	No
Natural Features on Site:	Railway embankments along site boundary
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Agent confirmed availability in June 2023
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:	Agent confirms land will be available within 5yrs
Other Availability Issues:	None known
Viability Comments:	Agent confirms interest from developers

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS
Formerly 08_0043. Within coal mining reporting area. 100% in development low risk area.

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

Site Reference	RAI0159
Site Address	Warsop Lane (Land east of) – RA/Ho/2 - Residual
Parish	Rainworth
Ward	Rainworth South & Blidworth
Area (ha)	5.02ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	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 allocated for residential development and part of the site is now complete. This assessment relates to the remaining balance of the site with no extant permission. An outline planning application for 95 dwellings was withdrawn in 2017 for the undeveloped portion of the site. The undeveloped element of the site is considered suitable for development and is available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity and any development in this defined area need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location

Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.02ha (Greenfield)
Area Character:	Countryside / residential
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	Allocated Ra/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	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 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:

Highway Engineers Comments:	Access agreed as part of planning permission
Topography Constraints:	Sloping

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Contaminated Land:	Maybe
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:	Half of site is now developed
Access to Utilities:	Yes
Neighbour Issues:	None known
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)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Pre-app enquiry confirms availability
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: Available

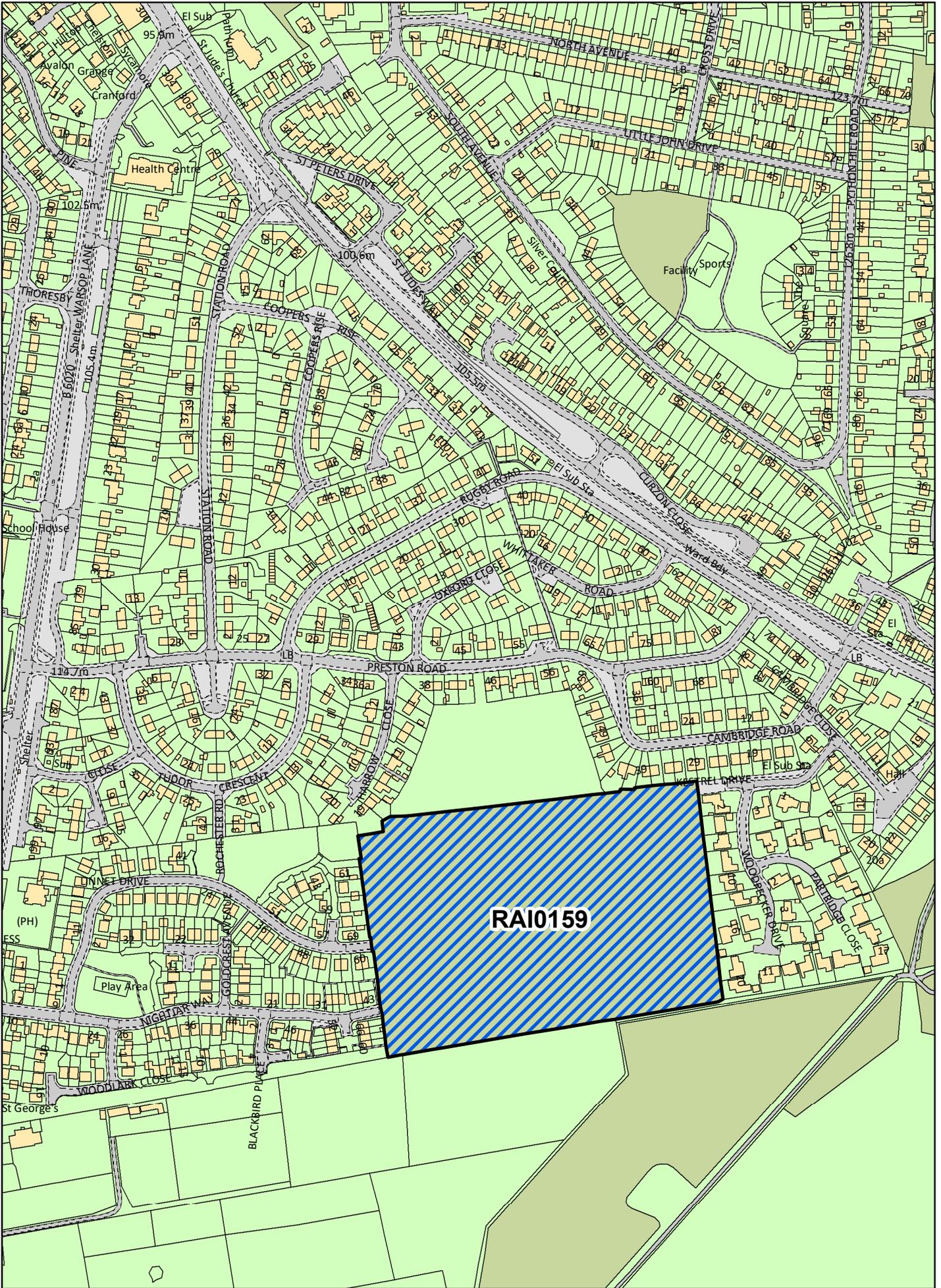
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was made up of former references 08_0069 (west) and 08_0575 (east). Now comprises residual element of 95 dwellings to the east. 17/00418/OUTM for 95 was withdrawn in November 2017 so balance of the site remains allocated for 95 dwellings.



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

Site Reference	RAI0166
Site Address	Kirklington Road (Land at) – Ra/Mu/1
Parish	Rainworth
Ward	Rainworth North & Rufford
Area (ha)	0.61ha
Housing/Employment/Both:	Residential / Retail / Town Centre Uses
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 mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats and adjacent Local Wildlife Site as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.61ha (PDL)
Area Character:	Mixed residential / commercial
Setting:	Urban
Current Use:	Former railway embankment
Policy	
Current Policy Status:	Allocated Ra/Mu/1
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	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	264m	Proximity to Transport Node	Over 1km

Physical Constraints:

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Highway Engineers Comments:	Local access and junction arrangements mean that access would have to be secured via the existing private access road to the east of the site. 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 Table PDP1 of the 6c's design guide (this may be updated from time to time).
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Unknown
Access to Utilities:	Likely
Neighbour Issues:	None known
Flood Zone:	Less than 0.1% Flood Zone 3
Surface Water Flooding:	0.1% medium risk, 1.8% 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:	Potential species habitat. The site abuts SINC5/284 – Rainworth Dismantled Railway
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:	Site is 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: Available

ACHIEVABILITY CONCLUSION: Achievable

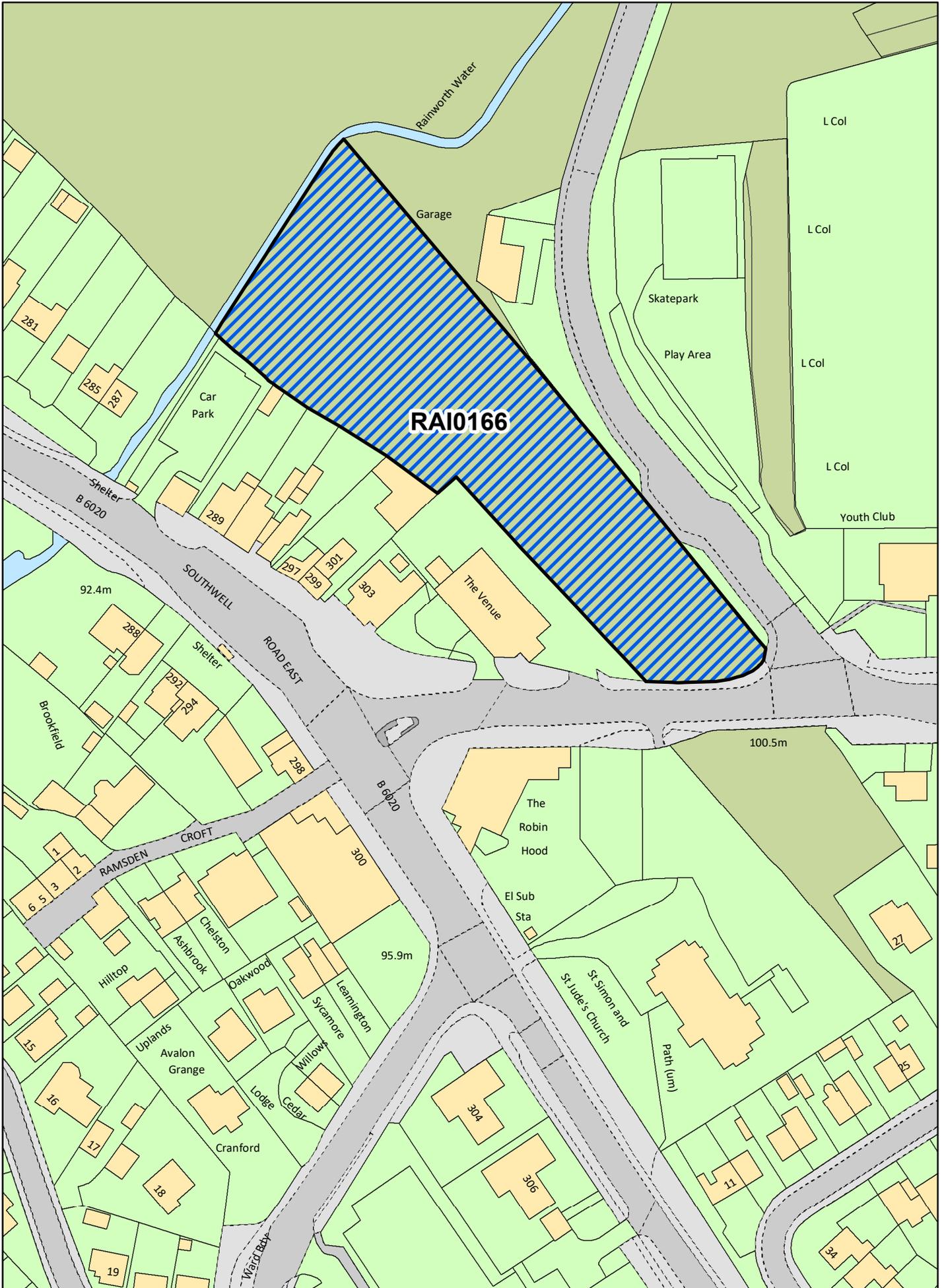
ADDITIONAL COMMENTS

Within coal mining reporting area. 100% in development low risk area.

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Site Reference	RAI0167
Site Address	Rufford Colliery Lane (Land west of)
Parish	Rainworth
Ward	Rainworth North & Rufford
Area (ha)	5.50ha
Housing/Employment/Both:	Both
Last Updated	August 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 both available and achievable. The landowner is seeking a residential-led development on the site which is also suitable in this location. Part of the site lies within flood zones 2 & 3 and development will need to make sure it does not increase the risk of flooding elsewhere and where possible reduces overall flood risk. 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. Any potential development would need to take account of, and address, any detrimental impact on any potential protected species habitats and would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (SINC). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe stable taking full account of former coal mining activities.

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	5.50ha (Greenfield)
Area Character:	Countryside / leisure
Setting:	Edge of settlement
Current Use:	Vacant
Policy	
Current Policy Status:	Allocated Ra/E/1
Other Policy Constraints:	
Conflicting Issues:	Owner has expressed a desire for residential development, but site is allocated for employment

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	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	Over 1km	Hospital	Yes

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Distance from Public Open Space	Within 1,500m	Employment	Yes
Open Space Strategy Comments		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, development proposals will need to be accompanied by either a Transport Assessment, Transport Statement and / or Travel Plan.
Topography Constraints:	Slopes gently
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	56.65% Grade 3 (Good to Moderate), 43.34% N/A (Urban)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	Adjacent to a garage
Flood Zone:	Flood Zone 1, 2 & 3
Surface Water Flooding:	4% high risk, 17% medium risk, 27% 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:	Near or adjacent to 3 LWS
Tree Preservation Order:	No
Natural Features on Site:	Rainworth Water
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms land is available but suggested the owner would prefer a residential – led scheme
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: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was previously 08_0675.



Strategic Housing and Employment Land Availability Assessment 2023

