

### **Hawton Parish (including Land South of Newark)**

**5.126** Although Hawton is not a settlement prioritised for assessment, two sites lie immediately adjacent to Newark Urban Area and have therefore been assessed. Within Hawton Parish, 2 sites have been through the full Assessment process. 0 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

**5.127** 2 sites may be considered suitable for development and could provide for approximately 3100 dwelling units. This figure does not include the 100 dwellings identified through site 08\_0177a as it would be part of the larger Strategic Site identified in the Core Strategy and could be double counting. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that this site is proposed for allocation as part of the Core Strategy.

**5.128** The following sites within the parish of Hawton have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

#### **Site which May be Considered Suitable**

- **08\_0177a**
- **08\_0318**

**Site Ref: Land off Grange Road****08\_0177a** Area(ha): 3.86

Parish: HAWTON

Proposed Yield : 100

**Suitability Conclusion** The site may be suitable

**Availability Conclusions:** The site could be available in 5 - 10 years time

**Availability Comments:** Information Supplied: Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Conclusion:** The site is economically viable/acheivable for housing

**Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 100.

**Overall Draft Conclusion:** **Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works.**

**Overall Final Conclusion:** **Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.**

**Character Land Use Location** The site may be suitable

<b>Location:</b> In urban fringe	<b>PDL/Greenfield:</b> Greenfield
<b>Area Character:</b> Mixedagriculture, residential, industrial	<b>Area Greenfield:</b> 3.86
<b>Setting:</b> Countryside	<b>Area PDL:</b>
<b>Current Use:</b> Agriculture	<b>Proposed Use:</b>

**Policy** The site may be suitable

**AllocatedSite:** Countryside **Other:** NE1 Development in the Countryside

**Conflicting Issues** Yes Outside Urban boundary

**Access to Services** The site is suitable

<b>Within 800m or 10 mins walking</b>				<b>Within 30 mins travel by public transport</b>			
<b>Primary school:</b> Yes	<b>Bus stop:</b> Yes	<b>Secondary school:</b> Yes	<b>Retail Area:</b> Yes				
<b>GP/ Health Centre:</b> No	<b>Cash Machine/PO:</b> Yes	<b>Further Education:</b> Yes	<b>Hospital:</b> Yes				
		<b>Supermarket:</b> Yes	<b>Employment:</b> Yes				

**Store of Local Importance:**

<b>Proximity to Town centre:</b> Over 1km from a town centre Newark Town Centre 2445m	<b>Proximity Transport Node:</b> Over 1km from a major public transport node
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**GreenSpaceStandards:****GreenSpaceStrategy Comments:****Physical Constraints** The site is suitable

**Highway Engineers Comments:** Onsite highway layout and visibility required to standard. An adequate access may be achievable but may require amendment/ enlargement to the existing mini

**Site Ref: Land off Grange Road****08\_0177a** Area(ha): 3.86

Parish: HAWTON

Proposed Yield : 100

roundabout which would be highlighted in the TA. Off site highway works are expected .

**Topography Constraints:** No Slopes to the south west

**Access to Utilities?** Yes

**Contaminated Land?:** Maybe

**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

**Agricultural Land Quality:** Grade 2 (Very good) Also Grade 3

**Site Apparatus:** None

**Neighbour Issues:** None

**Site within a flood zone?:** In Floodzone 1

**Identified in SFRA:** Yes

**SFRA Comments:** This site is within the wider Land South of Newark site - this part is in Floodzone 1 and is appropriate for all forms of development

**Impact on Landscape Biodiversity** The site is suitable

**Impact on views:** No

**Natural Features:** No

**Impact on existing Recreational Use:** No

**Listed Bldg / Local Interest Bldg:** No

**ProtectedSpecies/Habitats:** Yes Abuts Site of Interest for Nature Conservation 5/1254

**Tree Preservation Order:** No

**Conservation Area:** No

**Suitability Conclusion:** The site may be suitable

**Availability and Achievability**

**Availability Conclusions:** The site could be available in 5 - 10 years time

**Achievability Conclusion:** The site is economically viable/acheivable for housing

**Availability Comments:** Information Supplied: Available within all the timescales specified on the Site Submission Form. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

**Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 100.

**Ownership Constraints** No ownership constraints 0-5 years Currently held under an Agricultural tenancy agreement

**Ownership Comments:** Currently held under an Agricultural tenancy agreement

**Legal Issues:** No

**Legal Comments:**

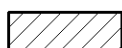
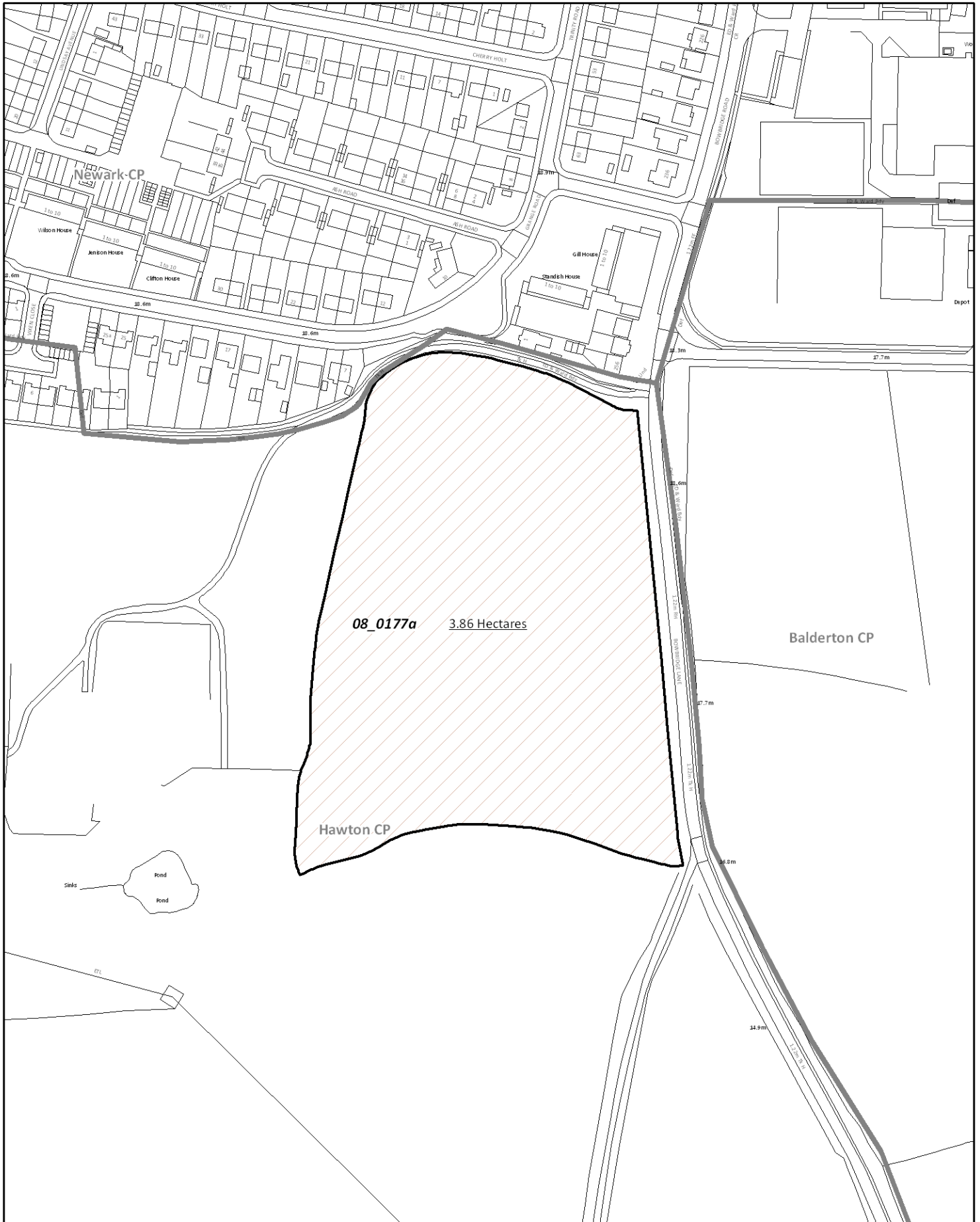
**Timescale:** No other constraints 0-5 years

**Availability Other Issues:** No other constraints 0-5 years

**Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 100.

**Additional Comments:** Site is part of the wider SHLAA submission 08\_0318. Residential or Employment uses proposed.

# Strategic Housing Land Availability Assessment 2010



**08\_0177a - Land Off Grange Road,  
Hawton**

Date: 09/03/2010

Scale: 1:2,500

**Site Ref: Land South of Newark****08\_0318** Area(ha): 464.51 Parish: HAWTON**Proposed Yield : 3100****Suitability Conclusion**

The site may be suitable

**Availability Conclusions:**

The site could be available within 5 years

**Availability Comments:****Achievability Conclusion:**

The site is economically viable/achievable for housing

**Achievability Comments:**

Viable - Assessed at 40 dph, site area reduced by 68% (including 30% on-site POS) to give 6000 units on 148.64 net Ha. @ 40 dph. Site broken down into 20 phases of 23.23 Ha. with 300 units in each phase giving a total yield of 6000 units. Since the publication of the Draft SHLAA further work on the potential capacity of this site has been undertaken. This work has been used to inform the production of the Council's Core Strategy Options Report. This has identified potential capacity of 3100 dwellings on the site.

**Overall Draft Conclusion:**

**This site is submitted for a large mixed use urban extension. Not all of the site area is proposed for residential development but the submission proposes approximately 6,000 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in some parts of this large site. Possible on and off site highways mitigation works may be required. Any possible 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. If the Urban Boundary and other policy designations are changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. Although constraints could prevent parts of the site from being developed, some areas could accommodate development. The site is both Available and Achievable.**

**Overall Final Conclusion:**

**This site is submitted for a large mixed use urban extension. Not all of the site area is proposed for residential development it is now considered that the site could accommodate approximately 3,100 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in some parts of this large site. Possible on and off site highways mitigation works may be required. Any possible 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. If the Urban Boundary and other policy designations are changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. Although constraints could prevent parts of the site from being developed, some areas could accommodate development. The site is both Available and Achievable.**

**Character Land Use Location The site may be suitable****Location:** In urban fringe**PDL/Greenfield:** Combination**Area Character:** CountrysideUrban, village and mineral workings**Area Greenfield:** 435.38**Setting:** Countryside Urban, village and mineral workings**Area PDL:** 29.13**Current Use:** Agriculture, residential, minerals and employmentOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, FS2 Open Break between Newark and Farndon, NE8 Mature Landscape Area, PU1 Washlands,

**Site Ref: Land South of Newark****08\_0318** Area(ha): 464.51 Parish: HAWTON**Proposed Yield : 3100**

E2-Nf/E8 Belvoir Ironworks, E22 Hazardous Installation Sites

**Conflicting Issues** Yes Outside Urban boundary. Vast site affected by drainage, flooding, minerals, archaeology, ecology (SINCS) and highway/ transport constraints. West of site lies within PU1, Northeast of site is within Policy FS2 and small section to North within NE**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3669m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 1464m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Insufficient information to give advice. This site is subject to an ongoing assessment for a Newark growth point. It is also affected by the proposed A46 dualling. Advice should therefore be sought from the Highways Agency**Topography Constraints:** No Mostly flat land with some higher ground particularly to the South of Newark**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good) / Grade 3**Site Apparatus:** Pylons pass through site, other items maybe sited within the area.**Neighbour Issues:** Unknown**Identified in SFRA:** Yes**Site within a flood zone?:** In zone 3 Much of the area within Zones 2 & 3**SFRA Comments:** Zones 1,2 and 3- appropriate for development subject to steering away from Zone 3**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** Yes**Natural Features:** Yes Trees, water courses, hedgerows etc**Impact on existing Recreational Use:** Yes Footpaths cut through site. Balderton FP11/Hawton BW1/Hawton FP2/Hawton FP2/Hawton FP2/Hawton BW3/Hawton BW3/Hawton BW4/Hawton BW4/Hawton BW4/Hawton BW4/Hawton FP5/Hawton BW6**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** Yes SINCS within site. 5/2173 - Hawton Works Grassland; 5/2229 - Hawton Old Gypsum Works Ponds; 5/1254 - Hawton House Pond; 2/974 - Hawton Civil War**Tree Preservation Order:** Yes**Conservation Area:** No

**Site Ref: Land South of Newark****08\_0318** Area(ha): 464.51 Parish: HAWTON**Proposed Yield : 3100**

Fort. Substantially coincides with 5/222 - Hawton Tip  
Grassland. Direct impacts can be expected.

**Suitability Conclusion:** The site may be suitable

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**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 40 dph, site area reduced by 68% (including 30% on-site POS) to give 6000 units on 148.64 net Ha. @ 40 dph. Site broken down into 20 phases of 23.23 Ha. with 300 units in each phase giving a total yield of 6000 units. Since the publication of the Draft SHLAA further work on the potential capacity of this site has been undertaken. This work has been used to inform the production of the Council's Core Strategy Options Report. This has identified potential capacity of 3100 dwellings on the site.**Ownership Constraints** No ownership constraints 0-5 years Mainly in one land ownership with some agreements secured. Discussions with other land owners ongoing. **Ownership Comments:** Mainly in one land ownership with some agreements secured. Discussions with other land owners ongoing.**Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years**Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed at 40 dph, site area reduced by 68% (including 30% on-site POS) to give 6000 units on 148.64 net Ha. @ 40 dph. Further work undertaken has reduced the yield to 3100 dwellings.

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**Additional Comments:** Also in Fernwood, Balderton, Farndon and Newark parishes. Also in Balderton West, Castle and Devon wards. The following SHLAA sites are entirely within this large site: 08\_0067, 08\_0177a, 08\_0177b and 08\_0294. The following SHLAA sites are adjacent to this site: 08\_0176, 08\_0434, 08\_438, 08\_0507, 08\_0642  
Oil pipeline safeguarding area affects land either side of road to Staunton and land to the far east of SHLAA site this part of site is also within a Hazardous Site Installation area. Smaller SHLAA sites within the larger site have been separately assessed and surveyed.

This site constitutes the proposed urban extension to the south of Newark. We are involved in ongoing discussions, meetings and consultations regarding this site and our response to a recent Environmental Statement Scoping Report (dated 15 May 2008) outlined the key historic environment issues as follows: In terms of designated assets, there are a number of listed buildings and scheduled monuments that will be affected by the proposed development, some more directly than others. The Scoping Report correctly identifies a number of these assets in paragraphs 5.23 to 5.25, including the scheduled Hawton moated site and listed buildings in Hawton village and Hawton gypsum quarry. With regards to the Grade II listed grinding mill, it is not clear whether this building is to be retained or demolished; English Heritage would seek its retention unless a strong justification can be made based on guidance in PPG15 and elsewhere. The report also correctly identifies significant archaeological potential within the application site (paragraph 5.24) and picks up on some historic landscape features such as hedgerows. However, it does not consider other historic features within the application site, such as unlisted historic buildings. Furthermore, it does not refer to the historic environment beyond the immediate surroundings of the application site. There are conservation areas in Farndon and Balderton, both of which also contain clusters of listed buildings. There are scheduled monuments and listed buildings to the south and

south-west at Cotham, Elston and East Stoke, with a historic battlefield at East Stoke. Given the topography, there may be impacts on the setting of these features, including views to and/or from. All of the above needs to be included within the EIA process. We will require careful consideration of the above features and issues as development proposals evolve.(EH)

Per-application discussions/ scoping report refer to a mix of residential, employment, leisure and community facilities uses.

Site also Partially coincides with and abuts the following Sites of Interest for Nature Conservation: 2/750 Mineral Line, Cotham. Direct impacts can be expected. Abuts 2/588 - River Devon (North of Cotham); 5/2168 - Cotham Flash; 2/750 - Mineral Line cotham. Indirect impacts might occur. Also 2/697 - Devon Grasslands. 5/1217 - Staple Lane Ditch. 5/208 - Balderton Dismantled Railway South.

Highways Agency comment on the need for a Transport Assessment based on a Newark Transport Model.

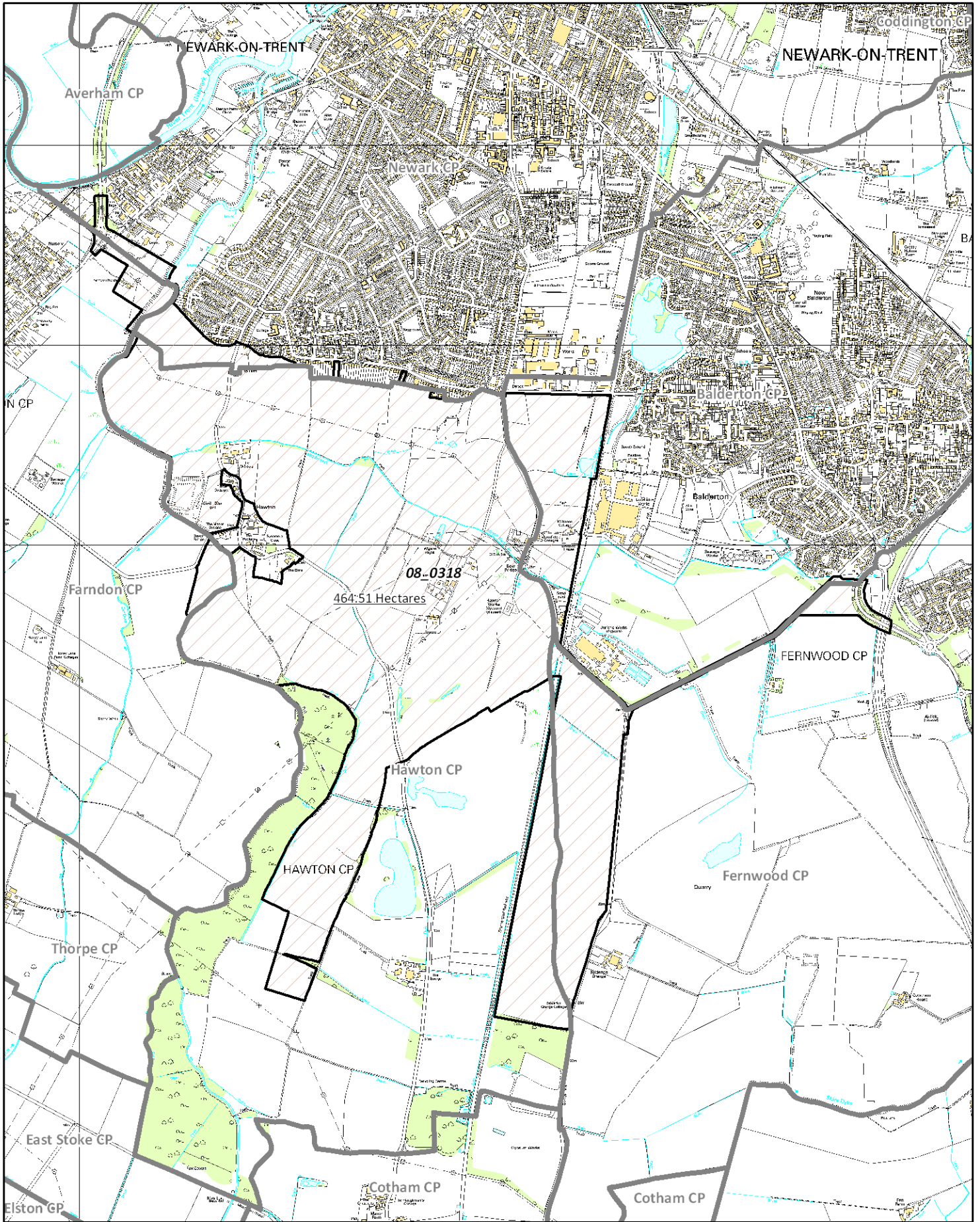
Potential Protected species habitat.

The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Site includes existing waste transfer and recycling sites at Quarry Farm, off Bowbridge Lane, Balderton. Parts of the site may also come close to an existing Household Waste Recycling Centre at Cotham and a Non-hazardous landfill site at Staple Quarry. There are extensive former gypsum workings in this area and an active extraction area at Bantycok Quarry. There is also an allocation which would allow a possible southern extension from the Bantycok Quarry (Policy M10.3)



# Strategic Housing Land Availability Assessment 2010



**08\_0318 - Land South Of Newark,  
Hawton**

Date: 09/03/2010

Scale: 1:25,000