



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**ROLLESTON PARISH – SITE ASSESSMENTS**

**2021**

**Rolleston Parish**

The following sites have been submitted within the Parish of Rolleston. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0084 Site Address: Land off Fiskerton Road, Rolleston**  
**Housing/Employment/Both: Housing Area (Ha): 0.06**  
**Parish: Rolleston Ward: Trent**

**Suitability Conclusion: Site and Settlement too Small**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years and has permission  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**New allocations of this size are not being made and are not being sought in this tier of the settlement hierarchy at this stage. The site threshold is also below that typically assessed. However, the site has planning permission for 1 dwelling and is available and achievable.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Settlement PDL/Greenfield: PDL  
 Area: PDL 0.06ha Area: Greenfield  
 Area Character: Residential  
 Setting: Residential  
 Current Use: Vacant

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**Policy: Suitable**

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

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 69m	

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**Physical Constraints: Suitable**

Highway Engineers Comments: Extant permission

Topography Constraints: No

Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usages has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 2 (Very Good)                      Access to Utilities: Yes

Site Apparatus: No                                      Neighbour Issues: Site gains access on a tight bend in the village

Flood Zone: 1, 2 & 3                                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : Suitable**

Impact on views:                                      |                                      Impact on existing recreational use: No

Protected Species/Habitats :                                      Tree Preservation Order:

Natural Features on Site: No

Conservation Area: No                                      Heritage asset (designated & non designated):  
Yes. Grade II Listed Village Cross adjacent to site

**Suitability Conclusion: Site and Settlement too Small**

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**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at July 2019.

Achievability Comments: There is nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

Site benefits from 17/00532/FUL permission for one dwelling.

