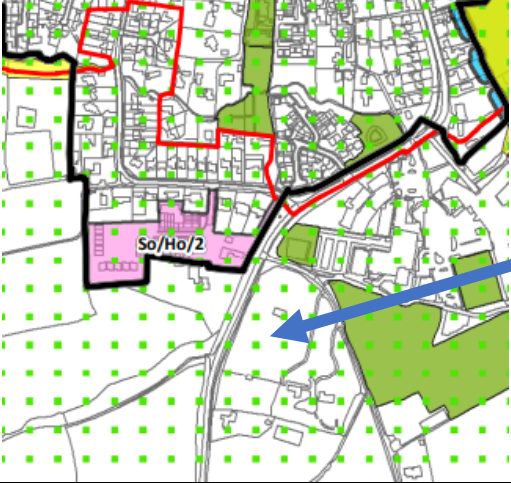
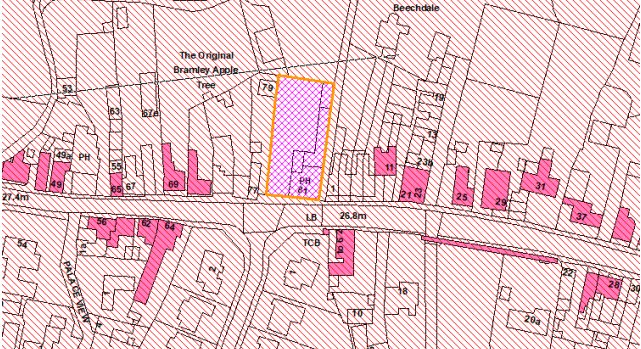

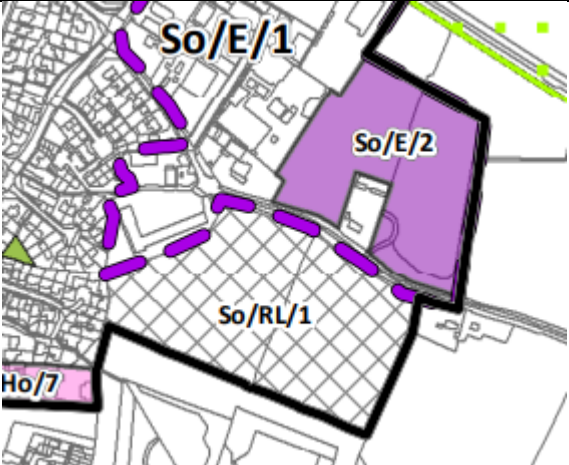
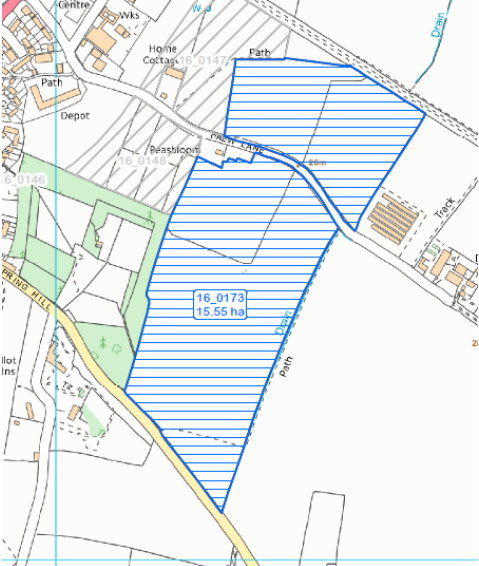


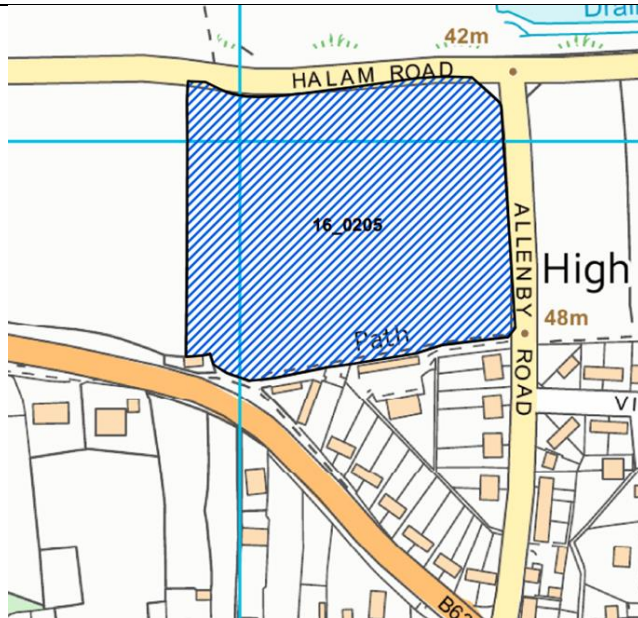
Appendix B – Sequential Test Comparison

| Site | Location on Map | Walking distance to edge of District Centre (approx.) | Suitability |
|--|---|---|--|
| Application site |  | 900m | See committee report |
| The Hearty Goodfellow Public House, 81 Church Street |  | 520m | <p>At 0.23ha the site is too small and couldn't accommodate a service yard or parking. Likely heritage issues (within Conservation Area and close to listed buildings, denoted in pink on plan) and lies in flood zone 3.</p> <p>*The site is no longer 'available'.</p> |

| | | | |
|---|--|-------------|---|
| <p>Land East of Crew Lane (SO/E/2)</p> |  <p>The map displays several land allocation zones. SO/E/1 is a small area in the center. SO/E/2 is a larger area to the east of SO/E/1. SO/E/3 is an area to the south of SO/E/1. Ho/Ho/7 is an area to the west of SO/E/1. The map is labeled 'NEWARK & SHERWOOD DISTRICT COUNCIL'.</p> | <p>990m</p> | <p>Site of over 2ha in area allocated for employment uses. Applicants say without the bypass the access isn't suitable and would require more highway intervention (not verified either way). There is a section of road without a footway and bus stops are further away and more convoluted route than the proposal. Applicants indicate because there is no through traffic it doesn't meet their requirements, as wouldn't get passing trade. Site not sequentially preferable.</p> |
| <p>Land at South of Crew Lane (allocation SO/E/3)</p> | <p>See image above</p> | <p>990m</p> | <p>Site currently allocated for employment land. Applicant says the site is not suitable for the reason set out above and it is not sequentially preferable in any case.</p> <p>Allocation proposed to be deleted in the Review of the Allocations and Development Management DPD</p> |

| | | | |
|--|--|--------------|---|
| <p>Southwell – Reserved Land to south of Crew Lane (SO/RL/1)</p> |  | <p>900m</p> | <p>Emerging aspirations through the Review of the Allocations & DM (DPD) to reserve the land for future growth of the town. Noting that the site extends closer to the district centre than SO/E/3 (by including additional land), the distance is now similar to the application site. However, the applicant has provided commentary on the suitability of the site as per SO/E/2 & 3 and it is deemed not sequentially preferable.</p> |
| <p>Land at Crew Lane/Fiskerton Road</p> |  | <p>1.1km</p> | <p>Applicant indicated this site has an unsuitable access for a food store and in any case isn't sequentially preferable. Reasons similar to those cited in respect of SO/E/2 & 3.</p> |

Land West of
Allenbury Road



909m

The applicant was also asked to consider land West of Allenbury Road (SHELA Reference 16_0205). They concluded that it is further from the edge of the district centre than the application site which is approximately 40m closer. I have calculated that it is approximately 874m distance as the crow flies from the primary shopping area or 909m on a logical walking route. Whilst possessing some similarities to the application site (green field land adjacent to the Urban Boundary) the land is no better connected to the Town Centre, and so cannot be said to be sequentially preferable and isn't better connected.