Elston Parish

- **5.82** Within Elston Parish, 4 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.
- **5.83** 1 site is considered suitable for development and could provide for approximately 8 dwelling units.
- **5.84** 3 sites may be considered suitable for development and could provide for approximately 55 dwelling units. 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 no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- **5.85** The following sites within the parish of Elston 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:

Sites which are Considered Suitable

• 08_0496

Sites which May be Considered Suitable

- 08_0084
- 08_0498
- 08_0501
- **5.86** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. The exception to this is sites 08_0497 and 08_0500 which were not able to be assessed from the public realm.
 - 08_0335A Land at Winston Drive, Elston
 - 08_0335B Land at Carrgate Lane, Elston
 - 08_0335C Land at Carrgate Lane, Elston
 - 08_0497 East of Tudor Oaks, Elston
 - 08_0499 North of Top Street, Elston
 - 08_0500 Land at Lineham House Farm, Elston
- **5.87** However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: Hall Farm, Top	o Street				
08_0084 Area(ha): 1.07	Parish: ELSTON	Propose	d Yield :	29	
Suitability Conculsion	The site may be suitable	e			
Availability Conclusions:	The site could be availa	ble in 5 - 10 years time			
Availability Comments:	•	eveloper has shown an interest ir r, as the site currently has policy o			
Achievability Conclusion:	The site is economically	viable/acheivable for housing			
Achievabilty Comments:	Viable - Assessed at 30dph site reduced by 10% to reflect on-site trees ar conservation area, 6% on-site POS and POS commuted sum. No. of dwel				
Overall Draft Conclusion:	process, this site coul	If the Village Envelope designation is changed through the Development Pla process, this site could be considered suitable in all other respects. The sit is both Available and Achievable.			
Overall Final Conclusion:	process, this site coul	e designation is changed throug d be considered suitable in all considered that it could be dev	other respe	cts. The site	
Character Land Use Location	-)			
Location: Village (outside but a	adjoining Boundary)	PDL/Greenfield: Greenfield			
Area Character: Mixedvillage/	countryside	Area Greenfield:	1.07		
Setting: Countryside		Area PDL:			
Current Use: Horse jumpingVa	acant Land & Bldgs	Proposed Use:			
Policy The site may be suite	blo				
AllocatedSite: Countryside		Other: NE1 Development in t policy areas C1-C5, C Conservation Areas			
AllocatedSite: Countryside Conflicting Issues Yes Outsi	de Village Envelope	policy areas C1-C5, C			
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit	de Village Envelope t e is suitable	policy areas C1-C5, C Conservation Areas	12 and C15-	18	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin	de Village Envelope te is suitable ng	policy areas C1-C5, C Conservation Areas Within 30 mins travel by	12 and C15-	port	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st	de Village Envelope te is suitable ng	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes	12 and C15- public trans Retail Ar	18 port rea: Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash	ide Village Envelope te is suitable ng op: Yes No	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes	12 and C15- public trans Retail Ar Hospital	18 port rea: Yes : Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machir	ide Village Envelope te is suitable ng op: Yes No	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes	12 and C15- public trans Retail Ar	18 port rea: Yes : Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro	ide Village Envelope te is suitable ng op: Yes No ne/PO:	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes	12 and C15- public trans Retail Ar Hospital Employn	18 port rea: Yes : Yes nent: Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Tow	ide Village Envelope te is suitable ng op: Yes No ne/PO: om a town centre P vn Centre 8800m T	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes Supermarket: Yes Proximity Over 1km from Transport Node: node	12 and C15- public trans Retail Ar Hospital Employn	18 port rea: Yes : Yes nent: Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Tow GreenSpaceStandards: Within	ide Village Envelope te is suitable ng op: Yes No ne/PO: om a town centre P vn Centre 8800m T	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes Supermarket: Yes Proximity Over 1km from Transport Node: node	12 and C15- public trans Retail Ar Hospital Employn	18 port rea: Yes : Yes nent: Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Tow GreenSpaceStandards: Within GreenSpaceStrategy Commen	ide Village Envelope te is suitable ng op: Yes No ne/PO: om a town centre P vn Centre 8800m T	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes Supermarket: Yes Proximity Over 1km from Transport Node: node	12 and C15- public trans Retail Ar Hospital Employn	18 port rea: Yes : Yes nent: Yes	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Tow GreenSpaceStandards: Within GreenSpaceStrategy Commer Physical Constraints The si	ide Village Envelope te is suitable ng op: Yes No ne/PO: om a town centre P vn Centre 8800m T n 400m of publicly accessil nts: 156m ite is suitable s: Visibility and site highw	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes Supermarket: Yes Proximity Over 1km from Transport Node: node	12 and C15- public trans Retail Ar Hospital Employn a major pub	18 port rea: Yes nent: Yes plic transport Statement	
AllocatedSite: Countryside Conflicting Issues Yes Outsi Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Tow GreenSpaceStandards: Within GreenSpaceStrategy Commen Physical Constraints The si	ide Village Envelope te is suitable ng op: Yes No ne/PO: om a town centre P on Centre 8800m T n 400m of publicly accessil nts: 156m ite is suitable s: Visibility and site highw required. Access would visibility.	policy areas C1-C5, C Conservation Areas Within 30 mins travel by Secondary school: Yes Further Education: Yes Supermarket: Yes Supermarket: Yes Proximity Over 1km from transport Node: node ole green space	12 and C15- public trans Retail Ar Hospital Employn a a major pub	18 port rea: Yes nent: Yes plic transport Statement	

Site Ref:Hall Farm, Top08_0084Area(ha): 1.07	Street Parish: ELSTON	Proposed Yield : 29
Agricultural Land Quality: Gra Neighbour Issues: None Identified in SFRA: No SFRA Comments:	de 2 (Very good)	Site Apparatus: None Site within a flood In Floodzone 1 zone?:
Impact on LandscapeBiodiverImpact on views:NoImpact on existingNo	rsity The site is suitab	le Natural Features: No Trees on site Listed Bldg / Local Interest Bldg: Yes
Recreational Use: ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: Yes
Suitability Conclusion:	•	lable in 5 - 10 years time
Achievability Conclusion:		Illy viable/acheivable for housing
Availability Comments:		Developer has shown an interest in the site. Site available or, as the site currently has policy constraints it has been put
Achievabilty Comments:		Odph site reduced by 10% to reflect on-site trees and on-site POS and POS commuted sum. No. of dwellings 29.
Ownership Constraints No own years	nership constraints 0-5	Ownership Comments:
Legal Issues: No		Legal Comments:
Timescale: No other constraints	s 0-5 years	Availability Other Issues: No other constraints 0-5 years
		duced by 10% to reflect on-site trees and conservation area, ed sum. No. of dwellings 29.

Additional Comments: Adjacent to SHLAA site 08_0500.









08_0084 - Hall Farm, Top Street, Elston

Date:	08/03/2010
Scale:	1:1,250

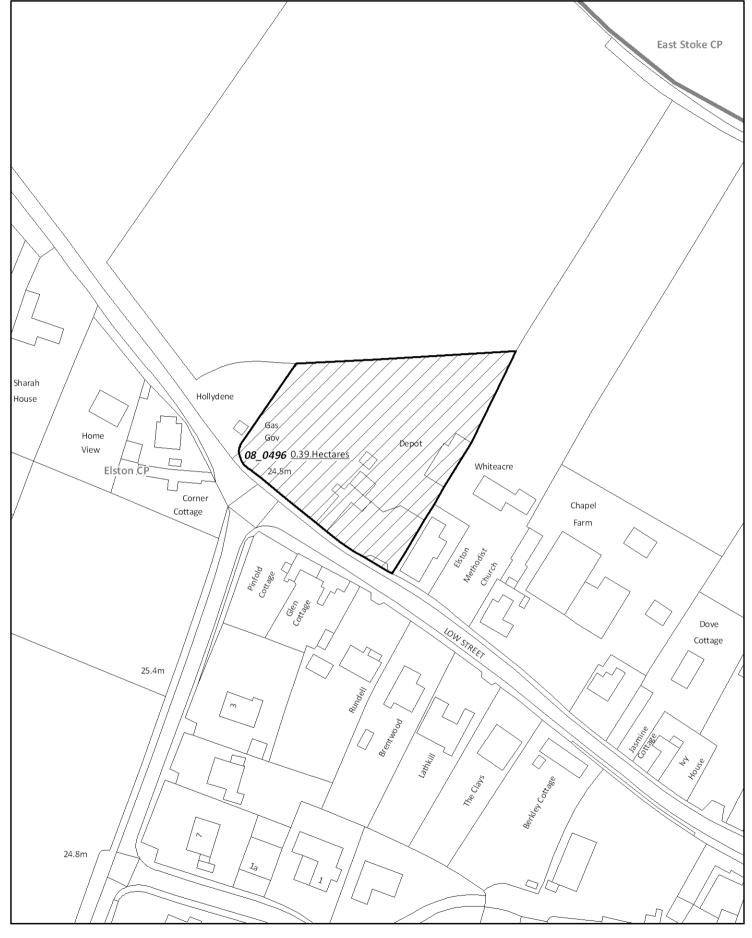
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Site Ref:	Depot, Lov	w Street							
08_0496	Area(ha): 0.3	39 Pa r	rish: ELSTON		Propos	sed Yield :	8		
			14 - 14 - 14 - 14 - 14 - 14 - 14 -						
Suitability Co			e site is suitable	ailable in 10 15 vee					
Availability C Availability C		ITE	e site could be ava	ailable in 10 - 15 year	sume				
Achievability		: The	e site is economic	ally viable/acheivable	for housing				
Achievabilty		Via		30 DPH with 30% sit	•	tion no on-site	POS but POS		
Overall Draft	Conclusion:		This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.						
Overall Final	Conclusion:			be suitable for dev t it could be develop			nievable and		
Character La	nd Use Loca	tion The s	site is suitable						
Location: Vil				PDL/Greenfield	I: PDL				
Area Charact	t er: MixedRe	esidential a	nd Countryside	Area Greenfiel	d:				
Setting: Villa	age			Area PDL:		0.39			
Current Use:	Residential			Proposed Use:					
AllocatedSite		ated		Other: H13 De C15-18	evelopment ir Conservatio		s, C1-5, C12,		
Access to Se	ervices Th	ne site is s	uitable						
Within 800m	or 10 mins w	alking		Within 30 n	nins travel b	y public trans	sport		
Primary scho	ool: Yes Bu	us stop:	Yes	Secondary	school: Ye	es Retail A	rea: Yes		
GP/ Health Centre:		ash achine/PO	No :		ucation: Ye	• • •			
Store of Loca	al Importance	e:		Supermark	et: Yes	Employr	ment: Yes		
Proximity to Town centre:		m from a to Town Cen		•	Over 1km fro node	om a major pul	blic transport		
GreenSpaces	Standards: V	Within 400n	n of publicly acces	ssible green space					
GreenSpaces	Strategy Con	nments: 2	206m						
Physical Con	straints T	he site is s	suitable						
Highway Eng	gineers Com		sibility and on site feasible from this	highway layout to be site.	provided to s	standard. Acc	ess likely to		
Topography	No	Α	ccess to Utilities	? Unknown Co	ontaminated	Land?: No			
Constraints:		С	ontamination Ca			ative usage is y surrounding ar			
Agricultural I	Land Quality	: Grade 2	(Very good)	Site Apparatus	s. Flectricit	y Sub Station	adiacent to		
Neighbour Is	sues: N	one		one Apparatus	the site.				
Identified in \$	SFRA: No			Site within a fl zone?:	ood Ir	Floodzone 1			
SFRA Comm	ents:								
	-						-		

Site Ref: Depot, Low St	treet		
08_0496 Area(ha): 0.39	Parish: ELSTON Proposed Yield : 8		
Impact on Landscape Biodive	ersity The site is suitable		
Impact on views: No	Natural Features: No		
Impact on existingNoRecreational Use:ProtectedSpecies/No	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No		
Habitats:	Conservation Area: Yes		
Suitability Conclusion:	The site is suitable		
Availability and Achievability Availability Conclusions: The site could be available in 10 - 15 years time			
Achievability Conclusion:	The site is economically viable/acheivable for housing		
Availability Comments:			
Achievabilty Comments:	Viable - Assessed at 30 DPH with 30% site area reduction no on-site POS but POS commuted sum. No. of dwellings 8.		
Ownership Constraints	Ownership Comments:		
Legal Issues:	Legal Comments:		
Timescale:	Availability Other Issues:		
Viability Comments: Viable - Assessed at 30 DPH with 30% site area reduction no on-site POS but POS commuted sum. No. of dwellings 8.			

Additional Comments:

Strategic Housing Land Availability Assessment 2010





Date:	08/03/2010
Scale:	1:1,250

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08_0496 - Depot, Low Street, Elston

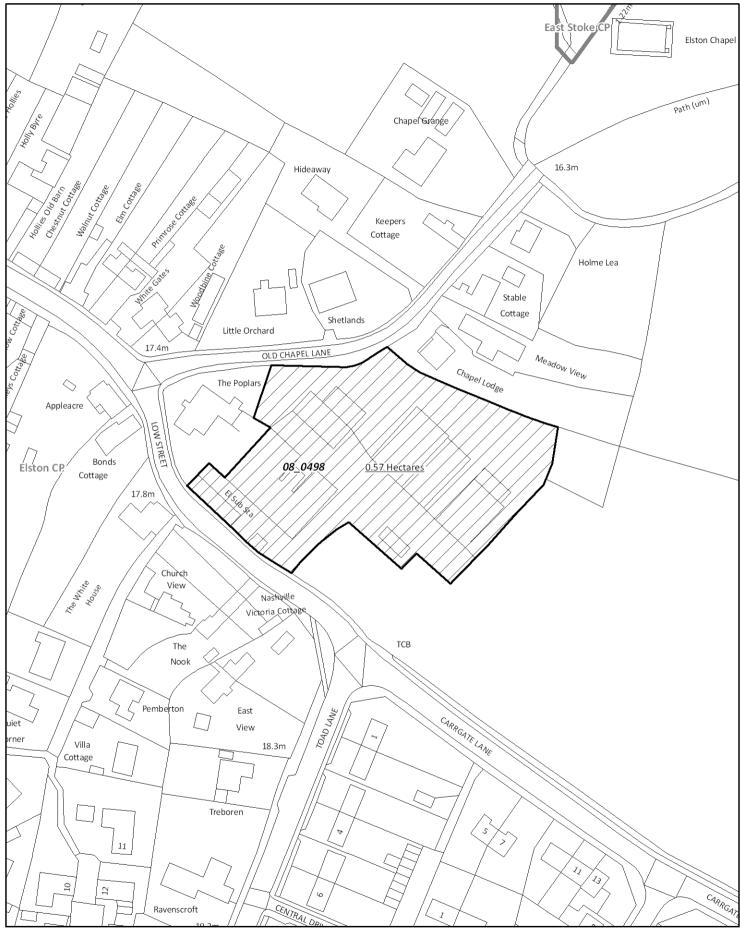
	oplars					
Site Ref: Land at The P 08 0498 Area(ha): 0.57	Parish: ELSTON		Proposed	Yield : 14		
Suitability Conculsion	The site may be suitabl	e				
Availability Conclusions:	The site could be availa	able in 10 - 15 years tim	е			
Availability Comments:						
Achievability Conclusion:	The site is economically	y viable/acheivable for h	nousing			
Achievabilty Comments:	Viable - Assessed at 30 commuted sum. No. of		ea reduction	no on-site POS b	ut POS	
Overall Draft Conclusion:	Potential contamination mitigated if necessary Village Envelope design process, this site count mitigation works. The developed within 10-	y. Possible highway c gnation is changed th Id be considered suita e site is Achievable an	onstraints i rough the [able subject	in this location. I Development Plar t to appropriate	f the າ	
Overall Final Conclusion: Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope 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 10- 15 years.				lf the າ		
Character Land Use Location	The site may be suitable	e				
Location: Village (outside but a	adjoining Boundary)	PDL/Greenfield:	Greenfield			
Area Character: Mixed		Area Greenfield:				
Setting: Countryside		Area PDL: 0.57				
Current Use: Appears to be vacant.Vacant Land & Proposed Use: Bldgs						
	ahle					
Policy The site may be suita						
	Site is part in and part out	C1- C5, C12	2, C15 - C18	ent in Large Villag Conservation Are Countryside		
AllocatedSite: Countryside S of the Village E	Site is part in and part out Envelope.	C1- C5, C12 NE1 Develo	2, C15 - C18	Conservation Are		
AllocatedSite: Countryside S of the Village E Conflicting Issues Yes Partia	Site is part in and part out Envelope.	C1- C5, C12 NE1 Develo	2, C15 - C18	Conservation Are		
AllocatedSite: Countryside Softhe Village E Of the Village E Conflicting Issues Yes Partia Access to Services The sit	Site is part in and part out Envelope. ally outside Village Envelo te is suitable	C1- C5, C12 NE1 Develo	2, C15 - C18 pment in the	Conservation Are Countryside		
AllocatedSite: Countryside S of the Village E Conflicting Issues Yes Partia	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng	C1- C5, C12 NE1 Develo pe	2, C15 - C18 pment in the travel by p	Conservation Are Countryside		
AllocatedSite: Countryside Softhe Village E Conflicting Issues Yes Partia Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng cop: Yes No	C1- C5, C12 NE1 Develo pe Within 30 mins Secondary scho Further Educati	travel by properties of the pr	Conservation Are Countryside ublic transport Retail Area: Hospital:	Yes Yes	
AllocatedSite: Countryside Softhe Village E Conflicting Issues Yes Partia Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng cop: Yes No	C1- C5, C12 NE1 Develo pe Within 30 mins Secondary scho	2, C15 - C18 pment in the travel by prool: Yes	Conservation Are Countryside ublic transport Retail Area:	Yes	
AllocatedSite: Countryside Softhe Village E Conflicting Issues Yes Partia Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng cop: Yes No ne/PO:	C1- C5, C12 NE1 Develo pe Within 30 mins Secondary scho Further Educati Supermarket:	travel by properties of the pr	Conservation Are Countryside ublic transport Retail Area: Hospital:	Yes Yes Yes Yes	
AllocatedSite: Countryside Softhe Village E Conflicting Issues Yes Partia Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng top: Yes No ne/PO: om a town centre F n Centre 8448m T	C1- C5, C12 NE1 Develo pe Within 30 mins Secondary scho Further Educati Supermarket: Proximity Ove Fransport Node: node	travel by properties of the pr	Conservation Are Countryside ublic transport Retail Area: Hospital: Employment:	Yes Yes Yes Yes	
AllocatedSite: Countryside Softhe Village E Conflicting Issues Yes Partia Access to Services The sit Within 800m or 10 mins walkin Primary school: Yes Bus st GP/ Health No Cash Centre: Machin Store of Local Importance: Proximity to Over 1km fro Town centre: Newark Town	Site is part in and part out Envelope. ally outside Village Envelo te is suitable ng top: Yes No ne/PO: om a town centre F in Centre 8448m T n 400m of publicly accessi	C1- C5, C12 NE1 Develo pe Within 30 mins Secondary scho Further Educati Supermarket: Proximity Ove Fransport Node: node	travel by properties of the pr	Conservation Are Countryside ublic transport Retail Area: Hospital: Employment:	Yes Yes Yes Yes	

Highway Engineers Comments: Visibility to be provided to standard. Access onto Low St is unlikely at this point due to the limited visibility that would be available. The possibility of access onto Old Chapel Ln would need further investigation.

Site Ref: Land at The Po	oplars	
08_0498 Area(ha): 0.57	Parish: ELSTON	Proposed Yield : 14
Topography No Constraints:	Access to Utilities?	ory: A-Potentially contaminative usage has been
Agricultural Land Quality: Gra Neighbour Issues: None Identified in SFRA: No SFRA Comments:	ade 2 (Very good)	identified at the site Site Apparatus: Electricity Sub Station Site within a flood In Floodzone 1 zone?:
Impact on Landscape Biodive Impact on views: No	rsity The site is suitable	Natural Features: No
Impact on existing No Recreational Use: ProtectedSpecies/ No		Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
Habitats: Suitability Conclusion:	The site may be suitable	Conservation Area: Yes
Availability and Achievab	ility	
Availability Conclusions:	The site could be availal	ble in 10 - 15 years time
Achievability Conclusion:	The site is economically	y viable/acheivable for housing
Availability Comments:		
Achievabilty Comments:	Viable - Assessed at 30 E commuted sum. No. of d	DPH with 70% site area reduction no on-site POS but POS welllings 14.
Ownership Constraints	0	wnership Comments:
Legal Issues:	L	egal Comments:
Timescale:	А	vailability Other Issues:
	ssessed at 30 DPH with 70 of dwelllings 14.	% site area reduction no on-site POS but POS commuted

Additional Comments: Site is part within and part outside the village envelope.

Strategic Housing Land Availability Assessment 2010





Date:	08/03/2010
Scale:	1:1,250

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08_0498 - Land At The Poplars, Elston

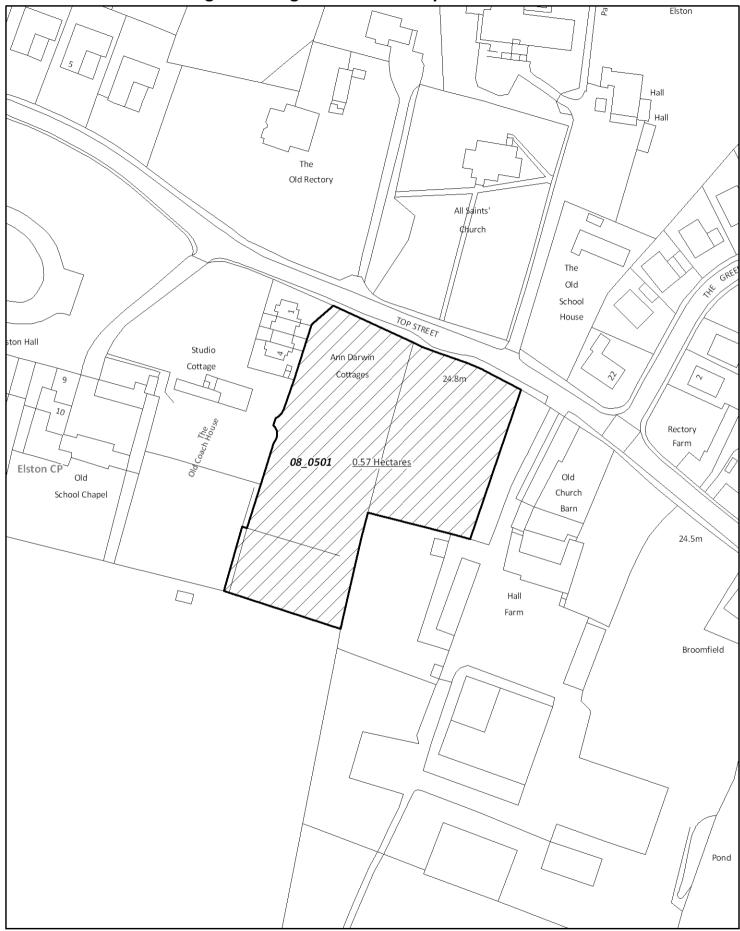
010 010		T 0 (
		Top Street			_		
08_0501	Area(ha): C	0.57 Parish: ELS	STON		Prop	osed Yield :	12
Suitability C	onculsion	The site may	v be suitable				
Availability	Conclusions	: The site coul	ld be availabl	e in 10 - 15 yea	rs time		
Availability							
	y Conclusio			iable/acheivable			
Achievabilty	/ Comments		essed at 30 E um. No. of dv	0PH with 20% si vellings 12.	te area redu	uction no on-sit	e POS but PO
Overall Draf	t Conclusior	process, thi would need Grade II* Lis	If the Village Envelope designation is changed through the Development Pla process, this site could be considered suitable. Any potential developmen would need to take account of the potential impact on the setting of the Grade II* Listed Church and also the Trees protected by Preservation Order The site is Achievable and it is considered that it could be developed withir 10- 15 years.				
Overall Fina	verall Final Conclusion: If the Village Envelope designation is changed through the Development P process, this site could be considered suitable. Any potential developme would need to take account of the potential impact on the setting of the Grade II* Listed Church and also the Trees protected by Preservation Order The site is Achievable and it is considered that it could be developed within 10- 15 years.					development ng of the vation Order.	
Character L	and Use Loc	ation The site may	be suitable				
Location: V	'illage (outsid	e but adjoining Bound	lary)	PDL/Greenfiel	d: Greenfi	ield	
Area Charac Setting: Vil		countryside and Villag	e	Area Greenfield: 0.57 Area PDL:			
Current Use	: Agriculture)		Proposed Use:			
Policy The	e site may be	e suitable					
-	te: Countrys			Other: NE1 D C12, C		in the Country	
Conflicting	Issues Yes	Outside Village Enve	elope				
Access to S	ervices 1	he site is suitable					
Within 800m	n or 10 mins	walking		Within 30 ı	mins travel	by public tran	sport
Primary sch	ool: Yes E	Bus stop: Yes		Secondary	school: `	Yes Retail A	Area: Ye
GP/ Health Centre:		Cash No Machine/PO:			lucation:		
Store of Loc	al Importance	ce:		Supermark	ket: Yes	s Employ	vment: Ye
Proximity to Town centre		km from a town centr k Town Centre 8642n		oximity Insport Node:	Over 1km i node	from a major pi	ublic transport
•		Within 400m of public mments: 18m	cly accessible	e green space			
Physical Co	nstraints	The site is suitable					
Highway En	gineers Con	ments: Visibility and satisfactory site.		way layout to be cess there are lil			
Topography	No Slight	slope Access to	Utilities? L	Inknown C	ontaminate	ed Land?: No)

TopographyNoSlight slopeAccess to Utilities?UnknownContaminated Land?:NoConstraints:Contamination Category:C-Potentially contaminative usage is yet to be

Site Ref: South of Top Street	
08_0501 Area(ha): 0.57 Parish: ELST	ON Proposed Yield : 12
	identified at the site or surrounding areas
Agricultural Land Quality: Grade 2 (Very good)	
Neighbour Issues: None	Site Apparatus: None
Identified in SFRA: No	Site within a flood In Floodzone 1 zone?:
SFRA Comments:	
Impact on Landscape Biodiversity The site m	nay be suitable
Impact on views: Yes See Listed Building Con	nments Natural Features: Yes Hedge and trees on site.
Impact on existing No	Listed Bldg / Local Interest Bldg: Yes
Recreational Use:	Tree Preservation Order: Yes
ProtectedSpecies/ No Habitats:	Conservation Area: Yes
Suitability Conclusion: The site may be s	suitable
Availability and Achievability	
Availability Conclusions: The site could	be available in 10 - 15 years time
Achievability Conclusion: The site is ecc	pnomically viable/acheivable for housing
Availability Comments:	
	sed at 30 DPH with 20% site area reduction no on-site POS but POS No. of dwellings 12.
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments: Viable - Assessed at 30 DF sum. No. of dwellings 12.	PH with 20% site area reduction no on-site POS but POS commuted

Additional Comments:

Strategic Housing Land Availability Assessment 2010







08_0501 - South Of Top Street, Elston

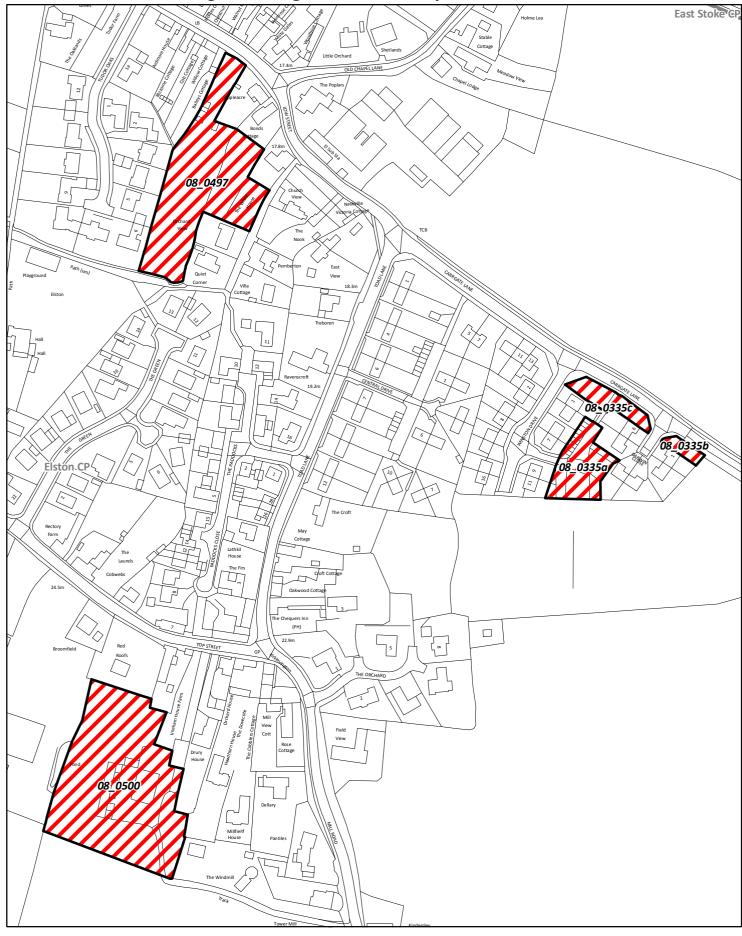
Date:	08/03/2010
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ELSTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0335A	Land at Winston Drive	Elston	Site below 0.25ha. Not included in study.
08_0335B	Land at Carrgate Lane	Elston	Site below 0.25ha. Not included in study.
08_0335C	Land at Carrgate Lane	Elston	Site below 0.25ha. Not included in study.
08_0497	East of Tudor Oaks	Elston	Unable to access the site – therefore a full assessment was not possible. No comments received. Remove from study.
08_0499	North of Top Street	Elston	Site below 0.25ha. Not included in study.
08_0500	Land at Lineham House Farm	Elston	Unable to access the site – therefore a full assessment was not possible. No comments received. Remove from study.

Strategic Housing Land Availability Assessment 2010







Date:	07/05/2010	
Scale:	1:2,250	

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