

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

<b>Site Reference</b>	<b>WIN0132</b>
<b>Site Address</b>	<b>Land north of A17 (NUA/Mu/1)</b>
<b>Parish</b>	<b>Winthorpe</b>
<b>Ward</b>	<b>Collingham</b>
<b>Area (ha)</b>	<b>19.46ha</b>
<b>Housing/Employment/Both:</b>	<b>Employment</b>
<b>Last Updated</b>	<b>August 2023</b>
<b>Suitability Conclusion:</b>	<b>Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	Available within 0-5 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	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 both available and achievable. Any development should be subject to improvements at the A1 / A46/ A17 junction. 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. The presence of TPO's could prevent part of the site from being developed and development would need to take account of the presence of PROWs within the site.

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
<b>Location:</b>	Separated from adjacent urban boundary by A17
<b>PDL/Greenfield:</b>	Greenfield
<b>Area of PDL / Greenfield:</b>	19.46ha (Greenfield)
<b>Area Character:</b>	Countryside
<b>Setting:</b>	Countryside
<b>Current Use:</b>	Agriculture
<b>Policy</b>	
<b>Current Policy Status:</b>	Allocated (NUA/Mu/1) and within Newark Showground Policy Area
<b>Other Policy Constraints:</b>	
<b>Conflicting Issues:</b>	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	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	389m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
<b>Highway Engineers Comments:</b>	Any development should be subject to improvements at the A1 / A46/ A17 junction. Highway design should comply with the Highway

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	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
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good – Moderate)
Site Apparatus:	Unknown
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.2% high risk, 0.6% medium risk, 15.5% low risk
Identified within the SFRA?	
SFRA Comments	

<b>Landscape, Biodiversity and Built Heritage Constraints:</b>	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath (Winthorpe FP3) crosses the site
Protected Species/Habitats:	No
Tree Preservation Order:	Yes, TPO N154 Group 1 on southeastern boundary
Natural Features on Site:	Hedges, protected group of trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

**SUITABILITY CONCLUSION: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	Agent confirms balance of site 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:	0-5 years
Other Availability Issues:	None known
Viability Comments:	Non

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

**ADDITIONAL COMMENTS**

Par of site benefits from completed 16/01796/FULM for the Wirtgen HQ. There remains 15.33ha of undeveloped land on the site with 6.46ha of the allocation already develop at 03/11/2023.



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