

The following additional sites have also been submitted, but are not included within the main report:

Newark Area - Collingham Sub Area (2) - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0186	Collingham	Land at 124 High Street	Site Submission	May be Suitable	0.67	20	0-5
16_0187	Collingham	Land off Manor Road	Site Submission	Not Suitable	1.00	0	N/A
16_0189	South Scarle	Land north of Swinderby Road	Site Submission	Not Suitable	1.92	0	N/A

Sherwood Area - Housing

Local Plan Review Reference	Parish	Address	Source	Suitability Conclusion	Site Area in Hectares	Capacity Estimate	Availability Timescale
16_0186	Bilsthorpe	Rose Cottage, Farnsfield Road	Site Submission	May be Suitable	0.83	25	0-5

These additions produce the following amended housing summary results:

Housing - Newark Area - Collingham Sub Area (2)	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	126			126
Total May be Suitable Dwellings	60			60
Grand Total	186	0	0	186

Housing - Sherwood Area	0-5	05 - 10	10 - 15	Total
Total Suitable Dwellings	774	58	218	1050
Total May be Suitable Dwellings	1417			1417
Grand Total	2191	58	218	2467

District Total Housing

	0-5	05-10	10-15	Total
Total Suitable dwellings	9840	1126	937	11903
Total May be Suitable Dwellings	1870	0	0	1870
Grand Total	11710	1126	937	13773

Site Reference Number: 16_0186 Site Address Rose Cottage, Farnsfield Road
Housing/Employment/Both: Housing Area (Ha): 0.83
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Part of the site is within the Village Envelope and could be considered suitable subject to appropriate mitigation works. Part of the site is adjacent to the Village Envelope and if the Village Envelope designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Any development here will depend on whether a safe access arrangement can be made available. The site is both available and achievable. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Any development of the site would need to take account of the presence of Public Rights of Way within the site. 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: May be suitable

Location: The northern part of the site is within PDL/Greenfield PDL / Greenfield the Village Envelope, and the southern part is adjacent.
 Area: PDL 0.13ha Area: Greenfield 0.7ha
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Residential

Policy: May be suitable

Current Policy Status: Within Village Envelope / SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School:	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre:	Cash Machine Post	Further Education:	Hospital: Yes

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Office:		
Store of Local Importance:	Supermarket:	Employment: Yes
Proximity to town centre: Over 1km. from a town centre	Proximity to Transport Node:	
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments:	

Physical Constraints : May be suitable

Highway Engineers Comments: It is very difficult to assess whether or not safe access can be achieved for this site if an adoptable road layout is to be proposed due to the local bend; hedges and trees that may obstruct visibility splays and general topography. A recent enquiry proposing a development of 5 dwellings off a private driveway at this site was met with a response that, before approval, confirmation would be required that visibility splays of 2.4m x 43m could be achieved. Any development here will depend on whether a safe access arrangement can be made available. Depending on the size of development it may be appropriate and reasonable to seek the provision of a footway on the east side of Farnsfield Road between the site and the local bus stop to encourage the use of sustainable transport.

Topography Constraints:

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 9.73% Grade 2 Very Good, 90.27% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views:	Impact on existing recreational use: BilsthorpeFP4
Protected Species/Habitats : Potential species habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

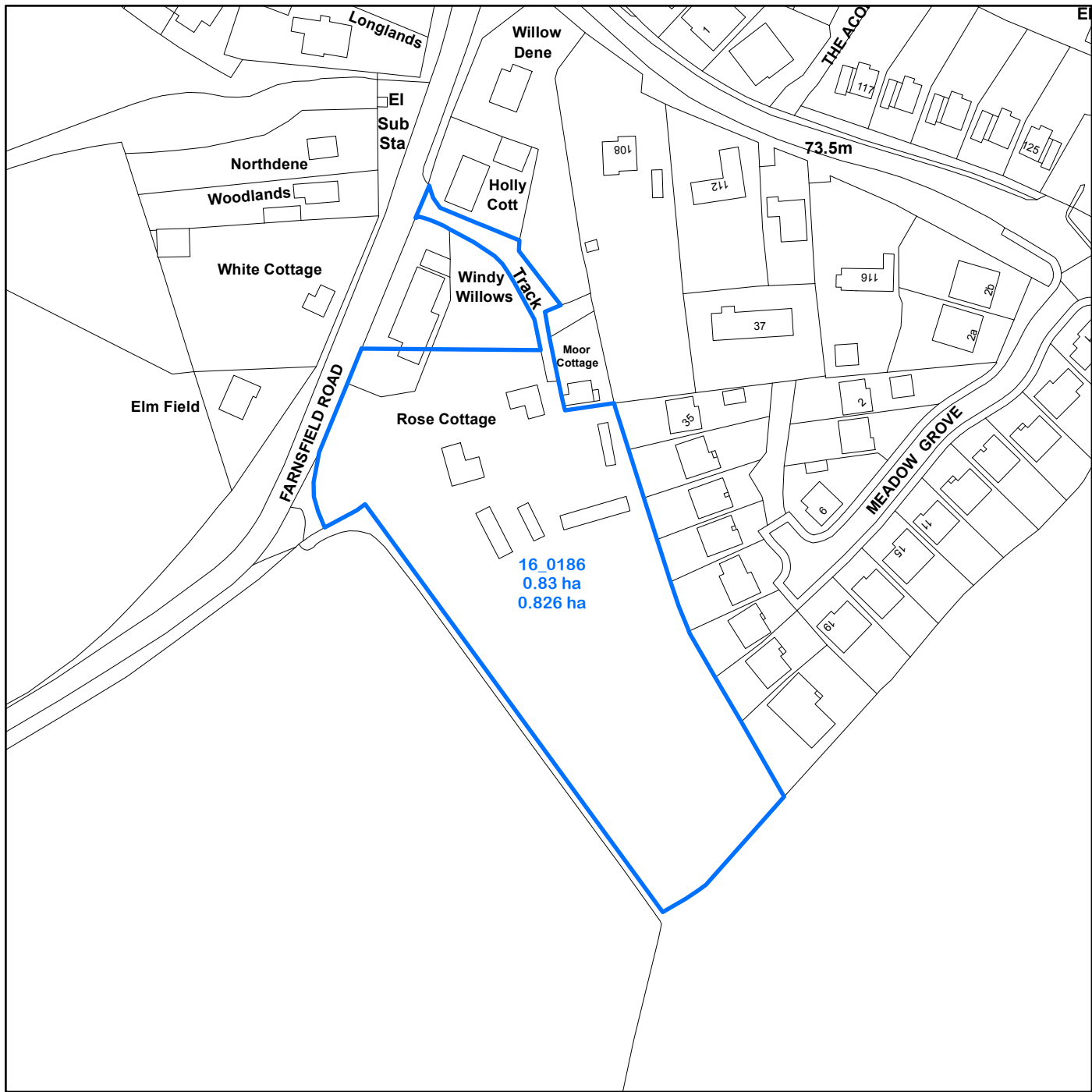
Viability Comments:

Availability Conclusion: Available within 5 years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

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



Site Reference Number: 16_0187 Site Address Land off Manor Road, Collingham
Housing/Employment/Both: Housing Area (Ha): 1
Parish: Collingham Ward: Collingham

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/a
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
The site forms part of a Main Open Area within the village and is therefore not considered suitable. There is also an ‘in principle’ objection to the development of this site from a highways perspective.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield PDL / Greenfield
 Area: PDL 0.01ha Area: Greenfield 0.99ha
 Area Character: Residential to the north and south of the site, amenity / grazing land to the east and west.
 Setting : Residential / paddocks
 Current Use: Amenity / grazing land

Policy: Not suitable

Current Policy Status: Within Village Envelope Other Policy Constraints: MOA
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop:	Secondary School:	Retail Area: Yes
GP/Health Centre:	Cash Machine Post Office:	Further Education: Yes	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre: Over 1km from a town centre.		Proximity to Transport Node:	
Green Space Standards: Within 400m from publicly accessible green space		Green Space Strategy Comments:	

Physical Constraints : Not suitable

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Highway Engineers Comments: There is an 'in principle' objection to the development of this site. The issue here is that generated traffic is most likely to use the High Street/Swinderby Road junction that has very poor visibility splays and further use is not to be encouraged. When the Braemar Farm site at Collingham was proposed there was lengthy discussions to try to find ways to either improve this junction (which in itself is very difficult) or to restrict traffic using it. These discussions concluded that the layout of the Braemar Farm site and proposed traffic generation would be such that traffic would largely naturally avoid this junction. This was key to the Braemar Farm development getting approval. In the case of this site (0187) alternative routes avoiding the High Street / Swinderby Road, whilst being available, would be unattractive in terms of time/distance.

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views:

Impact on existing recreational use: North Collingham FP6

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area :

Heritage asset (designated & non designated):

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

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Timescale:

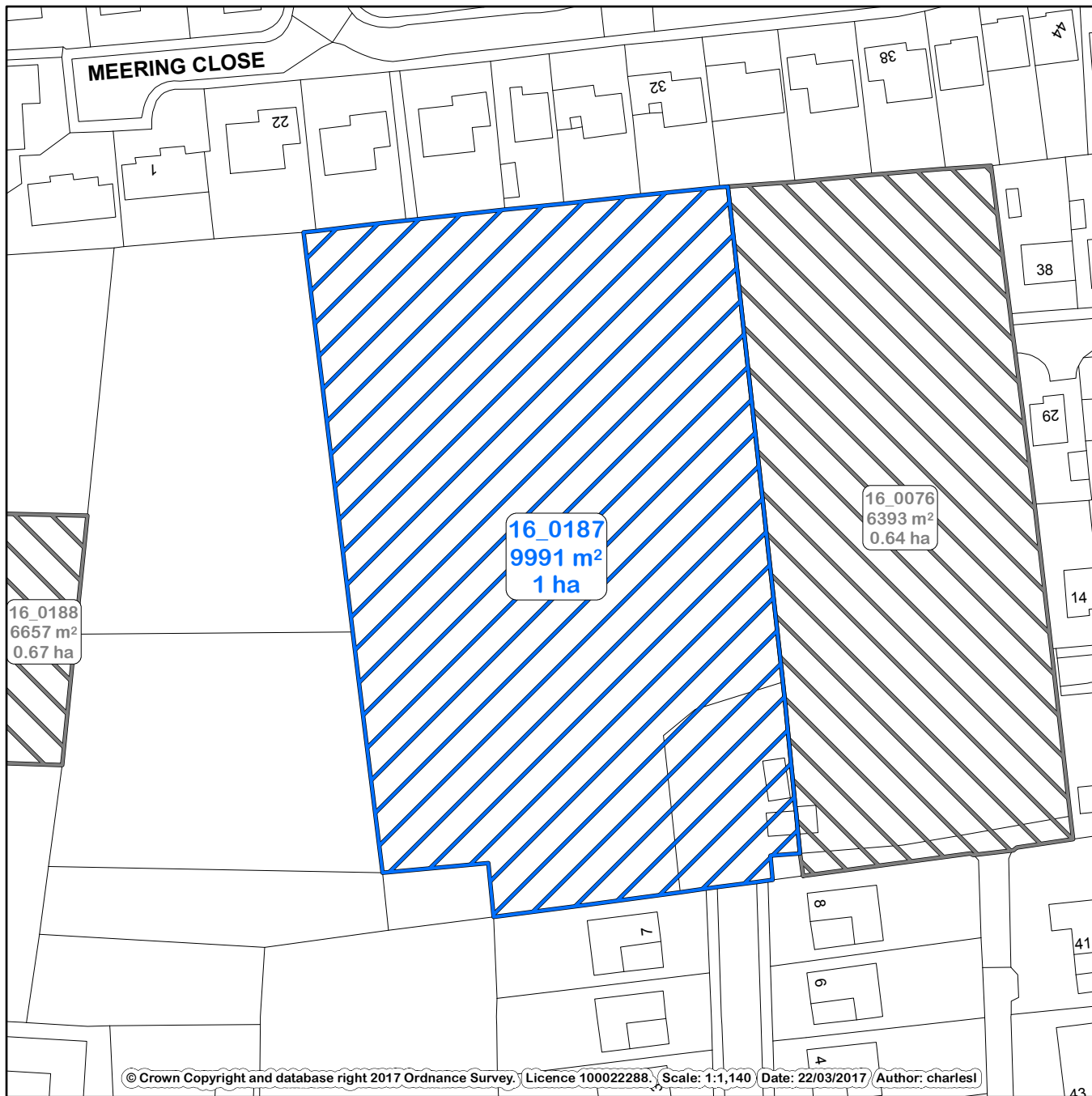
Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/a

Additional Comments



Site Reference Number: 16_0188 Site Address Land at 124 High Street, Collingham

Housing/Employment/Both: Housing

Area (Ha): 0.67

Parish: Collingham

Ward: Collingham

Suitability Conclusion: May be suitable (in part).

Availability Conclusion: Available within 5 years.

Availability Comments:

Achievability Conclusions: The site is economically viable/achievable.

Achievability Comments: No evidence to suggest the site is not achievable at this point.

OVERALL CONCLUSION:

The site is within the Village Envelope and the part outside the Main Open Area could be considered suitable subject to appropriate mitigation works. The part of the site within the Main Open Area is not suitable. The part of the site that may be suitable is both available and achievable. A recent approval for this site allowed two new dwellings off a new/revised private driveway which could be extended. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: May be suitable

Location: Within Village Envelope

PDL/Greenfield PDL / Greenfield

Area: PDL 0.40 Area: Greenfield 0.27

Area Character: The west part of the site has residential to the north, west and south. The east part of the site has green paddocks to the north, east and south.

Setting : Residential / paddocks

Current Use: Residential / paddocks

Policy: May be suitable in part

Current Policy Status: Within Village Envelope

Other Policy Constraints: Part Main Open Area

Conflicting Issues: Main Open Area

Access to Services : May be suitable

Within 800m or 10mins walking

Primary School:

Bus Stop:

GP/Health Centre:

Cash Machine Post

Office:

Store of Local Importance:

Within 30 mins travel by public transport

Secondary School:

Retail Area:

Further Education:

Hospital:

Supermarket:

Employment:

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Proximity to town centre: Over 1km from a town centre	Proximity to Transport Node:
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments:

Physical Constraints : May be suitable

Highway Engineers Comments: A recent approval for this site allowed two new dwellings off a new/revised private driveway. This could be extended to serve a limited development; ideally no more than 10 in total.

Topography Constraints:

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site.

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: Impact on existing recreational use: North Collingham FP14

Protected Species/Habitats : Potential species habitat Tree Preservation Order:

Natural Features on site

Conservation Area : Yes Heritage asset (designated & non designated):

Suitability Conclusion: May be suitable in part

AVAILABILITY AND ACHIEVABILITY

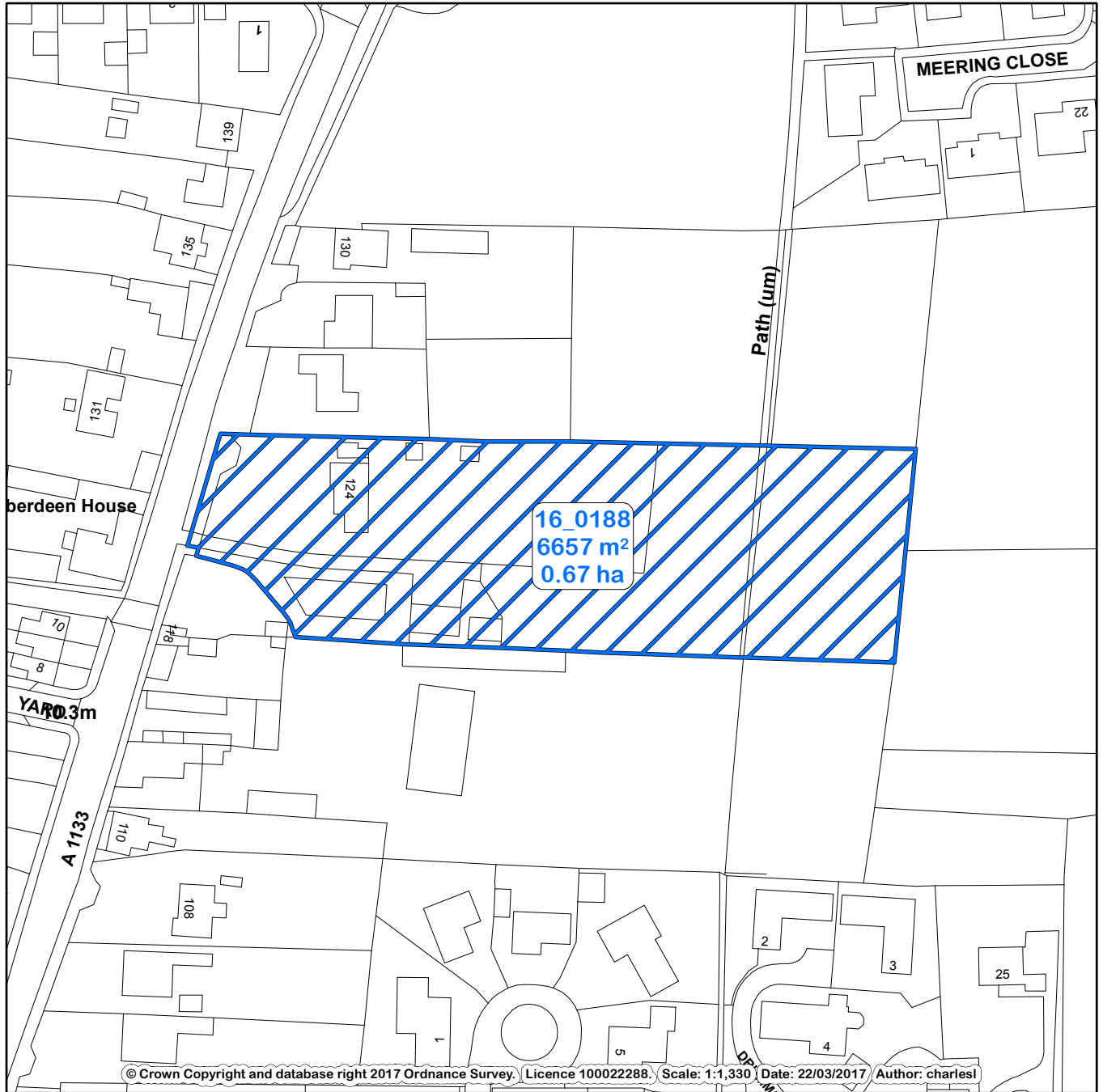
Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point.

Ownership Constraints: Ownership Comments:

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Legal Issues:	Legal Comments:
Timescale: 0 -5 years.	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available within 5 years.
Achievability Conclusion:	The site is economically viable/achievable.
Additional Comments	



Site Reference Number: 16_0189 Site Address Land north of Swinderby Road, South Scarle
Housing/Employment/Both: Housing Area (Ha): 1.92
Parish: South Scarle Ward: Collingham

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/a
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

Safe access visibility splays, with access provided in line with the current Highways Design Guidance would need to be provided. Approximately 5.6% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. However, the site lies outside of the main built up area, within open countryside, and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not suitable

Location: Partially adjacent settlement	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield
Area Character: Residential / Countryside	
Setting : Residential / Countryside	
Current Use: Agriculture	

Policy: Not suitable

Current Policy Status: SP3 DM8	Other Policy Constraints:
Conflicting Issues: Countryside	

Access to Services : Not suitable

Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: Bus Stop:	Secondary School: Retail Area:
GP/Health Centre: Cash Machine Post	Further Education: Hospital:
Office:	
Store of Local Importance:	Supermarket: Employment:
Proximity to town centre: Over 1km from a town centre	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments:

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Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/a

Additional Comments

