



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**RURAL NORTH SUB-AREA (3)**

**2017**

# **Carlton-on-Trent**

**Site Reference Number: 16\_0010 Site Address Main Street (Park Farm), Carlton on Trent**  
**Housing/Employment/Both: Housing Area (Ha): 0.64**  
**Parish: Carlton -on-Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 10-15 Years**  
 Availability Comments: Site is currently being offered for sale.  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site and its location within the Conservation Area.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Edge of village PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 0.64  
 Area Character: Residential  
 Setting : Rural  
 Current Use: Former farm buildings

**Policy: Suitable**

Current Policy Status: SP3 Other Policy Constraints: Permission granted  
 Conflicting Issues: NA

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
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: 757m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Suitable access agreed though planning permission

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: Electricity sub station Neighbour Issues:

Flood Zone: 35% Flood Zone 2 Surface Water Flooding: 7% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Impact on existing recreational use: Carlton on TrentFP5B / Carlton on TrentFP5B

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : Yes Heritage asset (designated & non designated): No

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Site is currently being offered for sale.

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

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 10-15 Years Availability Other Issues:

Viability Comments:

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**Availability Conclusion:** Available within 10-15 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

06/01847/FUL Permission for change of use to 1 dwelling and 7 new builds

SHELAA 2016 Sites (Landscape)



**Caunton**

**Site Reference Number: 16\_0037 Site Address South of Norwell Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.35**  
**Parish: Caunton Ward: Muskham Ward**

**Suitability Conclusion: May be Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: Information submitted suggests site should be viable

**OVERALL CONCLUSION:**

**If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. Potential contamination issues at the site would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May Be Suitable**

Location: Edge of Village PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 1.35 Ha  
 Area Character: Mixture of residential and agricultural  
 Setting : Mixed countryside/residential  
 Current Use: Vacant

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**Policy: May be suitable**

Current Policy Status: SP3 DM8 Other Policy Constraints:  
 Conflicting Issues: Adjacent to main built up area

**Access to Services : May be suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 8902m		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: 483m	

**Physical Constraints : May be suitable**



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Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: Site gently slopes down from north to south.

Contaminated Land?: Yes                      Contamination Category: A - Potentially contaminative usage has been identified at the site

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

Site Apparatus: No                              Neighbour Issues: Sewage works on eastern boundary.

Flood Zone:                                      Surface Water Flooding: Very Low Risk

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): No

**Suitability Conclusion: Maybe Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:                      Ownership Comments:

Legal Issues:                                      Legal Comments:

Timescale:                                      Availability Other Issues:

Viability Comments:

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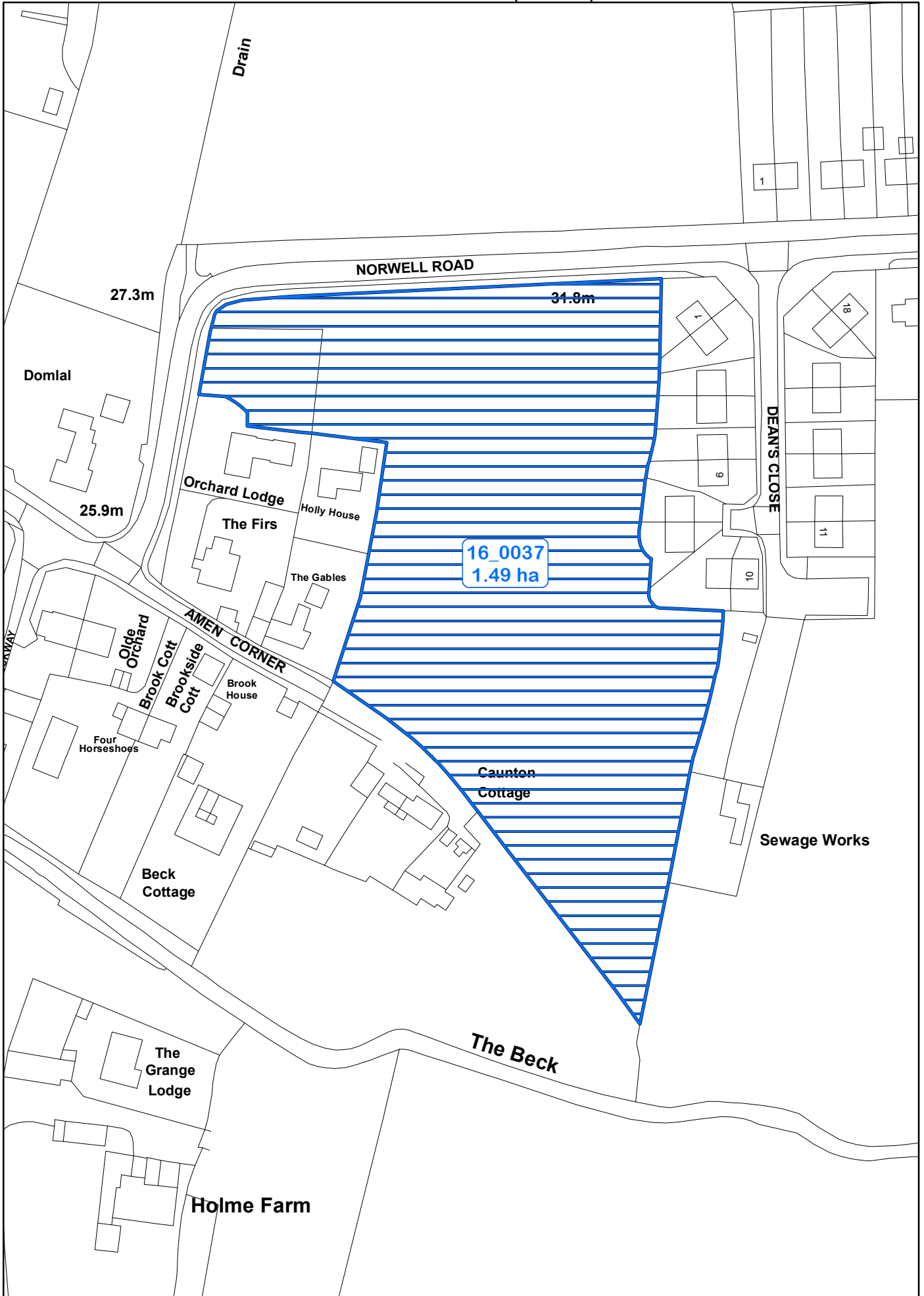
**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

16/00382/FUL NE part of site has permission for 6 affordable houses

SHELAA 2016 Sites (Portrait)



**Sutton-on-Trent**

**Site Reference Number: 16\_0043 Site Address Lindens Farm**  
**Housing/Employment/Both: Housing Area (Ha): 2.1**  
**Parish: Sutton-on-Trent Ward: Sutton-on-Trent**

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

**OVERALL CONCLUSION:**

**Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 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: Outside Village Envelope PDL/Greenfield PDL  
 Area: PDL 2.1 Ha Area: Greenfield  
 Area Character: Mainly farmland, some residential to North  
 Setting : Countryside/residential/employment  
 Current Use: Industry

**Policy: Not suitable**

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

**Access to Services : May be suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 11828m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 1229m	

publicly accessible green space

**Physical Constraints : May be suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: Embankments of 2.1-2.2m metres. Site not entered

Contaminated Land?: Yes                      Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 2 Very Good                      Access to Utilities: Water, Electricity and Sewerage.

Site Apparatus: Range of industrial buildings.                      Neighbour Issues: Right of way follows southern boundary, and marked along eastern boundary

Flood Zone: 66% Flood Zone 2                      Surface Water Flooding: 0.5% at Medium risk, 5.5% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be suitable**

Impact on views:                      Impact on existing recreational use: Sutton on TrentFP11

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site Lake on eastern side

Conservation Area : No                      Heritage asset (designated & non designated): No

**Suitability Conclusion: Not suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: Site not suitable

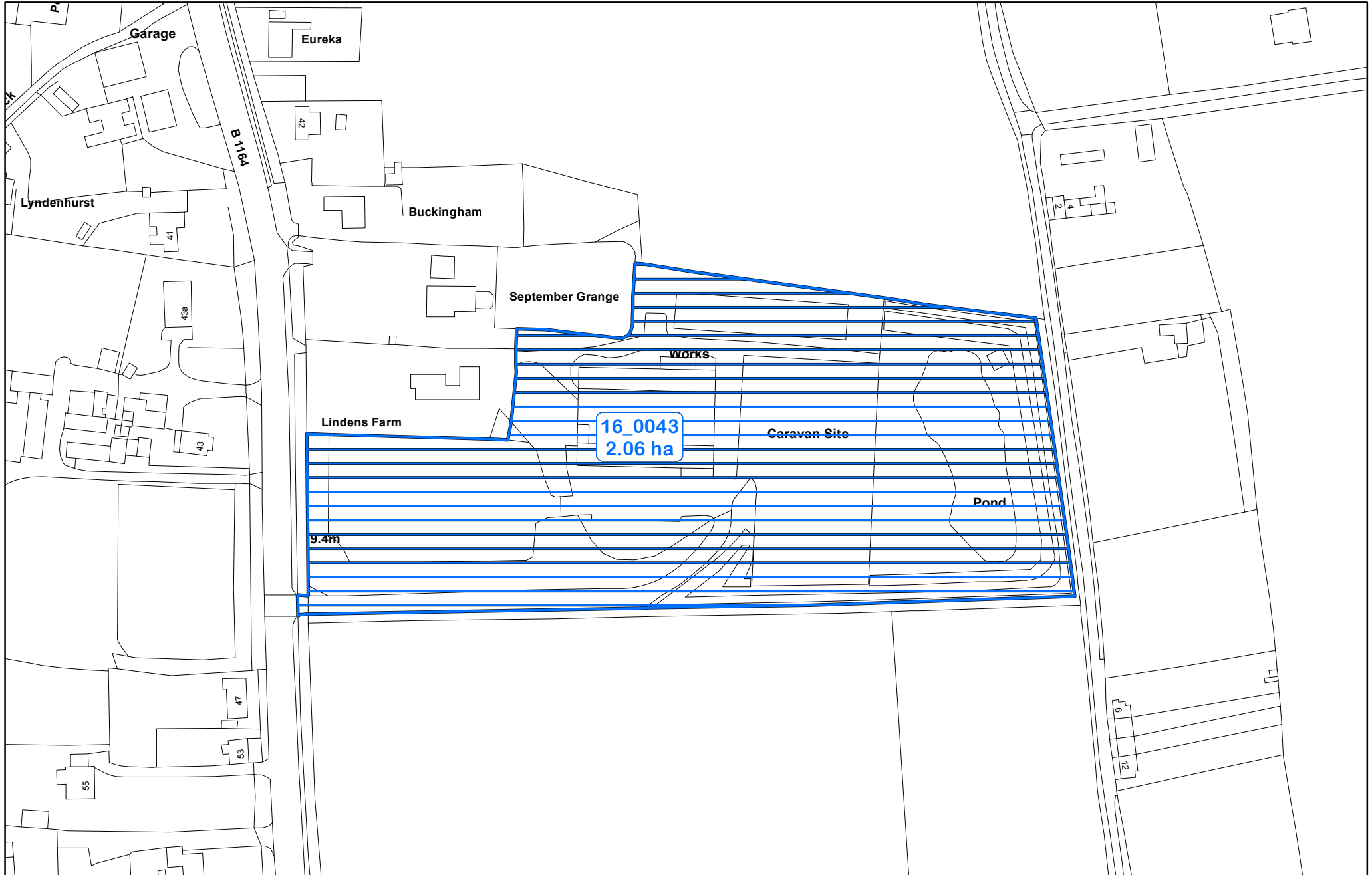
Ownership Constraints:

Ownership Comments:

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Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
<b>Availability Conclusion:</b>	Available
<b>Achievability Conclusion:</b>	N/A
<b>Additional Comments</b>	

# SHELAA 2016 Sites (Landscape)





**Site Reference Number: 16\_0141 Site Address Land to the east of Hemplands Lane (ST/MU/1)**  
**Housing/Employment/Both: Housing/Retail Area (Ha): 2.07**  
**Parish: Sutton-on-Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments: Application for 50 dwellings pending consideration  
**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 allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Much of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. 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: Suitable**

Location: Within Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 2.07

Area Character: Open Space/Residential

Setting : Open Space/Residential

Current Use: Open Space

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**Policy: Suitable**

Current Policy Status: Allocated ST/MU/1 Other Policy Constraints: Application pending for Erection of 50 dwellings with associated infrastructure, landscaping and public open space and surgery car park extension

Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No

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Store of Local Importance: Yes	Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1086m	Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 269m	

**Physical Constraints : May be Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

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 2 Very Good

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 82% Flood Zone 2

Surface Water Flooding: 37% at low risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views:

Impact on existing recreational use: Sutton on TrentFP6 / Sutton on TrentFP6 / Sutton on TrentFP6 / Sutton on TrentFP7 / Sutton on TrentFP7

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : Yes

Heritage asset (designated & non designated):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Application for 50 dwellings pending consideration

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

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

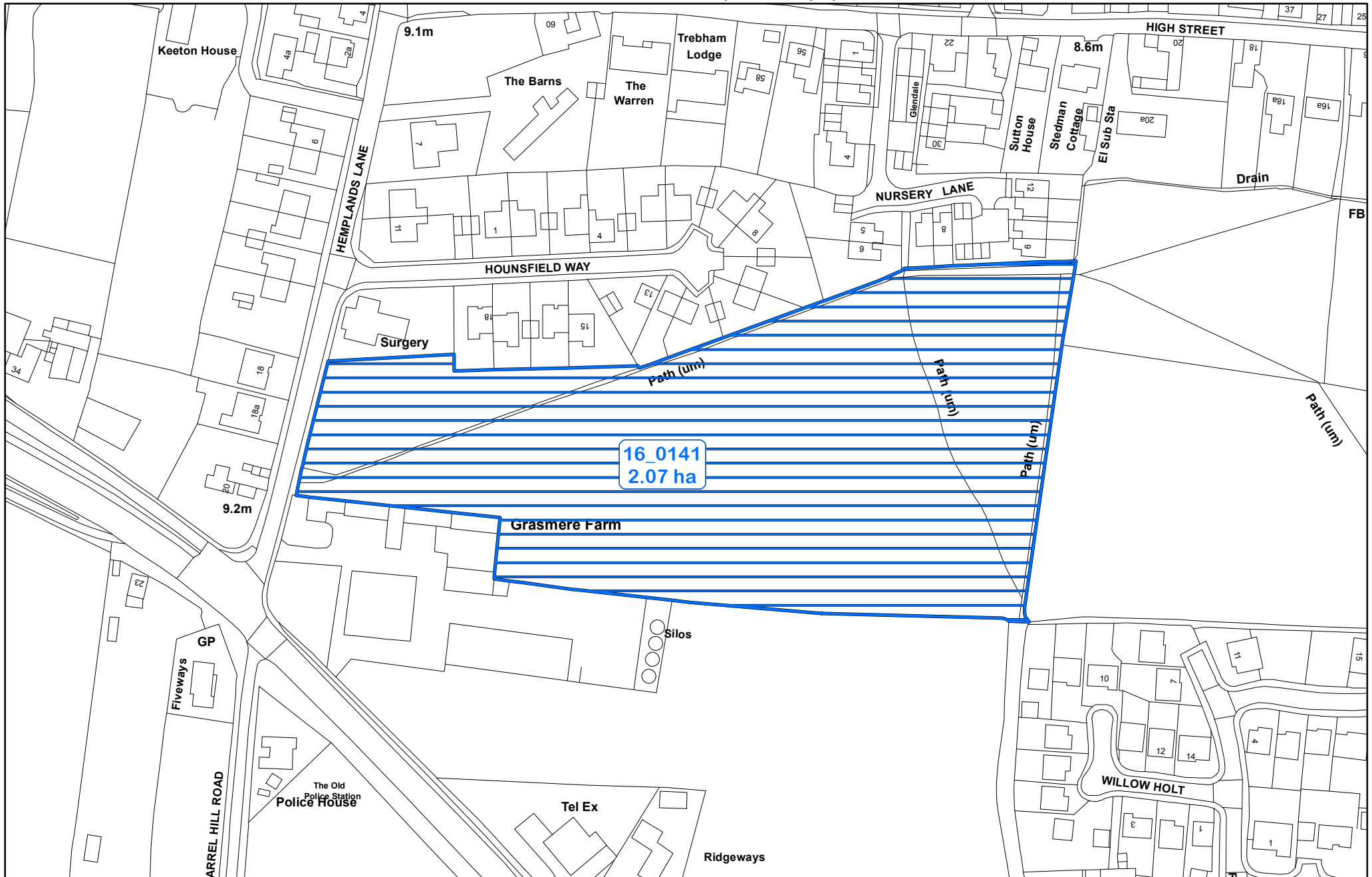
**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

14/00161/FULM Application pending for Erection of 50 dwellings with associated infrastructure, landscaping and public open space and surgery car park extension

# SHELAA 2016 Sites (Landscape)



**Weston**

**Site Reference Number: 16\_0077 Site Address North of Meadow Lane, Weston**

**Housing/Employment/Both: Housing**

**Area (Ha): 2.63**

**Parish: Weston**

**Ward: Sutton on Trent**

**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:**

**If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Visibility at junction of Main Street/Great North Road is poor, so the size of development should be restricted to 30 dwellings. 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, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of the Public Rights of Way within the site and the adjacent railway line.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Adjacent settlement

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 2.63 ha

Area Character: Countryside / residential

Setting : Residential / agricultural. There is a railway to the east.

Current Use: Agriculture

**Policy: May be Suitable**

Current Policy Status: SP3 / DM8

Other Policy Constraints:

Conflicting Issues:

**Access to Services : May be Suitable**

**Within 800m or 10mins walking**

Primary School: No

Bus Stop: No

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a

**Within 30 mins travel by public transport**

Secondary School: Yes

Retail Area:

Further Education: No

Hospital: No

Supermarket:

Employment: Yes

Proximity to Transport Node: Over 1km from major

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town centre. 13504m Green Space Standards: Over 400m from publicly accessible green space	public transport node Green Space Strategy Comments: 433m
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<b>Physical Constraints : Suitable</b>	
Highway Engineers Comments: Visibility at junction of Main Street/Great North Road is poor, so the size of development should be restricted to 30 dwellings. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).	
Topography Constraints: No Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: No	Neighbour Issues: Railway (on embankment). Right of way crosses site. Water reclamation works abuts south- east boundary.
Flood Zone: Identified within the SFRA?:	Surface Water Flooding: 0.3% of site at high risk, 0.6% at Medium risk, 20.5% at low risk
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints : Suitable</b>	
Impact on views:	Impact on existing recreational use: WestonFP4
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site Railway embankment adjacent to site.	
Conservation Area : No	Heritage asset (designated & non designated): No

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

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

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Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

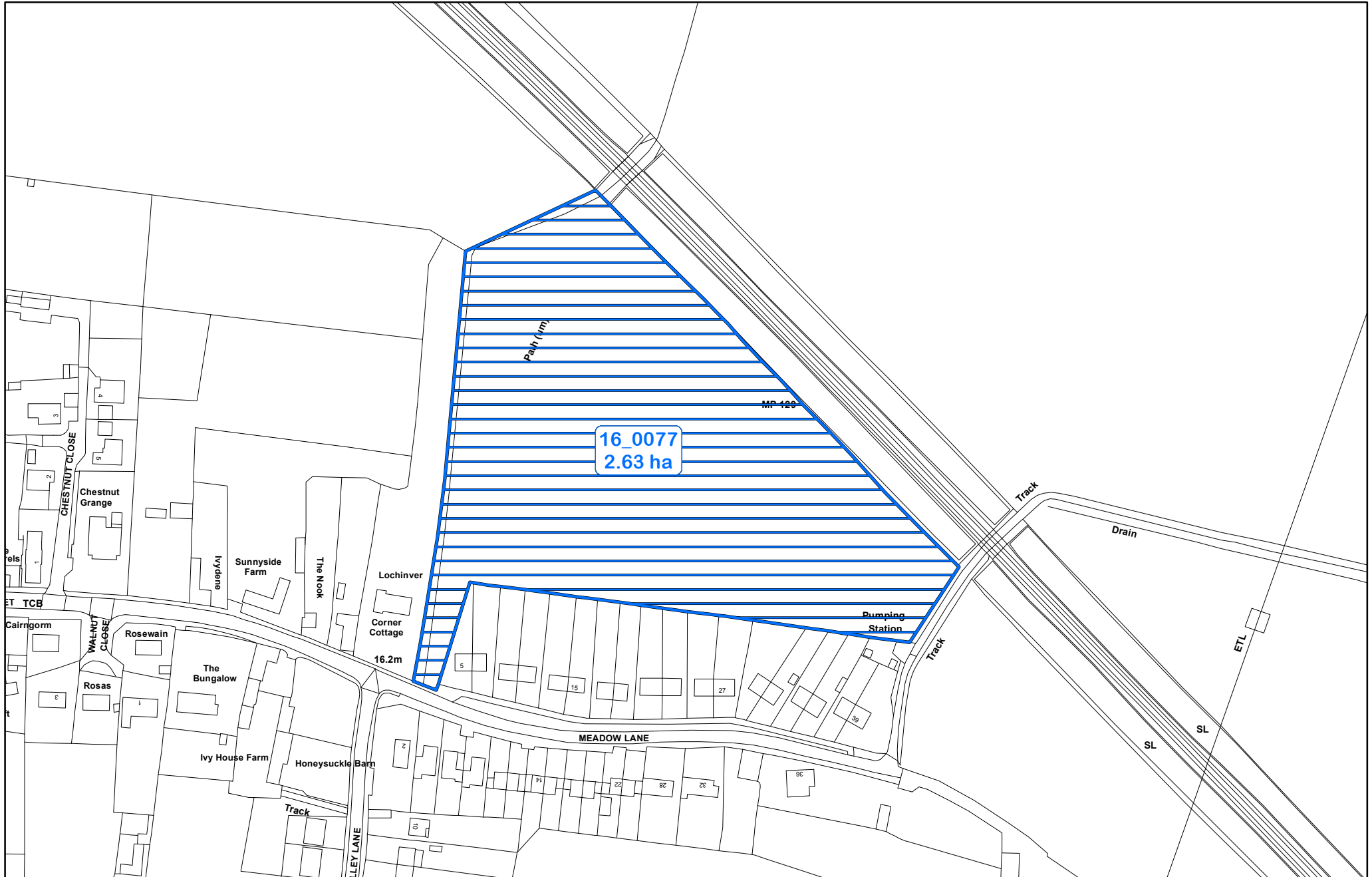
**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**



# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0078 Site Address Rear of The Willows and Elmar High Street, Weston**  
**Housing/Employment/Both: Housing Area (Ha): 0.3**  
**Parish: Weston Ward: Sutton on Trent**

**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:**  
**If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.**

**SUITABILITY**

**Character Land Use Location: May be Suitable**

Location: Adjacent settlement PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 0.3 ha  
 Area Character: Countryside / residential  
 Setting : Residential on three sides, main road on fourth.  
 Current Use: Paddock / grazing

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**Policy: May be Suitable**

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

**Access to Services : May be Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 12983m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 122m	

**Physical Constraints : Suitable**

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current 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. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No  
 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 -      Access to Utilities: Yes  
 Moderate

Site Apparatus: No      Neighbour Issues: No

Flood Zone:      Surface Water Flooding: Very Low Risk

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):  
 No

**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: 0-5 years      Availability Other Issues:

Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

SHELAA 2016 Sites (Landscape)

