



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**CARLTON ON TRENT PARISH –  
SITE ASSESSMENTS**

**2021**

### **Carlton on Trent Parish**

The following sites have been submitted within the Parish of Carlton on Trent. None of these sites have been fully assessed due to the size of the settlement and new allocations not being sought in this tier of the settlement hierarchy. Some sites are also below the 0.25ha threshold for consideration.

**Site Reference Number: 16\_0250 Site Address Village Farm, Old North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.63**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement heirarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

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

Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

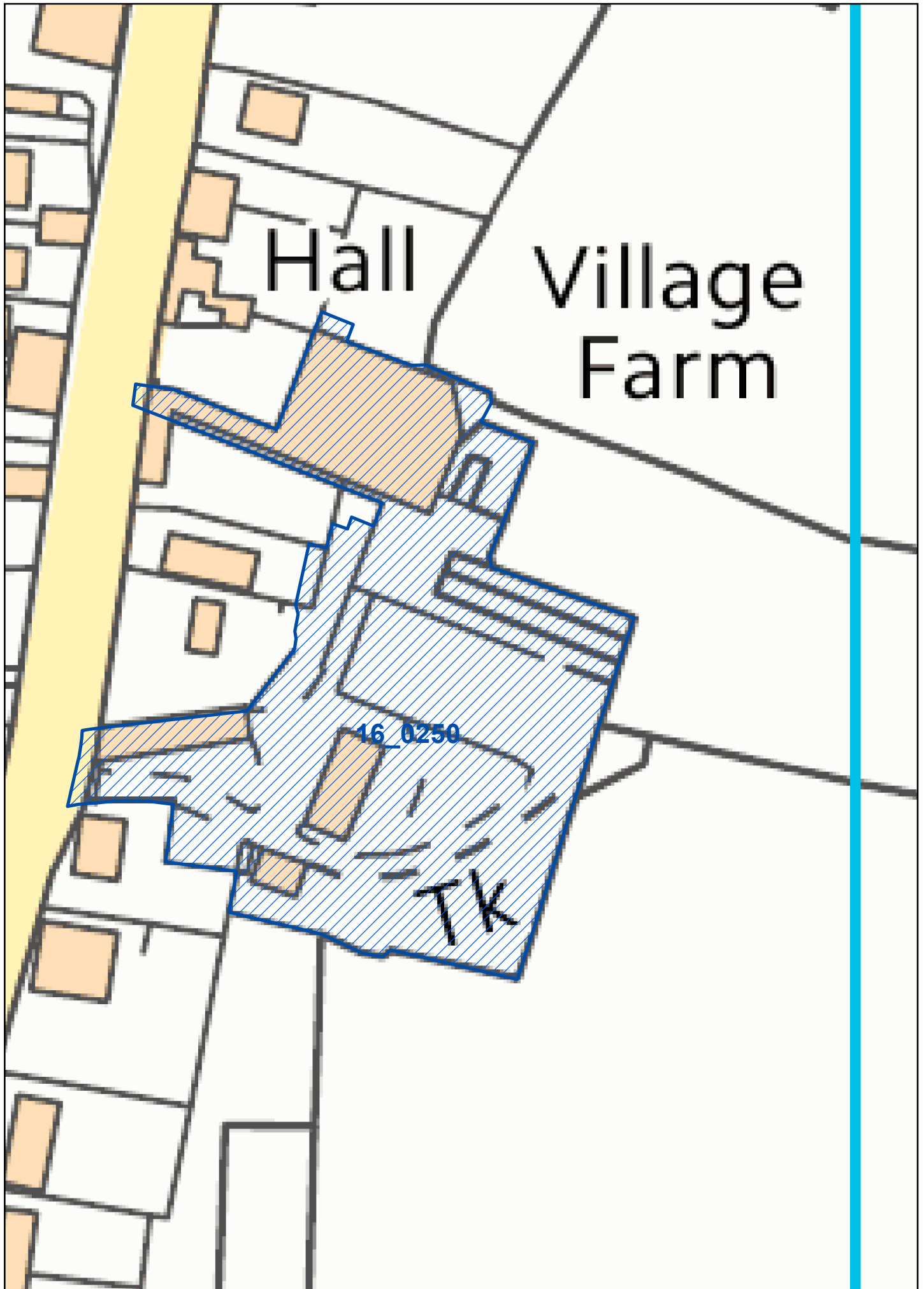
**Additional Comments**

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

Yield: 13



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0251 Site Address Holly Farm, Ferry Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.20**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage. The site is also below the size threshold of 0.25ha.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture / Farm

---

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:  
Site Apparatus:                      Neighbour Issues:  
Flood Zone:                      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

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

Impact on views:                      |                      Impact on existing recreational use:  
Protected Species/Habitats :                      Tree Preservation Order:  
Natural Features on site  
Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:                      Ownership Comments:  
Legal Issues:                      Legal Comments:  
Timescale:                      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**



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

**Additional Comments**

Yield: 4



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0252 Site Address Land adjacent to A1, Carlton on Trent**  
**Housing/Employment/Both: Housing Area (Ha): 1.35**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 1.35

Area Character: Rural / Residential

Setting : Rural / Residential

Current Use: Agriculture / Wooded Area

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:  
 Topography Constraints:  
 Contaminated Land?: Contamination Category:  
 Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

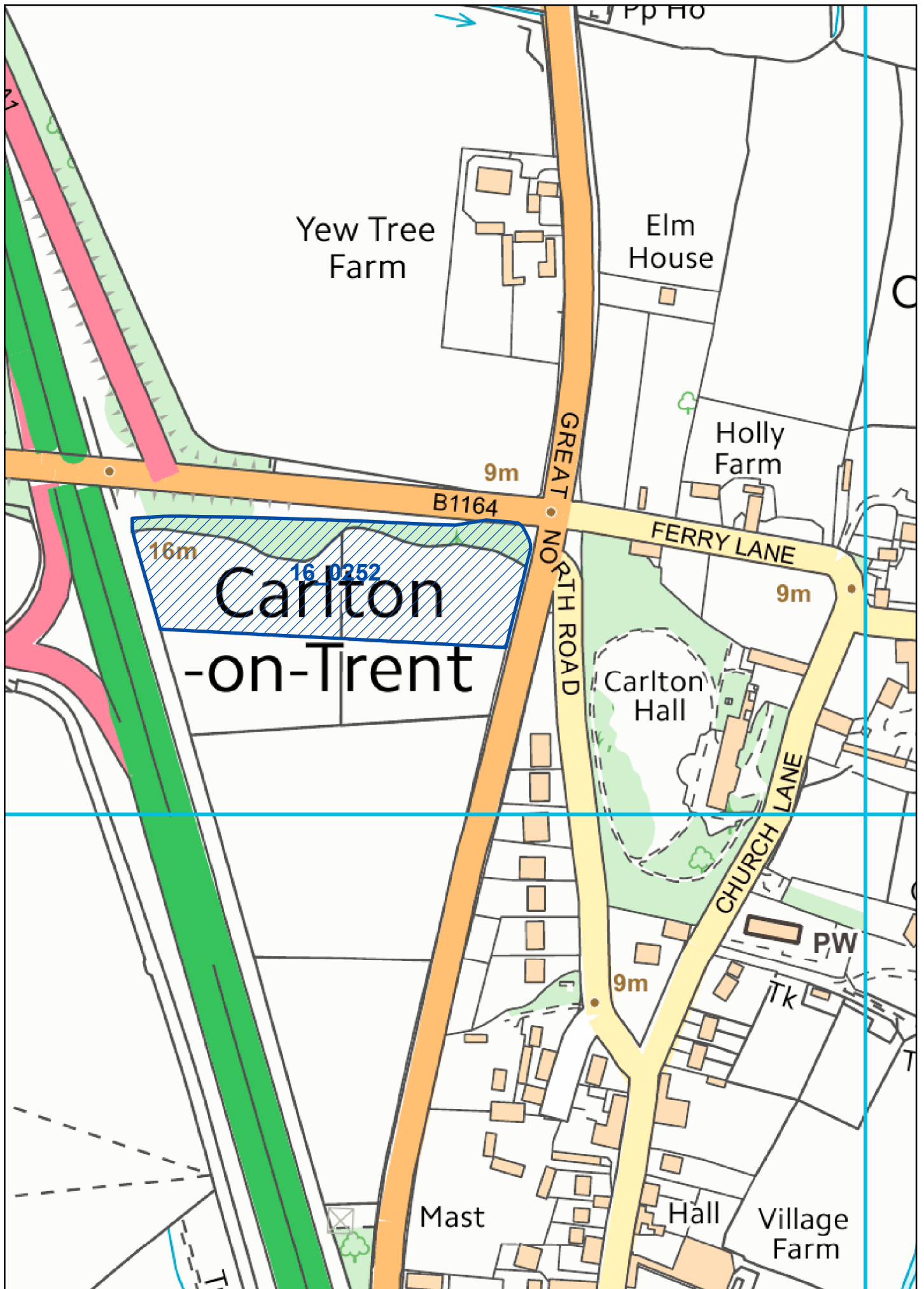
**Achievability Conclusion:**

**Additional Comments**

Yield: 28



# SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0253 Site Address Land adjacent to Old North Road, Carlton on Trent</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 0.59</b>
<b>Parish: Carlton on Trent</b>	<b>Ward: Sutton-on-Trent</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable – Settlement too Small</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location:	PDL/Greenfield
	Area: PDL      Area: Greenfield
Area Character: Countryside / Residential	
Setting : Countryside / Residential	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status:	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

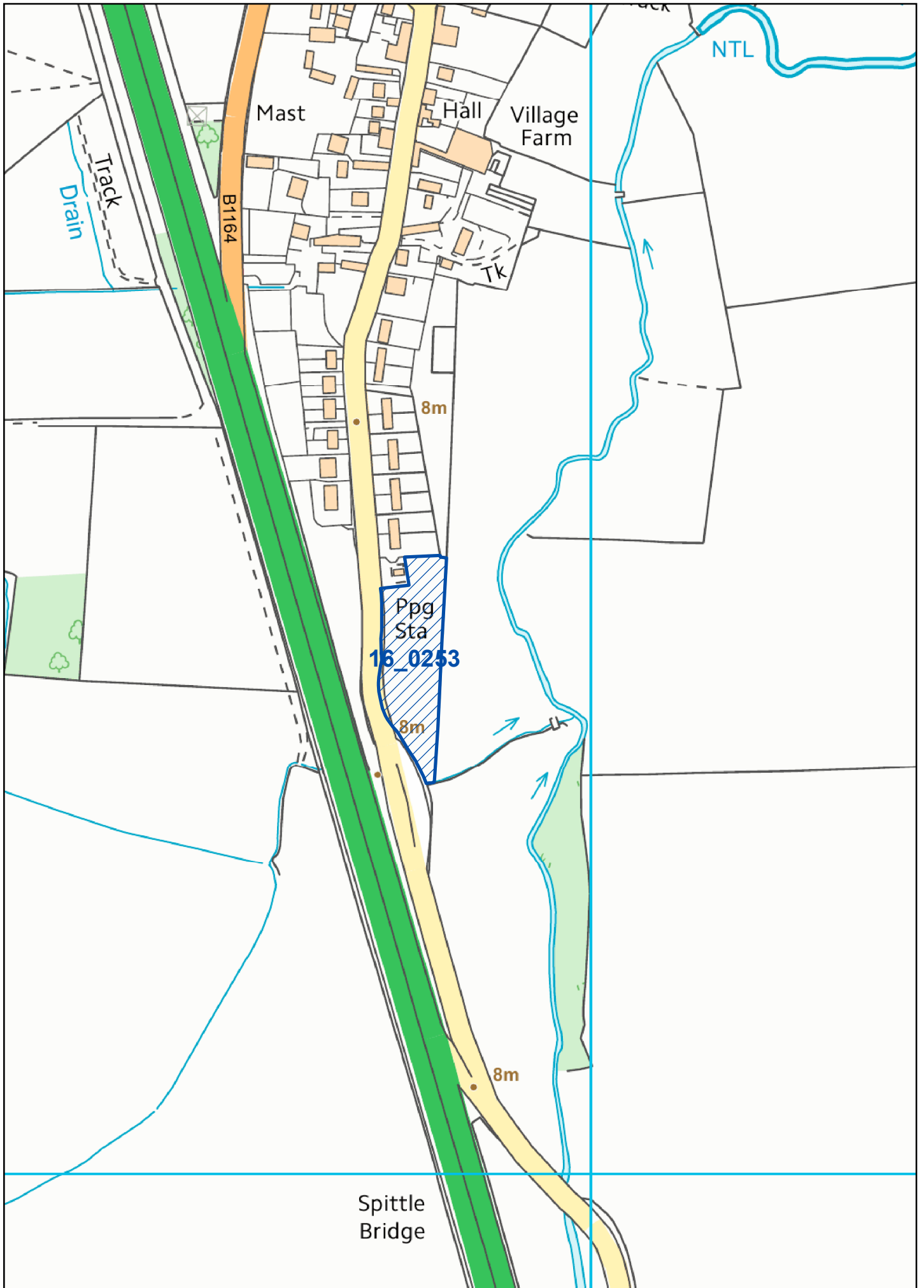
**Achievability Conclusion:**

**Additional Comments**

Yield: 12



# SHELAA 2016 Sites (Portrait)





**Site Reference Number: 16\_0254 Site Address Land opposite Gardeners Cottages**  
**Housing/Employment/Both: Housing Area (Ha): 0.65**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 0.65

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

**Physical Constraints :**

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: Contamination Category:

Agricultural land quality : Access to Utilities:

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

Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

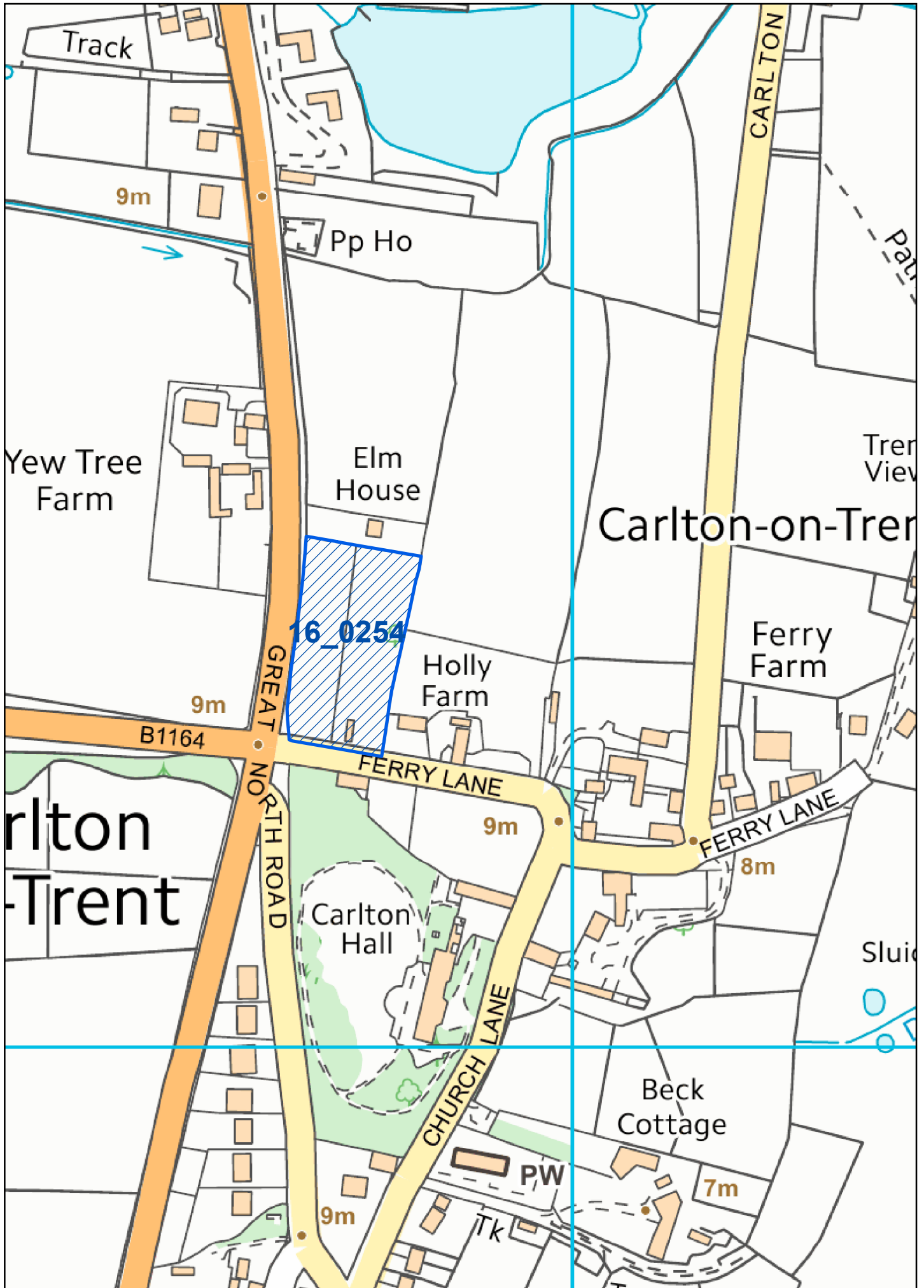
**Achievability Conclusion:**

**Additional Comments**

Yield: 14



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0255 Site Address: Land rear of Holly Farm, Ferry Lane**  
**Housing/Employment/Both: Housing Area (Ha): 0.40**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Both  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area :	Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

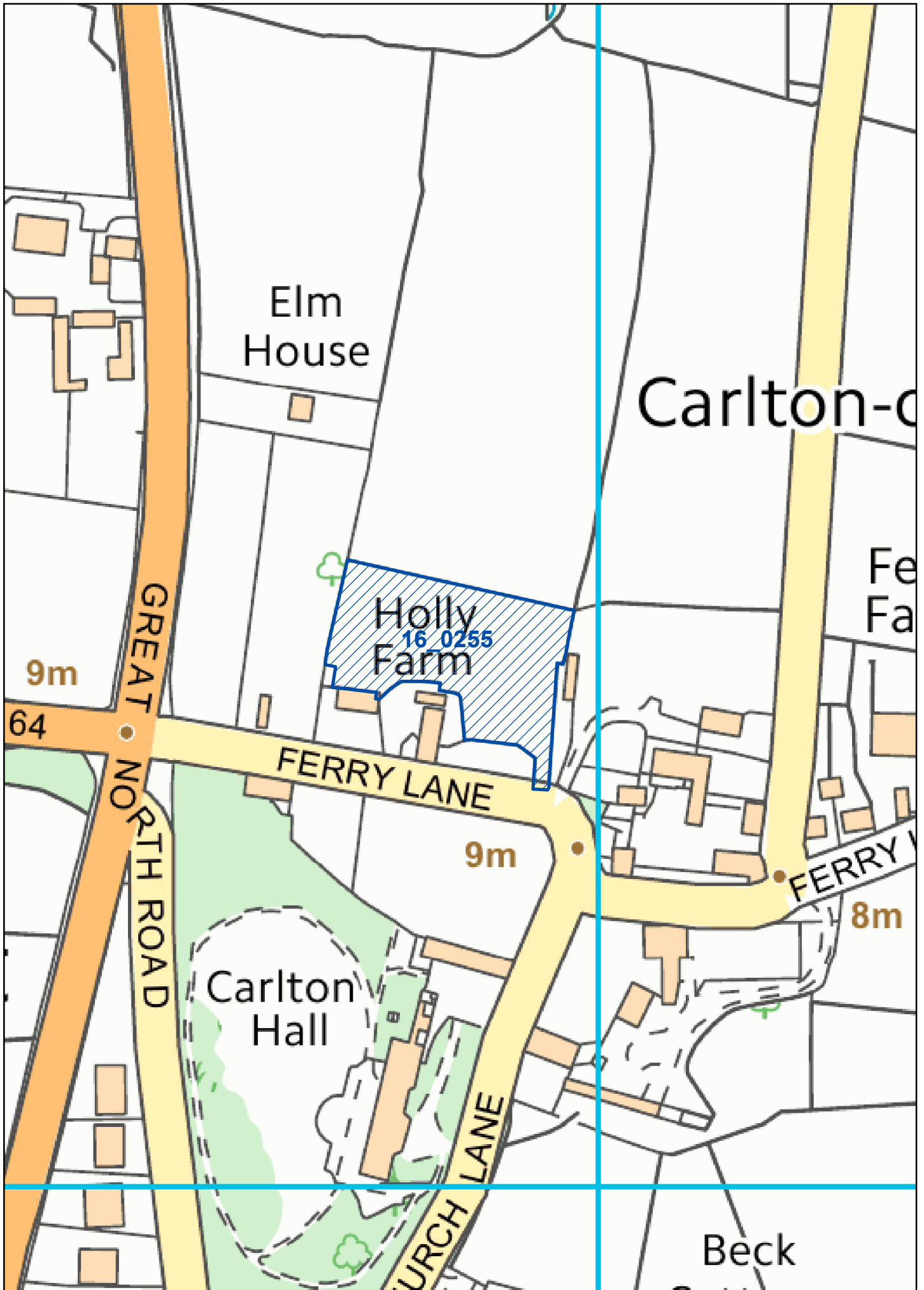
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 8



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0256 Site Address Land to rear of houses, Old North Road**  
**Housing/Employment/Both: Housing Area (Ha): 0.45**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	



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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:  
Site Apparatus:                      Neighbour Issues:  
Flood Zone:                      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

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

Impact on views:                      |                      Impact on existing recreational use:  
Protected Species/Habitats :                      Tree Preservation Order:  
Natural Features on site  
Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:                      Ownership Comments:  
Legal Issues:                      Legal Comments:  
Timescale:                      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

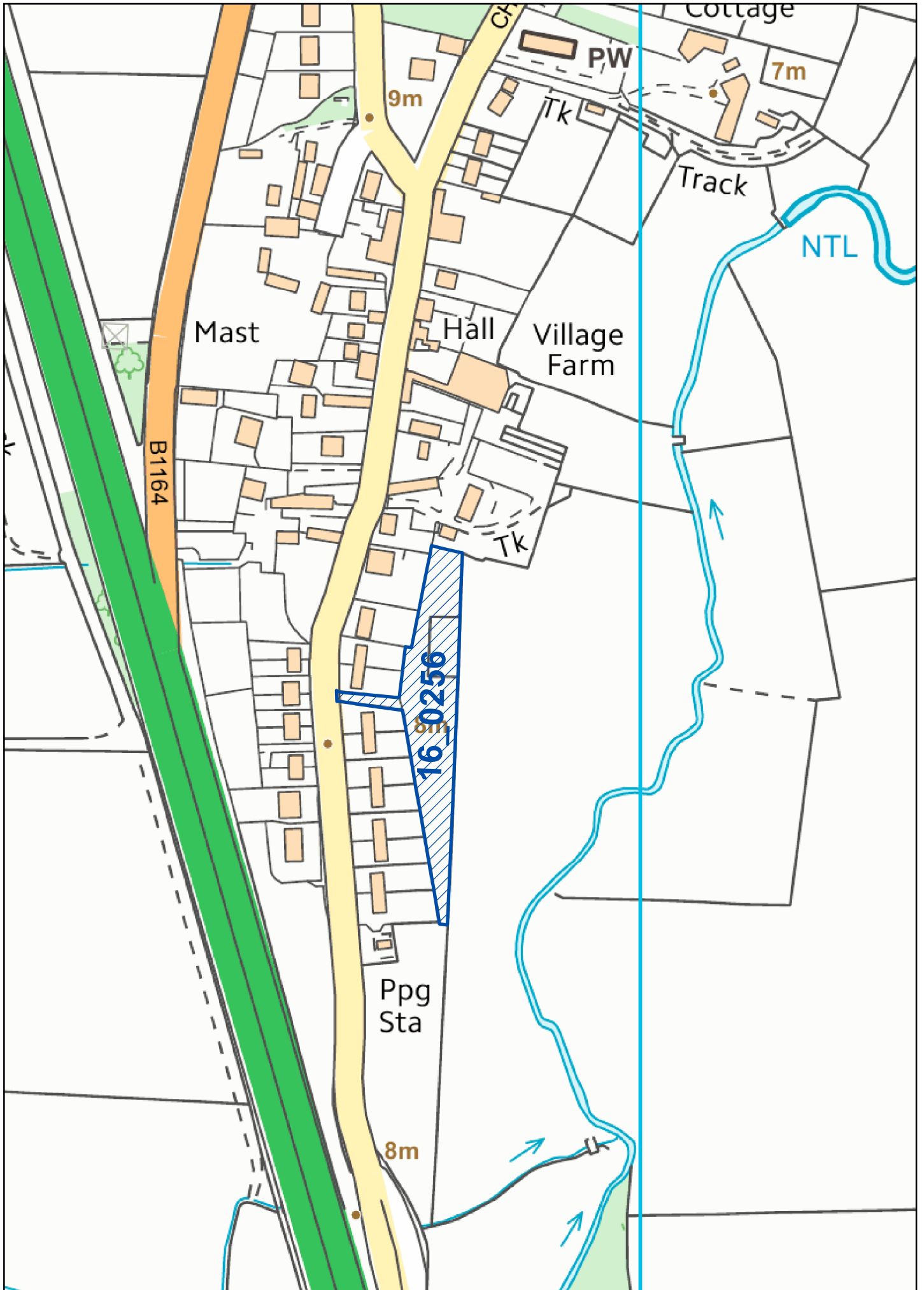
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

**Additional Comments**

Yield: 9



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0257 Site Address: The Old Stables, Carlton Hall**  
**Housing/Employment/Both: Housing Area (Ha): 0.03**  
**Parish: Carlton on Trent Ward: Sutton-on-Trent**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage. The site is also below the 0.25ha threshold for consideration at this stage.**

**SUITABILITY**

**Character Land Use Location:**

Location: PDL/Greenfield: PDL  
 Area: PDL 0.03 Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use:

---

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints:  
Contaminated Land?:                      Contamination Category:

Agricultural land quality :                      Access to Utilities:  
Site Apparatus:                      Neighbour Issues:  
Flood Zone:                      Surface Water Flooding:  
Identified within the SFRA?:  
SFRA Comments:

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

Impact on views:                      |                      Impact on existing recreational use:  
Protected Species/Habitats :                      Tree Preservation Order:  
Natural Features on site  
Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:  
Achievability Comments:  
Ownership Constraints:                      Ownership Comments:  
Legal Issues:                      Legal Comments:  
Timescale:                      Availability Other Issues:  
Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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

**Additional Comments**

Yield: 1



# SHELAA 2016 Sites (Portrait)

