

Elston Parish

- 5.82** Within Elston Parish, 4 sites have been through the full Assessment process. 0 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.83** 1 site is considered suitable for development and could provide for approximately 8 dwelling units.
- 5.84** 3 sites may be considered suitable for development and could provide for approximately 55 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.85** The following sites within the parish of Elston have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Sites which are Considered Suitable

- **08_0496**

Sites which May be Considered Suitable

- **08_0084**
- **08_0498**
- **08_0501**

- 5.86** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. The exception to this is sites 08_0497 and 08_0500 which were not able to be assessed from the public realm.

- 08_0335A Land at Winston Drive, Elston
- 08_0335B Land at Carrgate Lane, Elston
- 08_0335C Land at Carrgate Lane, Elston
- 08_0497 East of Tudor Oaks, Elston
- 08_0499 North of Top Street, Elston
- 08_0500 Land at Lineham House Farm, Elston

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

Site Ref: Hall Farm, Top Street**08_0084****Area(ha): 1.07****Parish: ELSTON****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

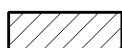
Achievability Comments:

Viable - Assessed at 30dph site reduced by 10% to reflect on-site trees and conservation area, 6% on-site POS and POS commuted sum. No. of dwellings 29.

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 both Available and Achievable.****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 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:** 1.07**Setting:** Countryside**Area PDL:****Current Use:** Horse jumpingVacant Land & Bldgs**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside. Within policy areas C1-C5, C12 and C15-18 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:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8800m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 156m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and site highway layout to be provided to standard. Traffic Statement required. Access would need to be to the appropriate standard as to size and visibility.**Topography Constraints:** No Slopes down to road**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Hall Farm, Top Street**08_0084** Area(ha): 1.07 Parish: ELSTON**Proposed Yield :** 29**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:** No Trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**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: 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 site reduced by 10% to reflect on-site trees and conservation area, 6% on-site POS 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 site reduced by 10% to reflect on-site trees and conservation area, 6% on-site POS and POS commuted sum. No. of dwellings 29.**Additional Comments:** Adjacent to SHLAA site 08_0500.

Strategic Housing Land Availability Assessment 2010



**08_0084 - Hall Farm, Top Street,
Elston**

Date: 08/03/2010

Scale: 1:1,250

Site Ref: Depot, Low Street**08_0496**

Area(ha): 0.39

Parish: ELSTON

Proposed Yield : 8

Suitability Conclusion

The site is 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 with 30% site area reduction no on-site POS but POS commuted sum. No. of dwellings 8.

Overall Draft Conclusion:**This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** MixedResidential and Countryside**Area Greenfield:****Setting:** Village**Area PDL:** 0.39**Current Use:** Residential**Proposed Use:****Policy The site is suitable****AllocatedSite:** Not Allocated**Other:** H13 Development in Large Villages, C1-5, C12, C15-18 Conservation Areas**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:** No **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 7888m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 206m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Access likely to be feasible from this site.**Topography Constraints:** No**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:** Electricity Sub Station adjacent to the site.**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Depot, Low Street

08_0496

Area(ha): 0.39

Parish: ELSTON

Proposed Yield : 8

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 is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with 30% site area reduction no on-site POS but POS commuted sum. No. of dwellings 8.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

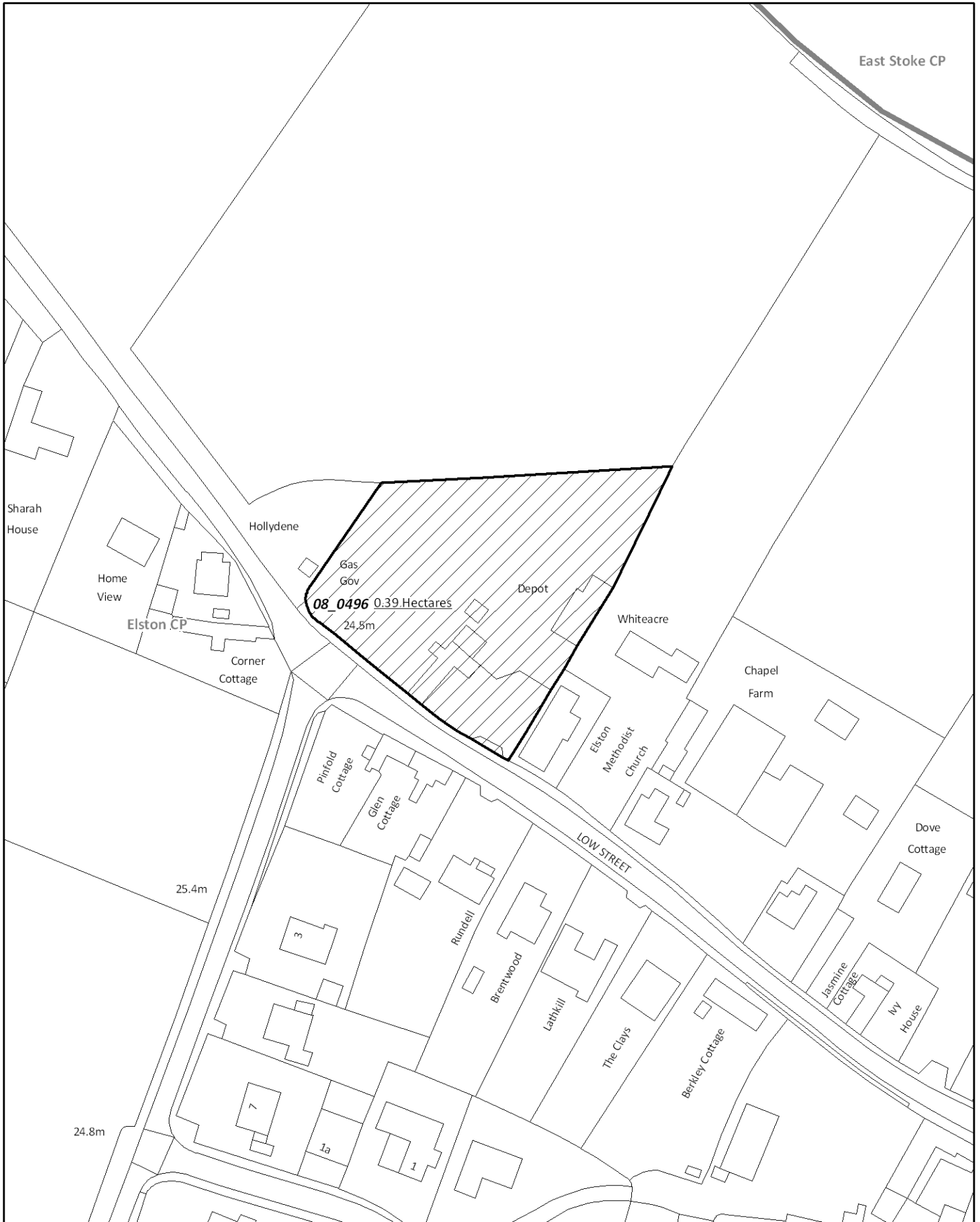
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 30% site area reduction no on-site POS but POS commuted sum. No. of dwellings 8.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



08_0496 - Depot, Low Street, Elston

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

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Site Ref: Land at The Poplars**08_0498**

Area(ha): 0.57

Parish: ELSTON

Proposed Yield : 14

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 70% site area reduction no on-site POS but POS commuted sum. No. of dwellings 14.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed**Area Greenfield:****Setting:** Countryside**Area PDL:** 0.57**Current Use:** Appears to be vacant.Vacant Land & Bldgs**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Site is part in and part out of the Village Envelope.**Other:** H13 Housing Development in Large Villages, C1- C5, C12, C15 - C18 Conservation Areas, NE1 Development in the Countryside**Conflicting Issues** Yes Partially 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:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8448m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 199m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility to be provided to standard. Access onto Low St is unlikely at this point due to the limited visibility that would be available. The possibility of access onto Old Chapel Ln would need further investigation.

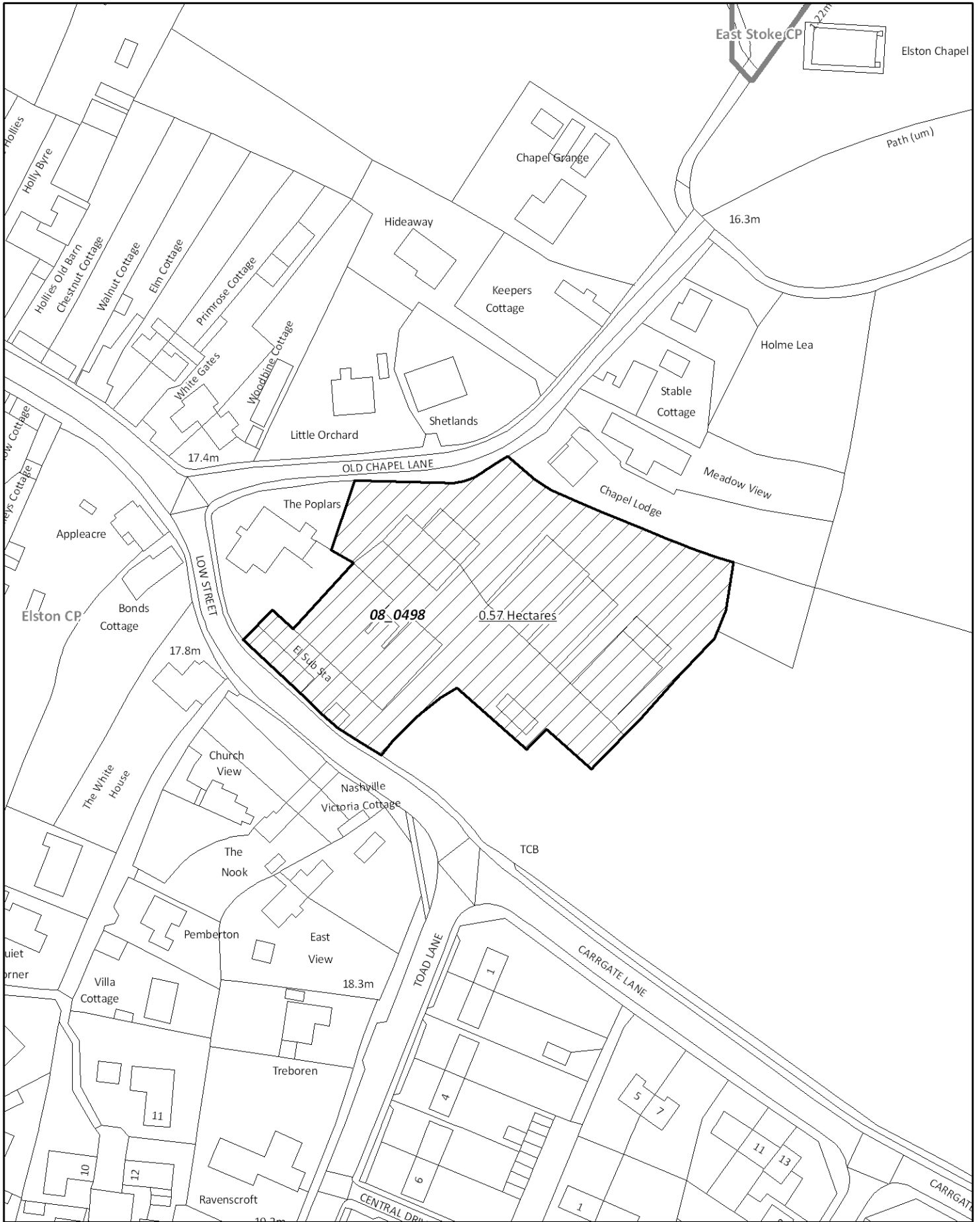
Site Ref: Land at The Poplars**08_0498**

Area(ha): 0.57

Parish: ELSTON

Proposed Yield : 14**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** Electricity Sub Station**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:** 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 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 70% site area reduction no on-site POS but POS commuted sum. No. of dwellings 14.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 70% site area reduction no on-site POS but POS commuted sum. No. of dwellings 14.**Additional Comments:** Site is part within and part outside the village envelope.

Strategic Housing Land Availability Assessment 2010



**08_0498 - Land At The Poplars,
Elston**

Date: 08/03/2010

Scale: 1:1,250

Site Ref: South of Top Street**08_0501**

Area(ha): 0.57

Parish: ELSTON

Proposed Yield : 12

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 20% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Overall Draft Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable . Any potential development would need to take account of the potential impact on the setting of the Grade II* Listed Church and also the Trees protected by Preservation Order. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable . Any potential development would need to take account of the potential impact on the setting of the Grade II* Listed Church and also the Trees protected by Preservation Order. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside and Village**Area Greenfield:** 0.57**Setting:** Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, C1-5, C12, C15 - C18 Conservation Area.**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:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 8642m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 18m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Subject to satisfactory details of access there are likely to be no highway objections to this site.**Topography Constraints:** No Slight slope**Access to Utilities?** Unknown **Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be

Site Ref: South of Top Street

08_0501 Area(ha): 0.57 Parish: ELSTON

Proposed Yield : 12

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?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: Yes See Listed Building Comments

Natural Features: Yes Hedge and trees on site.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

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 10 - 15 years time

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

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with 20% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

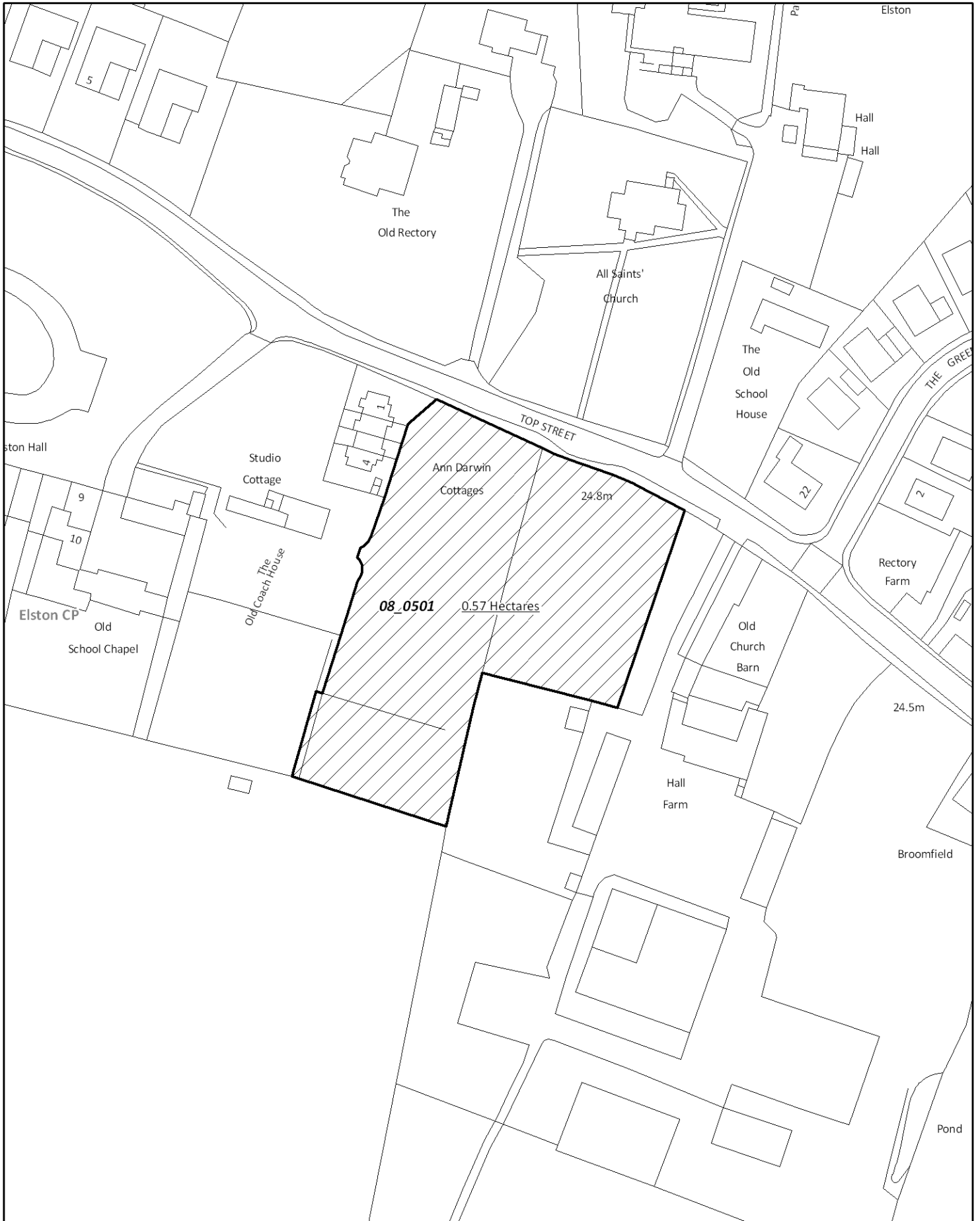
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 20% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0501 - South Of Top Street,
Elston**

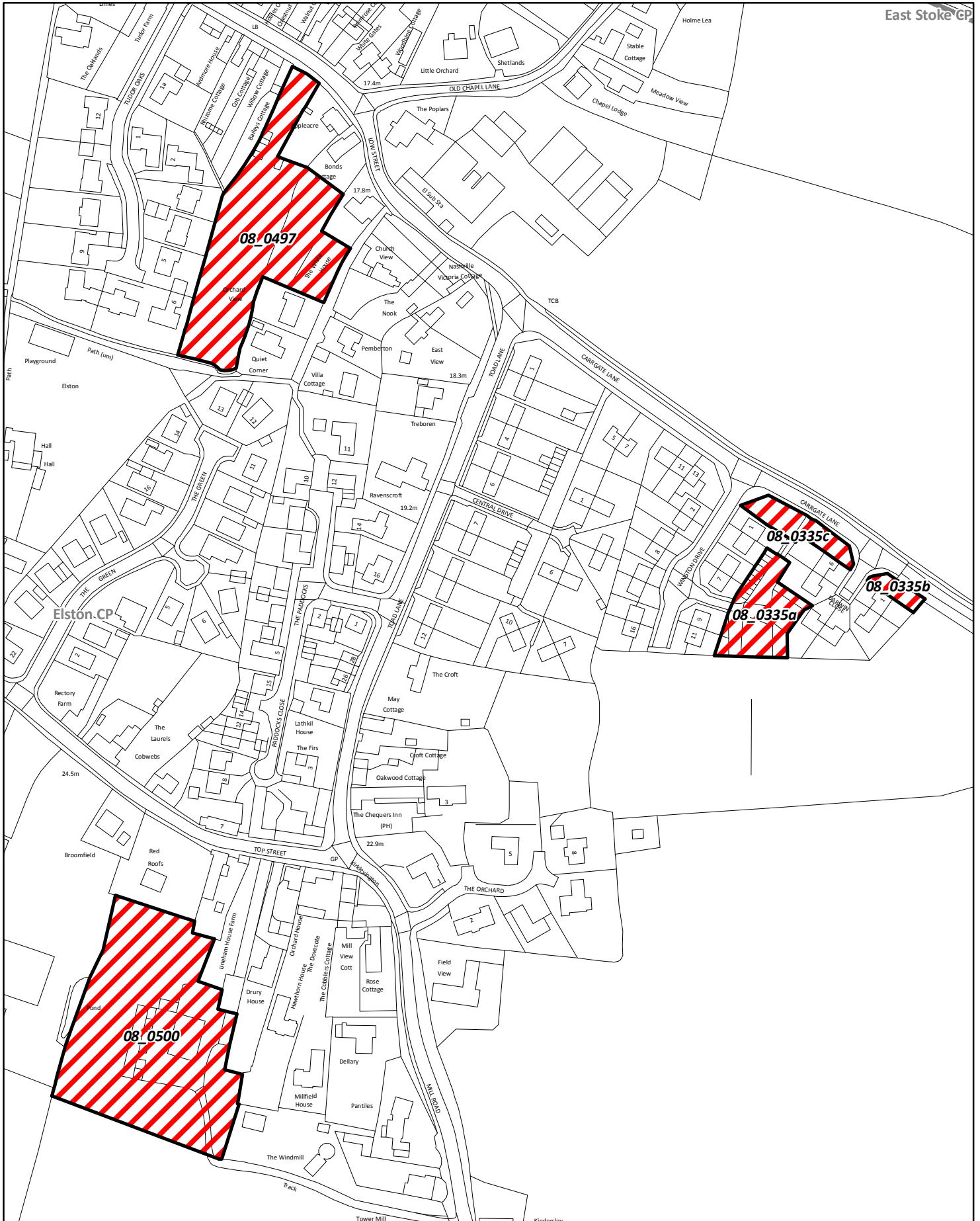
Date: 08/03/2010

Scale: 1:1,250

ELSTON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

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

Strategic Housing Land Availability Assessment 2010



08_0335a - 08_0335b - 08_0335c
08_0497 - 08_0500,
Elston



Date: 07/05/2010

Scale: 1:2,250