

Sutton on Trent Parish

5.218 Within Sutton on Trent Parish, 16 sites have been through the full Assessment process. 6 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.219 10 sites may be considered suitable for development within the next five year period, and could provide for approximately 484 dwelling units. This does not include 5 dwellings included in site 08_0430 which had the benefit of planning permission (as @ April 2009) and are therefore counted as commitments and not potential new dwellings. 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.

5.220 The following sites within the parish of Sutton on Trent 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 not Considered Suitable

- **08_0021**
- **08_0056**
- **08_0058**
- **08_0059**
- **08_0358**
- **08_0427**

Sites which May be Considered Suitable

- **08_0028**
- **08_0057**
- **08_0097**
- **08_0099**
- **08_0265**
- **08_0425**
- **08_0428**
- **08_0429**
- **08_0430**
- **08_0431**

5.221 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:

- 08_0426 Land off Barrel Hill Road, Sutton on Trent

5.222 However, the information provided will be used in developing the new detailed planning policies for this area.

Syerston Parish

5.223 The following sites have been submitted within the parish of Syerston. However, this Parish does not contain a settlement prioritised for Assessment (Page 11 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken.

Site Ref: Land rear of Holme View 2 Main Street**08_0021**

Area(ha): 1.09

Parish: SUTTON-ON-TRENT

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Available within 5 years

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Approx 5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0028.

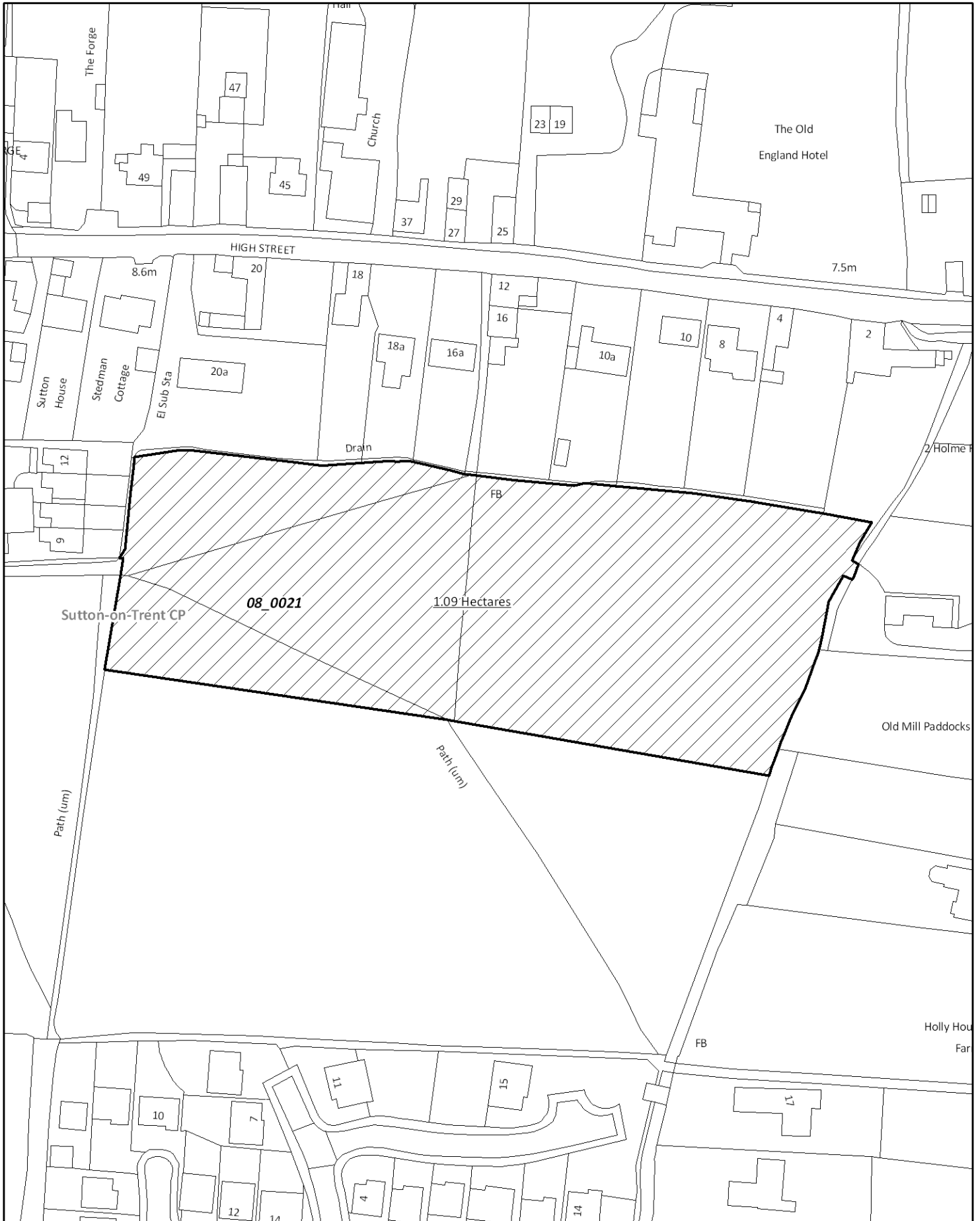
Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Approx 5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0028.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Leisure paddock with rights of way crossing site**Area Greenfield:** 1.09**Setting:** Village**Area PDL:****Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Main Open Area**Other:** FS7 Main Open Areas; C1-C5, C12, C15-18 Conservation Area, H13 within Village Envelope**Conflicting Issues** Yes Main Open Areas**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12923m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 373m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Site has no connection to the public adopted highway without the addition of third part land and is therefore unsatisfactory.

Site Ref: Land rear of Holme View 2 Main Street**08_0021****Area(ha):** 1.09**Parish:** SUTTON-ON-TRENT**Proposed Yield :****Topography Constraints:** No flat land**Access to Utilities?** Unknown
Owner states that easements would be required**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** none**Neighbour Issues:** not an issue**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Development acceptable subject to steering it away from flood zone 3. Approx 5%.**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** Yes openland within Conservation Area**Natural Features:** No grassland/horse grazing**Impact on existing Recreational Use:** Yes Footpaths abut and cross site. Sutton on Trent FP5/Sutton on Trent FP6/Sutton on Trent FP6**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Available within 5 years**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years Could only be developed in conjunction with 08_0028**Ownership Comments:** Could only be developed in conjunction with 08_0028**Legal Issues:** Yes But needs easements according to owner**Legal Comments:** But needs easements according to owner**Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Abuts SHLAA site 08_0028.

Strategic Housing Land Availability Assessment 2010



**08_0021 - Land Rear Of Holme View 2 Main Street,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Land at Hemplands Lane, Sutton on Trent**08_0028**

Area(ha): 3.37

Parish: SUTTON-ON-TRENT

Proposed Yield : 69

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No of dwellings - 87. Developer indicated yield of 69 provided at consultation stage.

Overall Draft Conclusion:**Potential flooding issues. Further information would need to be provided to justify development in this location. If the Main Open Area designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. If the Main Open Area 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 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedMain open area within settlement surrounded by residential properties.**Area Greenfield:** 3.37**Setting:** Village Main Open area within settlement**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area FS7- Main Open Area, Within village boundary, Within Conservation Area**Other:** FS7- Main Open Area, H13 Housing Development in Large Villages, C1-C5,C12,C15-C18 Conservation Area**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12736m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 453m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to standard. Traffic Assessment required. Access could be permitted off Hemplands Lane. A single access point would restrict the number of dwellings.

Site Ref: Land at Hemplands Lane, Sutton on Trent**08_0028**

Area(ha): 3.37

Parish: SUTTON-ON-TRENT

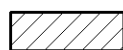
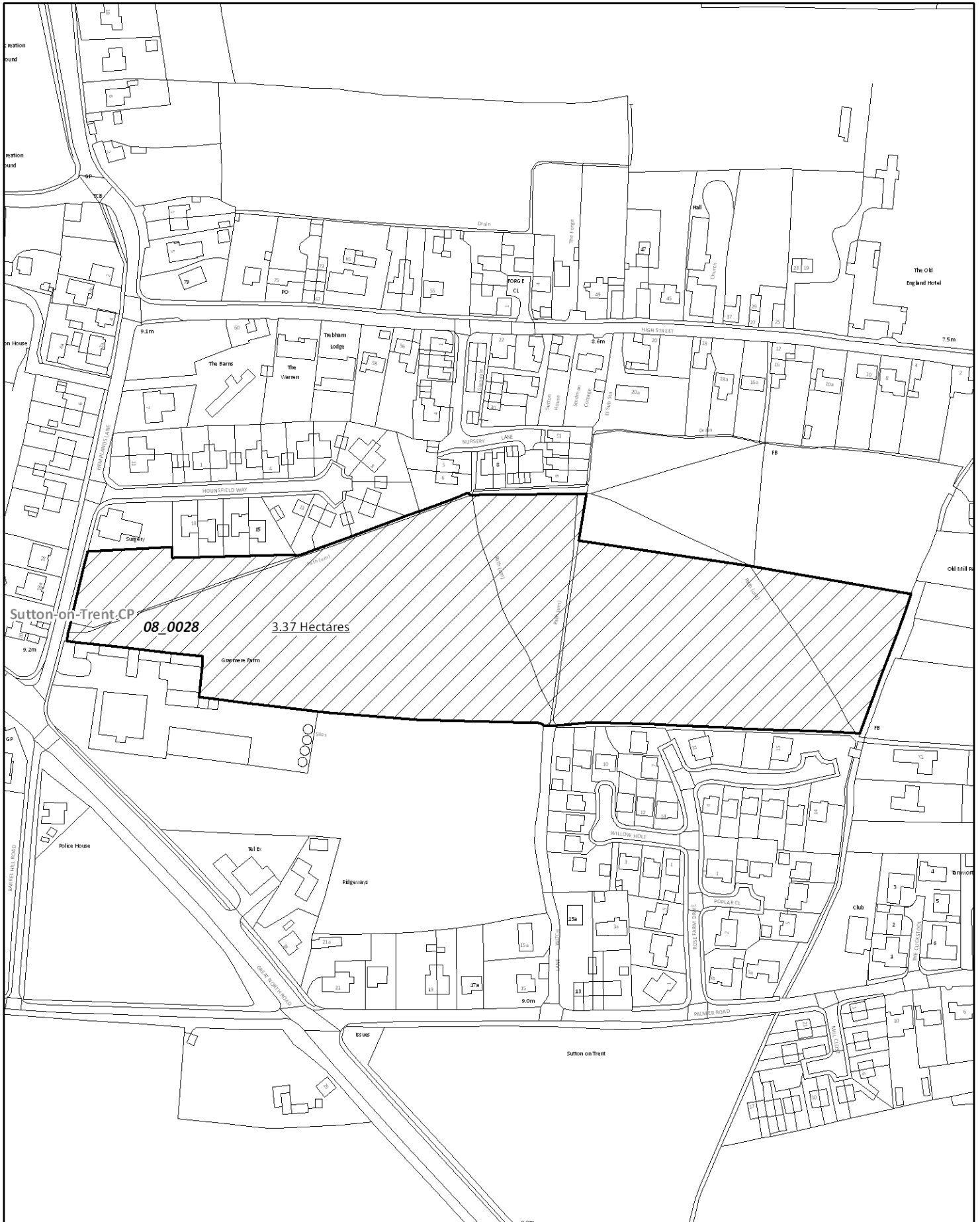
Proposed Yield : 69

Topography Constraints: No**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Pylons cross site west to east**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Eastern part of site subject to 1 in 1000 tidal flooding event- recommendation of flood mitigation measure for any potential development here.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:**

Yes Footpaths run through site. Sutton on Trent FP5/Sutton on Trent FP6/Sutton on Trent FP6/Sutton on Trent FP6/Sutton on Trent FP7/Sutton on Trent FP7

Listed Bldg / Local Interest Bldg: No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No of dwellings - 87. Developer indicated yield of 69 provided at consultation stage.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No of dwellings - 87. Developer indicated yield of 69 provided at consultation stage.**Additional Comments:** Adjacent to SHLAA Sites 08_0021 and 08_0428.

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**08_0028 - Land At Hemplands Lane,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: Barrel Hill Road**08_0056**

Area(ha): 2.57

Parish: SUTTON-ON-TRENT

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information supplied: Developer has shown interest in the site

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail line adjacent to the site. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:**Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Mixedvillage / countryside**Area Greenfield:** 2.57**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** Yes**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12801m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 450m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Viability and on site highway layout required to standard. Traffic Assessment required. Direct access off The Gt Nth Rd would not be advisable due to the fast nature of the road, pedestrian movements would also be of detriment to highway safety.

Topography Constraints: Yes Slight slope down to north**Access to Utilities?** Yes**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** none**Neighbour Issues:** East Coast Main Line adjacent to the site**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes

Site Ref: Barrel Hill Road

08_0056

Area(ha): 2.57

Parish: SUTTON-ON-TRENT

Proposed Yield :

SFRA Comments: Entire site is in flood zone 1 and is therefore suitable for all types of development

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

Protected Species/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: Developer has shown interest in the site

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Site Ref: Palmer Road**08_0057**

Area(ha): 1.88

Parish: SUTTON-ON-TRENT

Proposed Yield : 53

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

As the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 53.

Overall Draft Conclusion:**Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highways mitigation works may be required. 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 both Available and Achievable.****Overall Final Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highways mitigation works may be required. 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 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage / countryside**Area Greenfield:** 1.88**Setting:** Countryside Adjoins village boundary**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** C1 - C5, C12 and C15 - 18 Conservation Areas, NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12403m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 704m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility to be provided to standard. On site Highway layout to standard. Off site highway works required. Traffic Statement required. Site could be developed subject to conditions. Access could only be considered off Palmer Rd not Great North Rd.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be

Site Ref: Palmer Road

08_0057

Area(ha): 1.88

Parish: SUTTON-ON-TRENT

Proposed Yield : 53

identified at the site or surrounding areas

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: None

Neighbour Issues: none

Site within a flood zone?: Adjacent zone 2 60% of the site is within flood zone 2

Identified in SFRA: Yes

SFRA Comments: Most forms of development are considered appropriate as long as appropriate mitigation measures are implemented

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No Crops in field

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: As the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 53.

Ownership Constraints No ownership constraints 0-5 years **Ownership Comments:**

Legal Issues: No

Legal Comments:

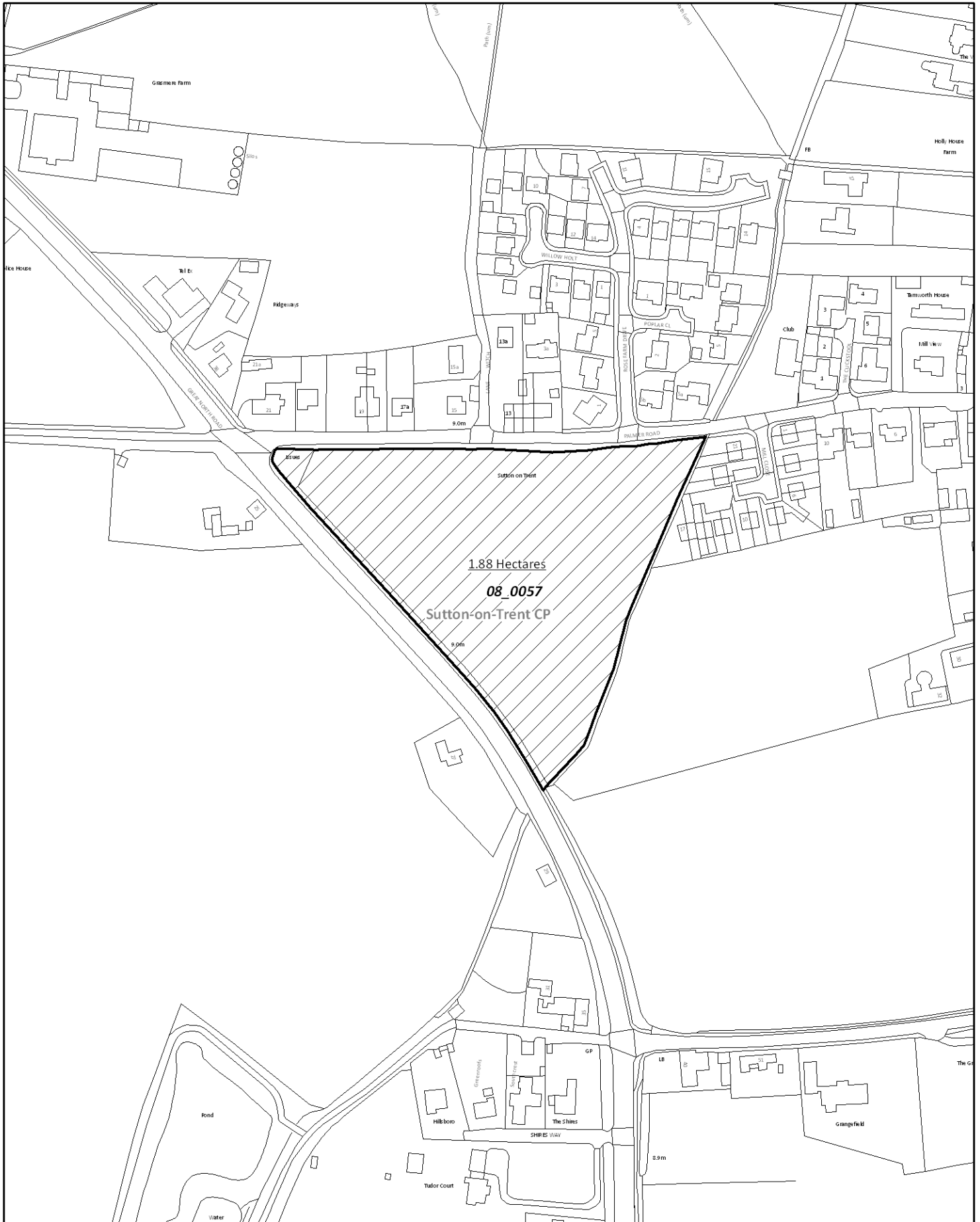
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 6% on-site POS and POS commuted sum. No. of dwellings 53.

Additional Comments: This site adjoins SHLAA Sites 08_0358 and 08_0099.

Strategic Housing Land Availability Assessment 2010



**08_0057 - Palmer Road,
Sutton On Trent**

Date:	10/03/2010
Scale:	1:2,500

Site Ref: Grange Field Great North Road**08_0058**

Area(ha): 5.10

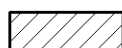
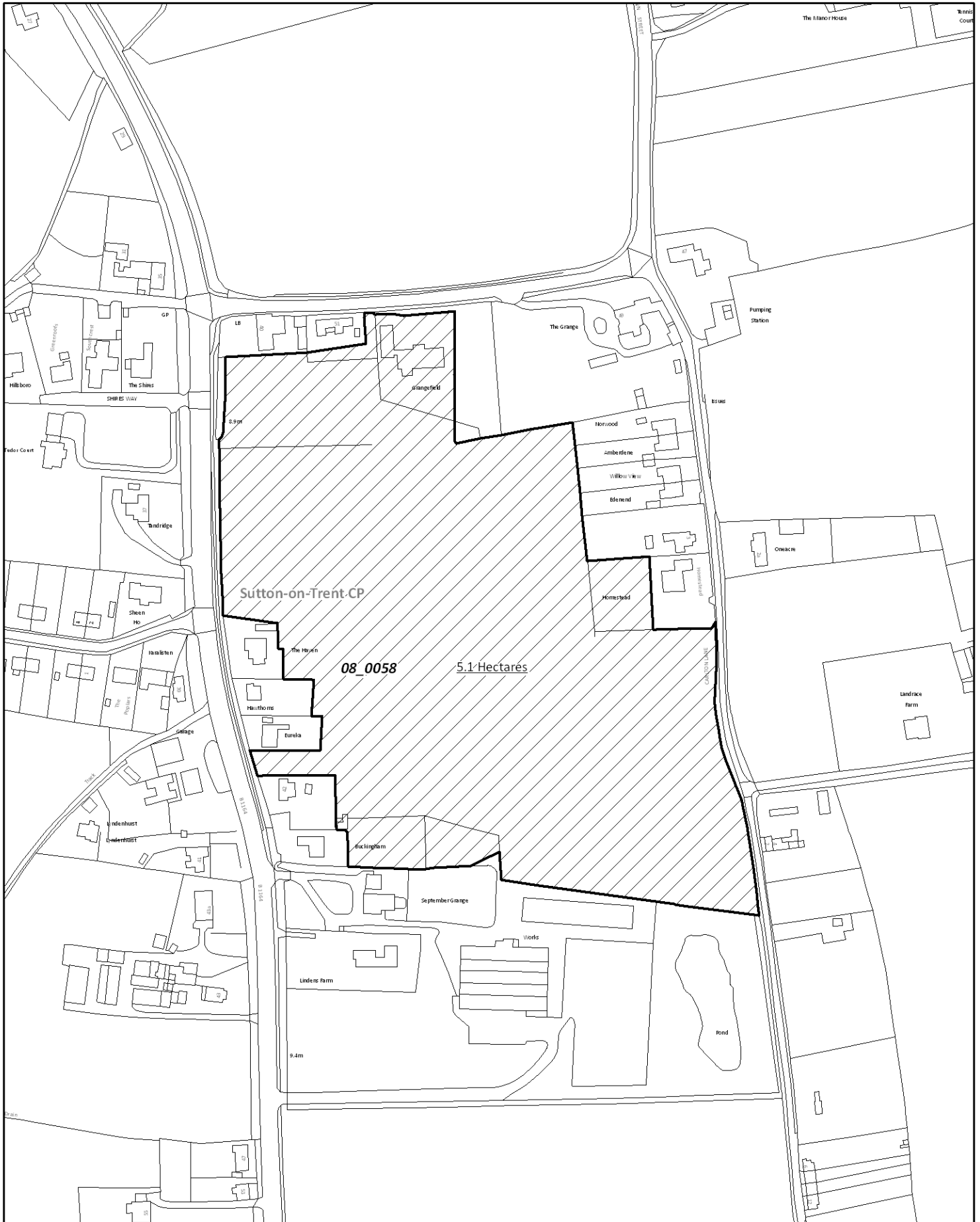
Parish: SUTTON-ON-TRENT

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has shown an interest on part of the site.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible highways mitigation works may be required. Not presently suitable due to level of separation from existing settlement.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage and Countryside**Area Greenfield:** 5.1**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside Northern part of the site within the Sutton on Trent Conservation Area**Other:** NE1 Development in the Countryside, C1-C5, C12, C15-18 Conservation Area**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12019m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 966m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Traffic Statement required. Large site fronting three roads. No direct access from Great North Rd. Could only be assessed by TA.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Grange Field Great North Road**08_0058****Area(ha): 5.10****Parish: SUTTON-ON-TRENT****Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good)**Neighbour Issues:** None**Identified in SFRA:** Yes**Site Apparatus:** Pylons run west to east through the site**Site within a flood zone?:** In Floodzone 1 90 % within Floodzone 2 and 3**SFRA Comments:** Some forms of development may be appropriate provided mitigation measures are applied.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Impact on existing Recreational Use:** Yes Sutton on Trent FP11**Protected Species/ Habitats:** No**Suitability Conclusion:** The site is not suitable**Natural Features:** No Trees in middle of the field**Listed Bldg / Local Interest Bldg:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown an interest on part of the site.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:**

Strategic Housing Land Availability Assessment 2010



**08_0058 - Grange Field, Great North Road,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: Barrel Hill Road and Great North Road**08_0059**

Area(ha): 15.61

Parish: SUTTON-ON-TRENT

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Site would be available within 5 years**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail line adjacent to the site. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact from the East Coast Main Rail line adjacent to the site. Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 15.61**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12347m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 890m**Physical Constraints** The site may be suitable

Highway Engineers Comments: Visibility and Highway Layout to be provided to standard. Off site highway works required. Traffic Assessment required. Large parcel of land comments can not be made until a full TA has been submitted. Large parcel of land fronting Gt Nth Rd and Barrel Hill Rd. Comments on this site could not be made until a full TA has been submitted for consideration. However, it should be noted that this site is divorced from the main body of the village and as a consequence is likely to

Site Ref: Barrel Hill Road and Great North Road**08_0059****Area(ha): 15.61****Parish: SUTTON-ON-TRENT****Proposed Yield :**

generate a large number of pedestrian movements across the Gt Nth Rd to the detriment of highway safety

Topography Constraints: No Flat land

Access to Utilities? Yes

Contaminated Land?: Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus:

Neighbour Issues: Adjacent to the East Coast Main Line

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Most forms of development appropriate provide appropriate mitigation is applied

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Site would be available within 5 years

Achievability Comments:

Ownership Constraints: No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

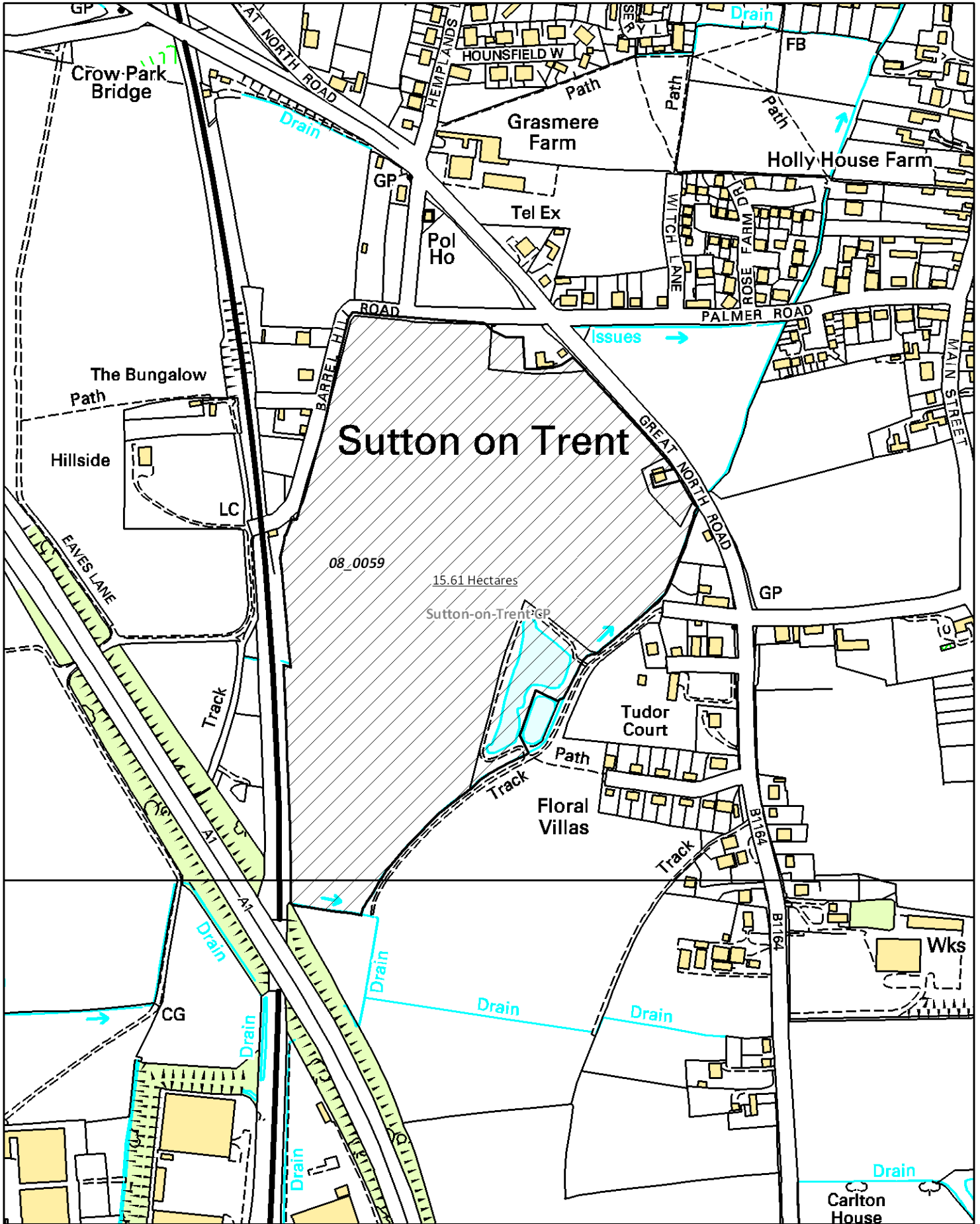
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0059 - Barrel Hill Road And Great North Road,
Sutton On Trent**

Date:	10/03/2010
Scale:	1:5,000

Site Ref: Land between Bulham Lane & High Street**08_0097****Area(ha): 7.32****Parish: SUTTON-ON-TRENT****Proposed Yield : 154****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph site area reduced by 10% to reflect flood zone 3. This area reduction accommodated within 30% on-site POS area. No POS commuted sum. No. of dwellings 154.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. 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 both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. 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 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixedvillage/countryside**Area Greenfield:** 7.32**Setting:** Countryside**Area PDL:****Current Use:** horticulture/nursery stockAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside.**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 13242m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 313m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Bulham Lane is a typical country lane with a narrow

Site Ref: Land between Bulham Lane & High Street**08_0097****Area(ha):** 7.32**Parish:** SUTTON-ON-TRENT**Proposed Yield :** 154

carriageway and no footway. A site of this size could generate a significant number of vehicular and pedestrian movements onto this lane and therefore unacceptable in highway safety terms. If the site is to be considered for development considerable off site highway would be required in order to provide an improved width of carriageway and a footway.

Topography Constraints: No flat land

Access to Utilities? Yes

Contaminated Land?: Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Approximately 90% of site within flood zones 2 & 3. Potential development should be steered away from flood zone 3.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Drain on southern boundary

Impact on existing Recreational Use: Yes Sutton on Trent FP1A

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information provided: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 30 dph site area reduced by 10% to reflect flood zone 3. This area reduction accomodated within 30% on-site POS area. No POS commuted sum. No. of dwellings 154.

Ownership Constraints: No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

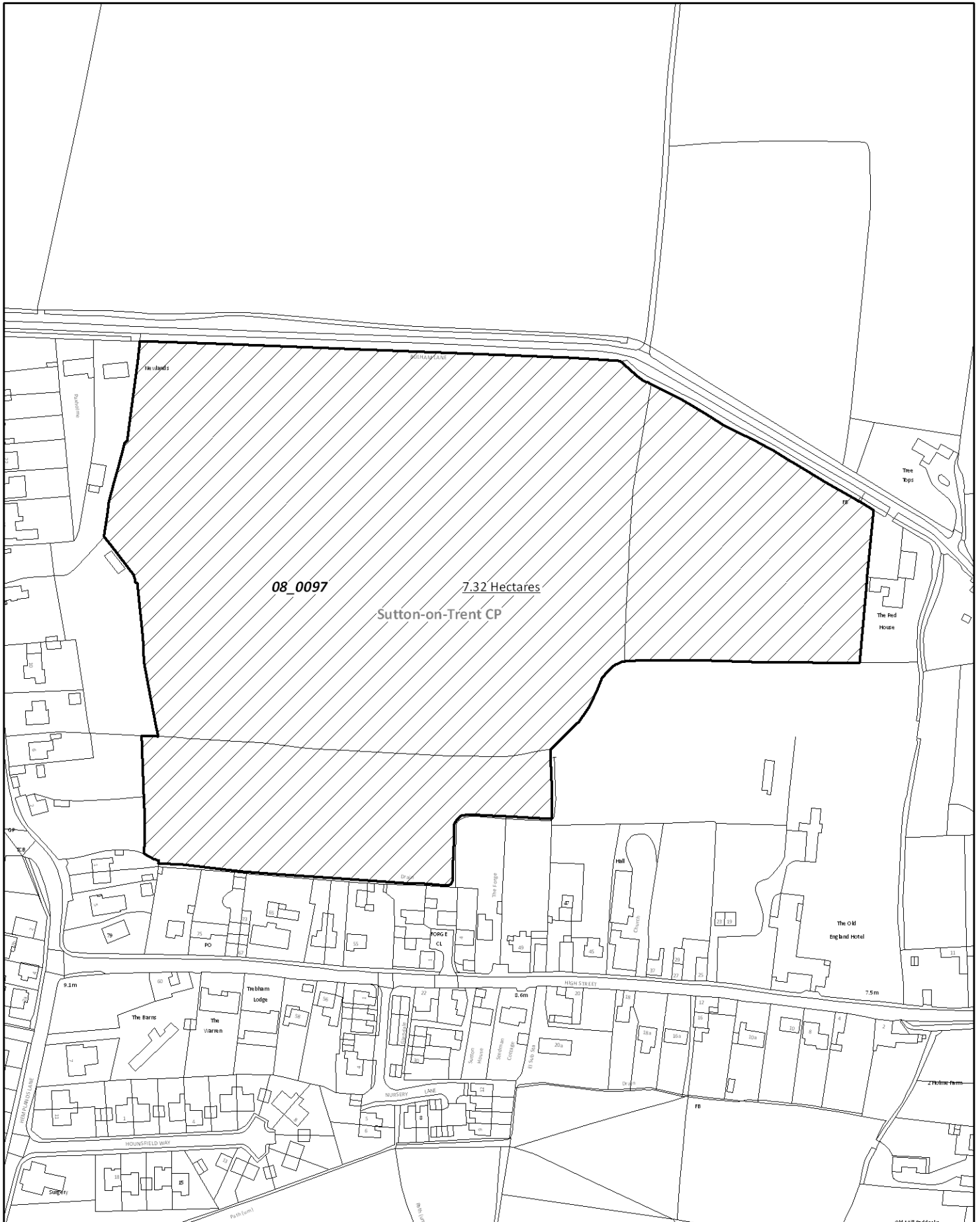
Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30 dph site area reduced by 10% to reflect flood zone 3. This area reduction accomodated within 30% on-site POS area. No POS commuted sum. No. of dwellings 154.

Additional Comments: Adjacent to SHLAA sites 08_0429 and 08_0430.

Small part of site on north western boundary had refusal for a single dwelling in the mid 1980s.

Strategic Housing Land Availability Assessment 2010



**08_0097 - Land Between Bulham Lane & High Street,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:2,500



Site Ref: Millfield, Main Street

08_0099

Area(ha): 3.22

Parish: SUTTON-ON-TRENT

Proposed Yield : 29

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown an interest in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30dph with site area reduced by 70% due to flood zone 3 (6% on-site POS accomodated within 70% area) and POS commuted sum. No. of dwellings 29.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. 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 both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. 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 5 - 10 years.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: Mixedvillage/countryside

Area Greenfield: 3.22

Setting: Countryside

Area PDL:

Current Use: grasslandVacant Land

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: NE1 Development in the Countryside C1-5, C12 and C15-18 Conservation areas

Conflicting Issues Yes Outside Village Envelope.

Access to Services The site may be suitable

Within 800m or 10 mins walking

Primary school: Yes **Bus stop:** Yes

GP/ Health Centre: Yes **Cash Machine/PO:** No

Store of Local Importance: Yes

Within 30 mins travel by public transport

Secondary school: No **Retail Area:** Yes

Further Education: No **Hospital:** No

Supermarket: No **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 12264m

Proximity Transport Node: Over 1km from a major public transport node

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 715m

Physical Constraints The site may be suitable

Site Ref: Millfield, Main Street

08_0099

Area(ha): 3.22

Parish: SUTTON-ON-TRENT

Proposed Yield : 29

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic Assessment required. Large site fronting three roads. However, access could only be considered from the minor road, Main Street, for highway safety reasons.

Topography Constraints: No flat land

Access to Utilities? Yes

Contaminated Land?: Yes

Contamination Category: A-Potentially contaminative usage has been identified at the site

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus:

Neighbour Issues: Pylons run along the southern edge of the site

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: The entire site is located within flood zones 2 & 3 with 70% in zone 3. Potential development should be steered away from flood zone 3

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/achievable for housing

Availability Comments: Information provided: Developer has shown an interest in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Assessed at 30dph with site area reduced by 70% due to flood zone 3 (6% on-site POS accommodated within 70% area) and POS commuted sum. No. of dwellings 29.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

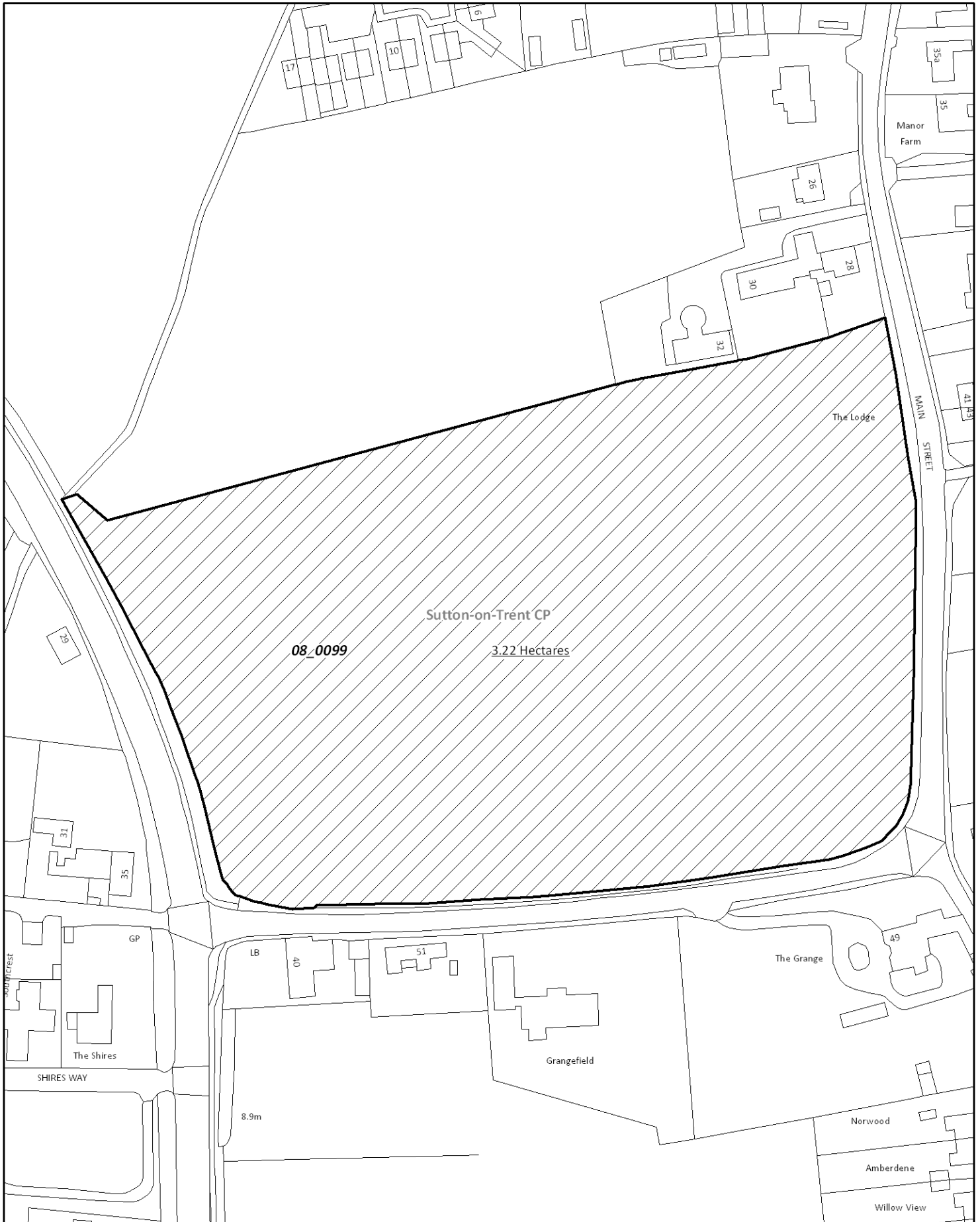
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with site area reduced by 70% due to flood zone 3 (6% on-site POS accommodated within 70% area) and POS commuted sum. No. of dwellings 29.

Additional Comments: Adjacent to SHLAA site 08_0358 which is also adjacent to a further SHLAA site 08_0057

Strategic Housing Land Availability Assessment 2010



**08_0099 - Millfield, Main Street,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:1,500

Site Ref: Land Off Sternthorpe Close**08_0265**

Area(ha): 0.67

Parish: SUTTON-ON-TRENT

Proposed Yield : 18

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 dph with 10% site area reduction. No on-site POS but POS commuted sum. No. of dwellings 18.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues, further information would need to be provided to justify development in this location. If the Recreation designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedVillage/Countryside**Area Greenfield:** 0.67**Setting:** Village**Area PDL:****Current Use:** Open Space/PlaygroundOpen Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open Space Within village envelope boundary**Other:** R2 Existing Open Space C1-C5, C12, C15-C18 Conservation Area**Conflicting Issues** Yes Existing Open Space**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 13043m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 10m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Suitable access may be possible. Individual access points could be considered onto Grassthorpe Road only but would require the provision of turning facilities.**Topography Constraints:** No Flat**Access to Utilities?** Yes **Contaminated Land?:** Yes**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Land Off Sternthorpe Close**08_0265**

Area(ha): 0.67

Parish: SUTTON-ON-TRENT

Proposed Yield : 18

identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)**Site Apparatus:** Play Equipment on site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1 Possible pluvial flooding issues.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Open sapce and playground**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Comments:** Viable - Assessed at 30 dph with 10% site are reduction. No on-site POS but POS commuted sum. No. of dwellings 18.**Ownership Constraints** owner constraints 6-10 years leased to Parish Council**Ownership Comments:** leased to Parish Council**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 dph with 10% site are reduction. No on-site POS but POS commuted sum. No. of dwellings 18.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



 **08_0265 - Land Off Sternthorpe Close,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Land at Rear of 24 Main Street**08_0358**

Area(ha): 1.62

Parish: SUTTON-ON-TRENT

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 to 10 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0057 and 08_0099.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0057 and 08_0099.****Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.62**Setting:** Countryside Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-C5,C12,C15-C18 Conservation Area, H13-Housing Development in Large Villages**Conflicting Issues** Yes Majority of site outside of Village Envelope.**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12360m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 631m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The site as shown has no connection to the adopted highway and is therefore unsatisfactory. However, access may be gained through site 0057 or 0099

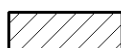
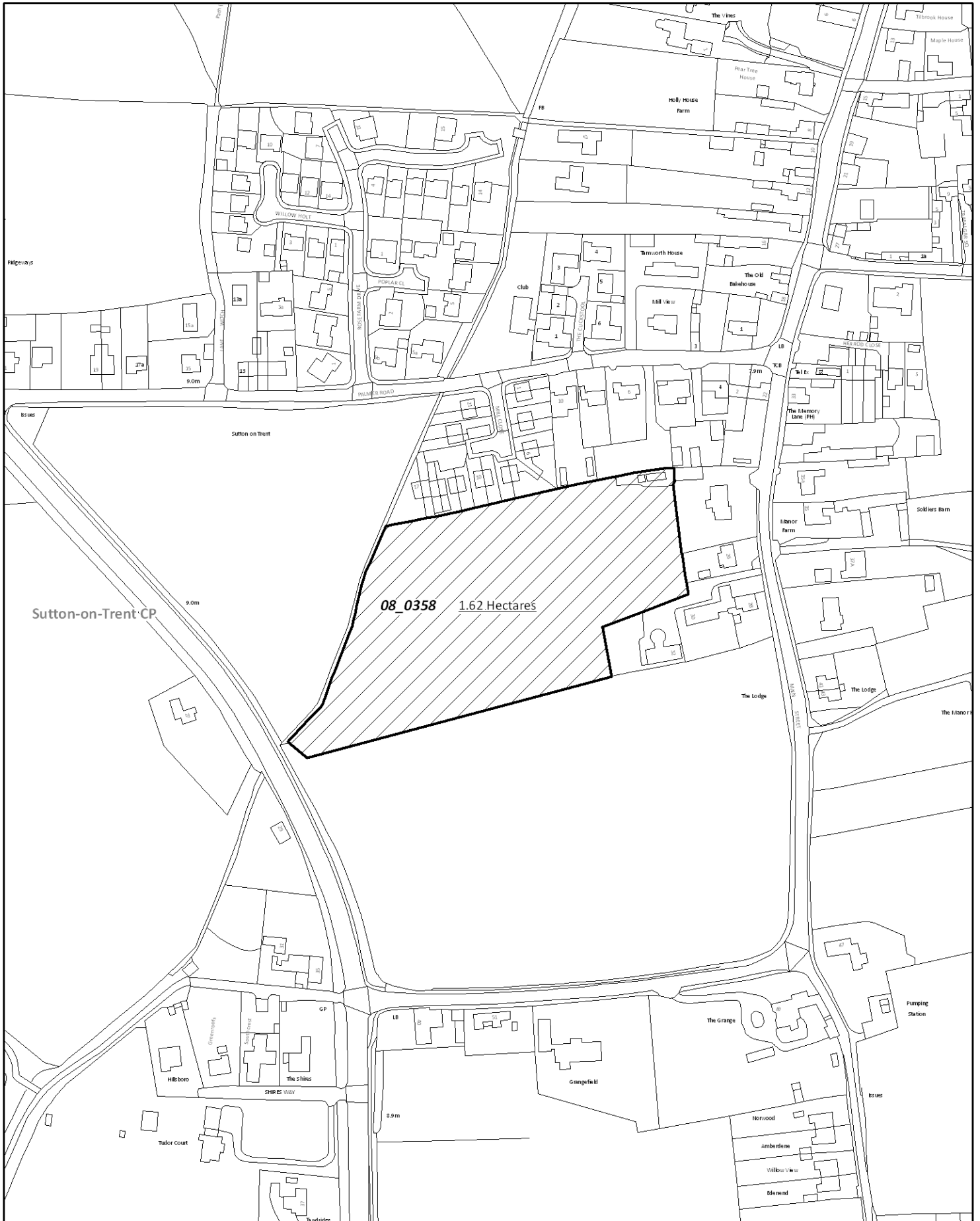
Site Ref: Land at Rear of 24 Main Street**08_0358**

Area(ha): 1.62

Parish: SUTTON-ON-TRENT

Proposed Yield :**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Entire site within flood zones 2 and 3. 40% of site within Zone 3. Some forms of development are appropriate providing development is steered away from zone 3. Access and egress issues, mitigation measures would be required.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Suitability Conclusion:** The site is not suitable**Conservation Area:** Yes**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown interest in the site. Available within 5 to 10 years.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Strategic Housing Land Availability Assessment 2010



**08_0358 - Land At Rear Of 24 Main Street,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:2,500

Site Ref: Land off Great North Road**08_0425**

Area(ha): 1.50

Parish: SUTTON-ON-TRENT

Proposed Yield : 42

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Main Open Area 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 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Main Open Area 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 5 - 10 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Residential**Area Greenfield:** 0.75**Setting:** Village**Area PDL:** 0.75**Current Use:** Gardens, Open Space, Burial GroundOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Area, H13 Within village envelope, C1-C5, C12, C15-18 Conservation Area**Conflicting Issues** Yes Main Open Area,**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12894m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 200m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Off site highway works and Traffic Statement required.

Site Ref: Land off Great North Road**08_0425**

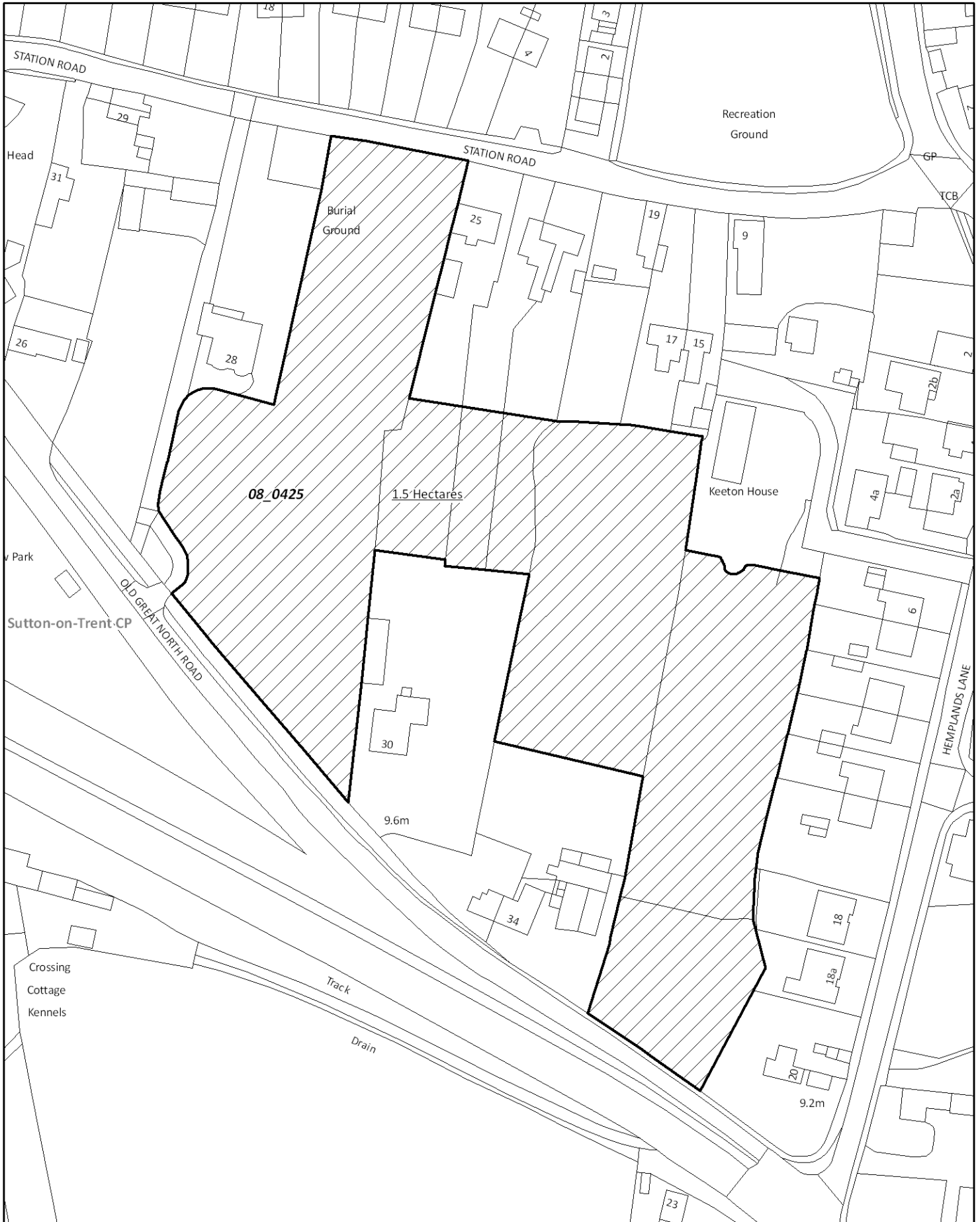
Area(ha): 1.50

Parish: SUTTON-ON-TRENT

Proposed Yield : 42

Topography Constraints: No Flat**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity:** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees and hedges**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.**Additional Comments:** Planning refused for two residential applications and approved for one. The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Strategic Housing Land Availability Assessment 2010



**08_0425 - Land Off Great North Road,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:1,250

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Site Ref: Land Between Barrel Hill Road and Great North Road**08_0427****Area(ha): 0.69****Parish: SUTTON-ON-TRENT****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Possible highway constraints in this location. Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.69**Setting:** Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12597m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 511m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site Highway Layout to be provided to standard. Offsite highway works and Traffic Statement required. No access should be taken from the Gt Nth Rd for highway safety reasons. The site is located to the wrong side of the Gt Nth Rd with regard to safe pedestrian movement to the village and facilities and is therefore a highway safety issue.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** Large farm close by**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Land Between Barrel Hill Road and Great North Road

08_0427

Area(ha): 0.69

Parish: SUTTON-ON-TRENT

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

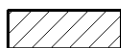
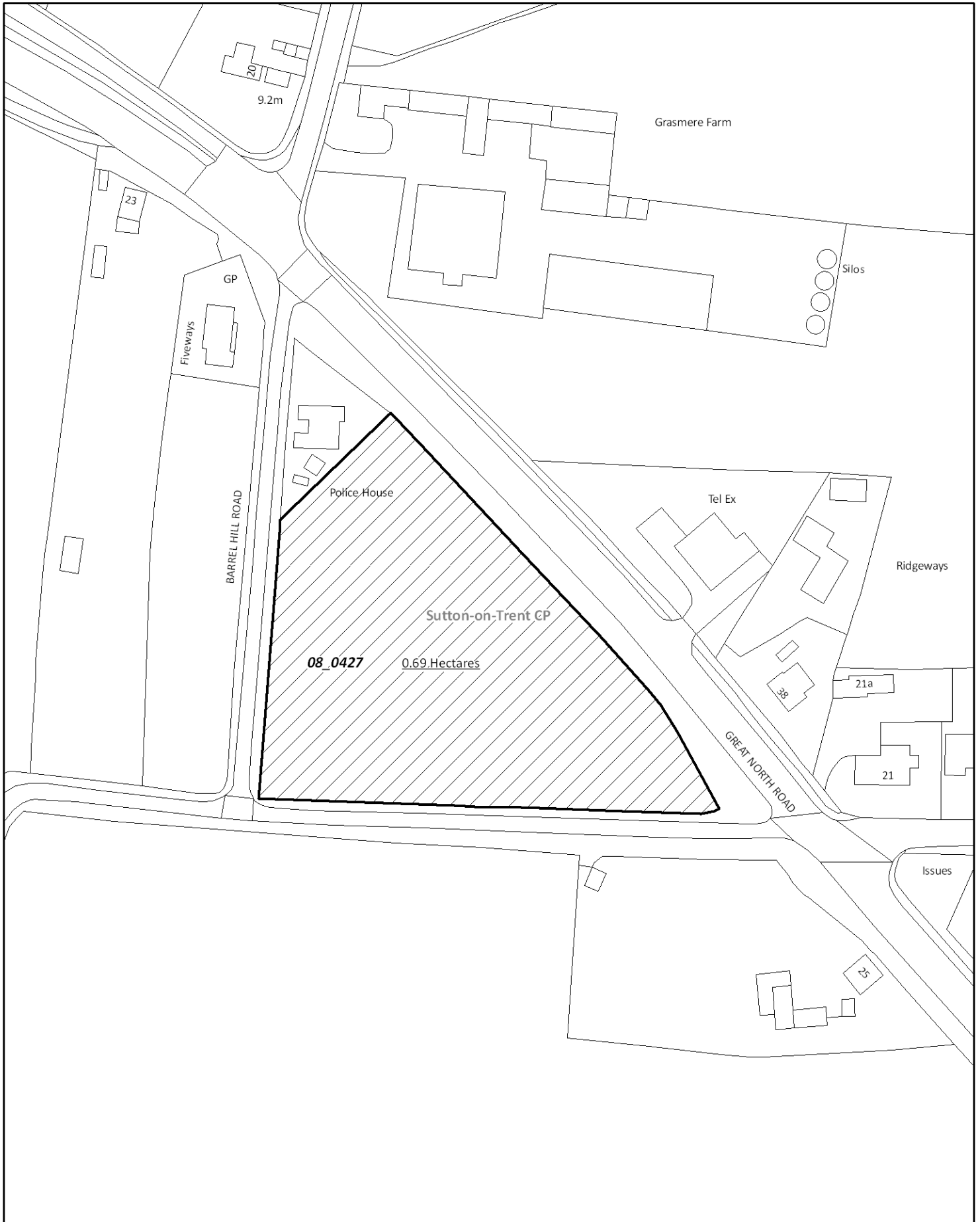
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



08_0427 - Land Between Barrel Hill Road And Great North Road, Sutton On Trent

Date: 10/03/2010

Scale: 1:1,250

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Site Ref: Land off Great North Road**08_0428**

Area(ha): 1.49

Parish: SUTTON-ON-TRENT

Proposed Yield : 42

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.

Overall Draft Conclusion:**Main Open Area designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Main Open Area designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** ResidentialOpen Area**Area Greenfield:** 1.49**Setting:** Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Area, H13 Areas within village envelope, C1-5, C12,C15-18 Conservation Area**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12601m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 506m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on-site highway layout to be provided to standard. Traffic Statement required. Difficult site to access as access from Great North Road would be in close proximity to an existing junction with Hemplands Lane. Witch Lane is a private Drive, however, the site may be able to be accessed through 0028.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land off Great North Road**08_0428**

Area(ha): 1.49

Parish: SUTTON-ON-TRENT

Proposed Yield : 42

Agricultural Land Quality: Grade 2 (Very good)**Site Apparatus:** Pylons along northern boundary**Neighbour Issues:** Working farm adjacent**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 42.**Additional Comments:** Adjacent to SHLAA site 08_0028.

Site Ref: Land to Rear of "Newlands", Bulhan Lane**08_0429**

Area(ha): 0.51

Parish: SUTTON-ON-TRENT

Proposed Yield : 15

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 15.

Overall Draft Conclusion:**If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixedresidential, countryside**Area Greenfield:** 0.32**Setting:** Other residential, countryside**Area PDL:** 0.19**Current Use:** Garden and vacant fieldOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Adjacent to conservation area**Other:** NE1 Development in the Countryside; H13 Area within village envelope**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 13122m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 138m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on-site highway layout to be provided to standard. Linear site perhaps suitable for up to 5 dwellings on a private drive. May be better to link with site 0097.**Topography Constraints:** No Flat**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land to Rear of "Newlands", Bulhan Lane**08_0429**

Area(ha): 0.51

Parish: SUTTON-ON-TRENT

Proposed Yield : 15

Agricultural Land Quality: Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees within site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be 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:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 15.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 15.**Additional Comments:** Adjacent to SHLAA site 08_0097

Location in relation to settlement: Part of the site (greenfield element) is outside the village envelope

Parish Council Comments: It would be difficult to provide access to the site off Bulham Lane

Strategic Housing Land Availability Assessment 2010



08_0429 - Land To Rear Of "Newlands", Bulhan Lane, Sutton On Trent

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Land off High Street**08_0430**

Area(ha): 1.79

Parish: SUTTON-ON-TRENT

Proposed Yield : 50

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 50.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. 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 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. 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 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixedresidential, countryside**Area Greenfield:** 0.51**Setting:** Other residential, countryside**Area PDL:** 1.28**Current Use:** residential, countrysideOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Not Allocated**Other:** H13 Area within village envelope, NE1 Development in the Countryside, C1-C5, C12,C15-C18 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 13165m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 309m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on-site highway layout to be provided to standard. Traffic Statement required. This site has previously been considered for residential development by the Highway Authority. Visibility from the site was dependant over the adjacent Hotel site therefore third party land would be required.**Topography Constraints:** No Flat Land**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Land off High Street**08_0430**

Area(ha): 1.79

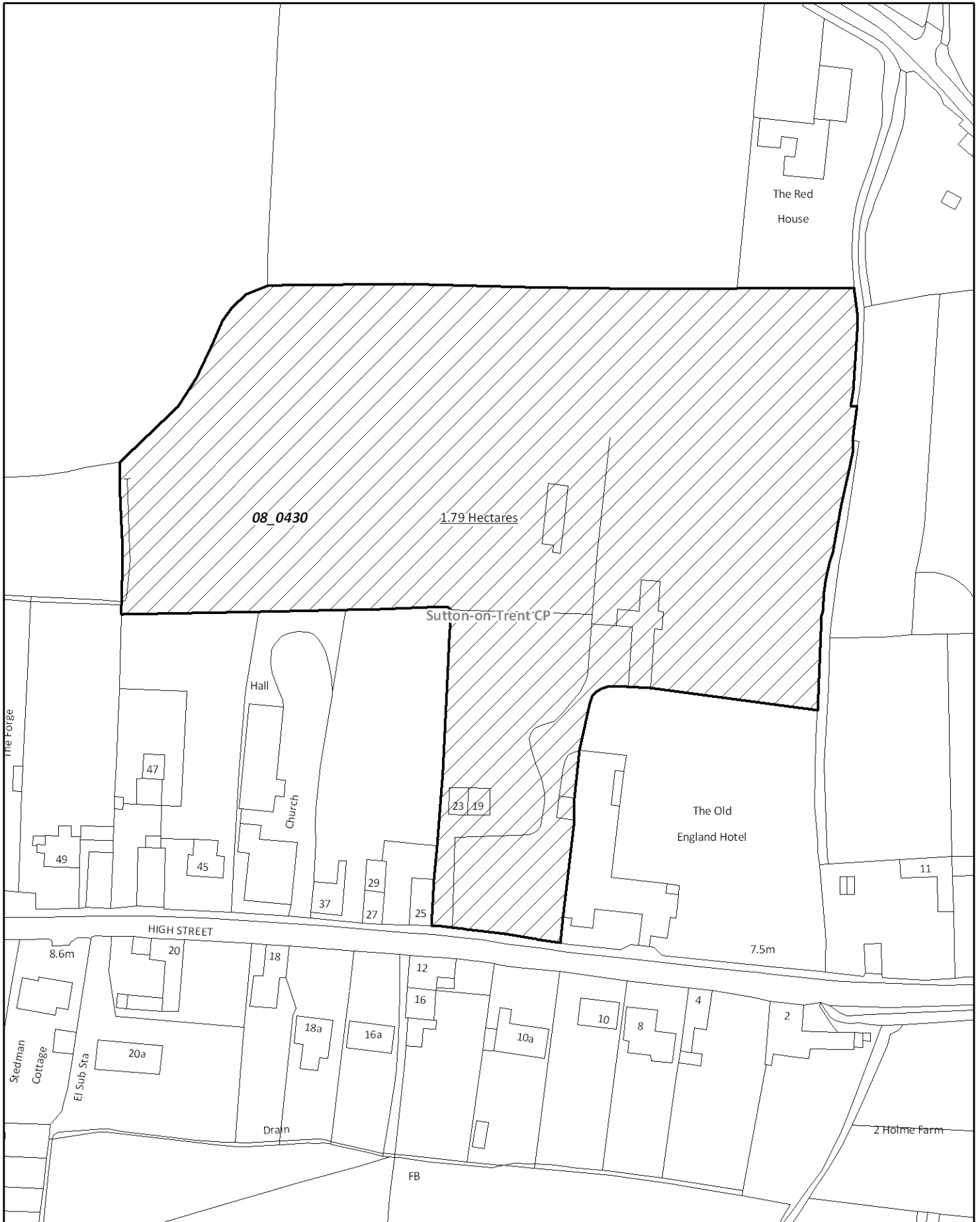
Parish: SUTTON-ON-TRENT

Proposed Yield : 50

identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees on boundaries**Impact on existing Recreational Use:** Yes Sutton on Trent
FP1A/Sutton on Trent
FP1A/Sutton on Trent FP2**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 50.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 6% on-site POS and POS commuted sum. No. of dwellings 50.**Additional Comments:** Northern part of site is outside the village envelope. Planning permission exists for 5 dwellings on part of this site. (06/0046/FUL)

Strategic Housing Land Availability Assessment 2010



**08_0430 - Land Off High Street,
Sutton On Trent**

Date: 10/03/2010

Scale: 1:1,250

Site Ref: Land off First Holme Lane**08_0431**

Area(ha): 0.92

Parish: SUTTON-ON-TRENT

Proposed Yield : 17

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH site area reduce by 40% to reflect flood zone impact. 6% on-site POS accommodated within site reduction area and POS commuted sum. No. of dwellings 17.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area 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.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area 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.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed residential, Main open area**Area Greenfield:** 0.92**Setting:** Other Residential Main Open Area**Area PDL:****Current Use:** Main Open Area Open Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Main Open Area**Other:** FS7 Main Open Area, H13 Area within village envelope, NE8 Mature Landscape Area, C1-C5, C12, C15-C18 Conservation Area**Conflicting Issues** Yes Main Open Area**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 12934m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 173m**Physical Constraints The site may be suitable**

Site Ref: Land off First Holme Lane**08_0431****Area(ha):** 0.92**Parish:** SUTTON-ON-TRENT**Proposed Yield :** 17

Highway Engineers Comments: Visibility and on-site highway layout to be provided to standard. Access may be available off Main Street. Due to the low standard of First Holme Lane it would not be suitable for any increase in vehicular or pedestrian traffic.

Topography No Uneven
Constraints: ground

Access to Utilities? Unknown **Contaminated Land?:** Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: None

Neighbour Issues: Marshalls Coach Yard to south of site

Site within a flood zone?: In zone 3 Approx 40% in Zone 3, 90% in Zone 2

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Cuckstool Dyke Drain to north, trees and hedges within the site, Mature Landscape Area

Impact on existing Recreational Use: No Defined Main Open Area

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site may be 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:

Achievability Comments: Viable - Assessed at 30 DPH site are reduce by 40% to reflect flood zone impact. 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 17.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

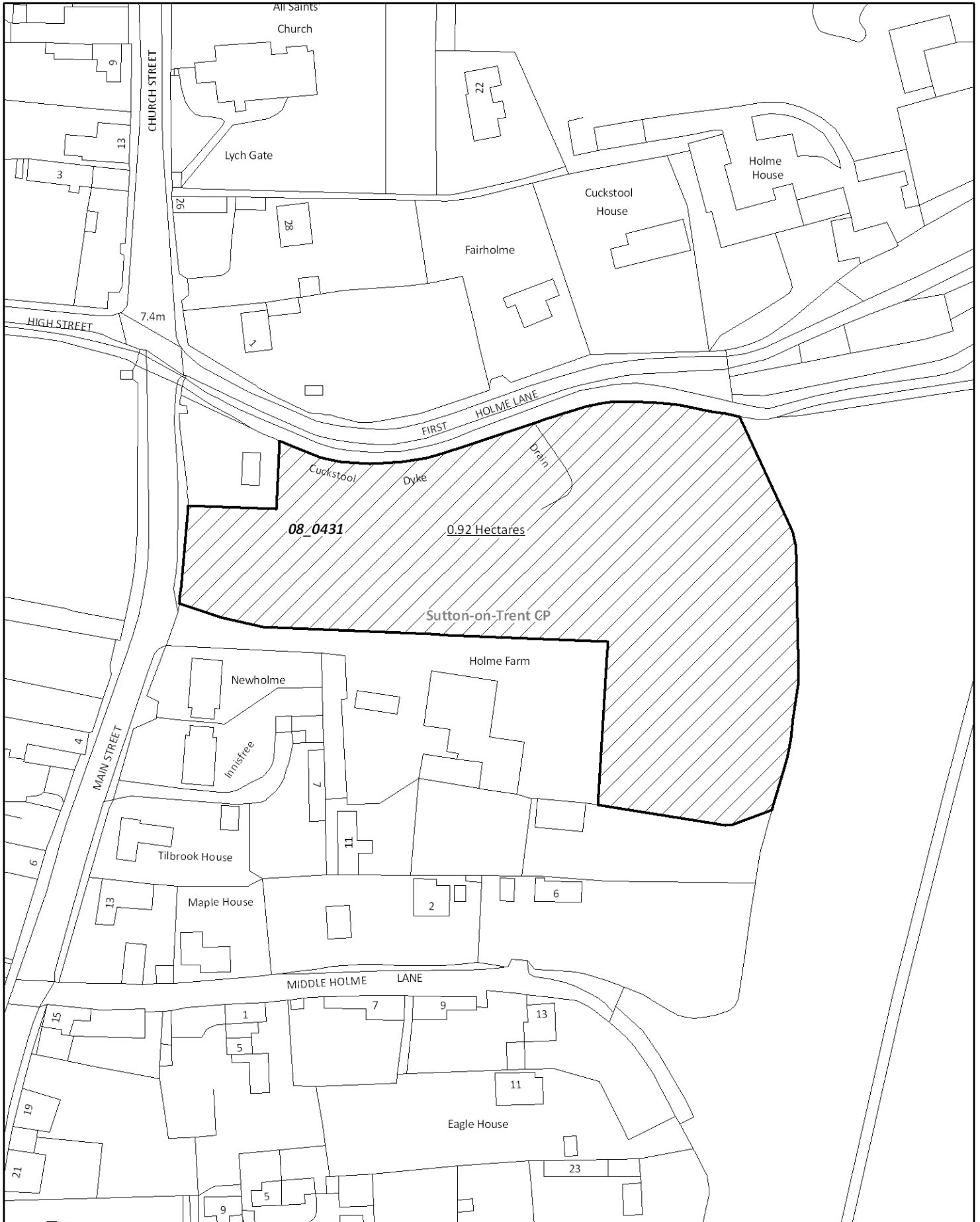
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH site are reduce by 40% to reflect flood zone impact. 6% on-site POS accomodated within site reduction area and POS commuted sum. No. of dwellings 17.

Additional Comments: Parish Council Comments: The land adjacent to First Holme Lane is not suitable for development because it floods even after modest rainfall. The site also contains a man made historical feature - a pond used for soaking Willow - which is a significant feature in the historical core of the village.

Strategic Housing Land Availability Assessment 2010



 **08_0431 - Land Off First Holme Lane, Sutton On Trent**

Date:	10/03/2010
Scale:	1:1,250

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SUTTON-ON-TRENT – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0426	Land off Barrel Hill Road	Sutton-on-Trent	Site below 0.25 ha. Not included in study.