



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

ELSTON PARISH – SITE ASSESSMENTS

2021

Elston Parish

The following sites have been submitted within the Parish of Elston. 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_0182 Site Address Land at Pinfold Lane, Elston
Housing/Employment/Both: Housing Area (Ha): 2.28
Parish: Elston Ward: Farndon & Fernwood

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: Adjacent to village PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 2.28ha
 Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy:
 Current Policy Status: SP3 / DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services :

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

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Physical Constraints :

Highway Engineers Comments:
Topography Constraints:
Contaminated Land?: No Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 2 (Very Good) Access to Utilities:
Site Apparatus: Neighbour Issues:
Flood Zone: 1 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: 12/00005/TPO
Woodland 1 on the southern boundary of the site; Group 1 on the eastern boundary of the site
Natural Features on site
Conservation Area : Adjacent to CA Heritage asset (designated & non designated):

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:

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Achievability Conclusion:

Additional Comments

Yield: 41

SHELAA 2016 Sites (Portrait)

