



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**EGMANTON PARISH – SITE ASSESSMENTS**

**2021**

## **Egmanton Parish**

The following sites have been submitted within the Parish of Egmanton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0195 Site Address Land south of Weston Road**  
**Housing/Employment/Both: Housing Area (Ha): 8.95**  
**Parish: Egmanton 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: Edge of Settlement PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 8.95ha  
 Area Character: Rural / Residential  
 Setting : Rural / Residential  
 Current Use: Agricultural

**Policy:**  
 Current Policy Status: SP3 / DM8 Other Policy Constraints:  
 Conflicting Issues: The Site is on the open countryside

**Access to Services :**

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

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<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:
Agricultural land quality : Grade 3 (Good – Moderate)	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 1, 2 & 3	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: Bridleways 5 & 9
Protected Species/Habitats :	Tree Preservation Order: No
Natural Features on Site: Site has strong hedge borders with occasional trees	
Conservation Area : No	Heritage asset (designated & non designated): None known

**Suitability Conclusion:** Not Suitable

**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:**

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**Additional Comments**

Yield: 161



# SHELAA 2016 Sites (Portrait)

