



STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

SUTTON ON TRENT PARISH – SITE ASSESSMENTS

2021

Sutton on Trent Parish

The following sites have been submitted within the Parish of Sutton on Trent.

Site Reference Number: 16_0043 Site Address: Lindens Farm

Housing/Employment/Both: Housing

Area (Ha): 2.1

Parish: Sutton-on-Trent

Ward: Sutton-on-Trent

Suitability Conclusion: Not Suitable

Availability Conclusion: Available

Availability Comments: The site is available within 5-10 years

Achievability Conclusions: Achievable

Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site is separate from the village boundary and is not considered suitable for development. Although the site is both available and achievable. Part of the site lies within Flood Zone 2. Any Development would need to take account of the presence of Public Rights of Way within the site. Potential contamination issues at the site would need to be investigated and mitigated if necessary. However, the site lies outside the main built up area and is with open countryside; therefore contrary to policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separate from Village Boundary

PDL/Greenfield: Both

Area: PDL

Area: Greenfield

Area Character: Rural / Residential

Setting: Rural / Residential

Current Use: Furniture Business, Caravan Storage and Paddock / Greenfield Land

Policy: Not Suitable

Current Policy Status: SP3 / DM8

Other Policy Constraints:

Conflicting Issues: Site is in the open countryside. Redevelopment of furniture business may be acceptable.

Access to Services : May be Suitable

Within 800m or 10mins walking

Primary School: No

Bus Stop: No

GP/Health Centre: No

Cash Machine /
Post Office: No

Store of Local Importance:

Proximity to town centre: Over 1km to a town centre

Green Space Standards: Over 400m from publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes

Retail Area: No

Further Education: Yes

Hospital: No

Supermarket: No

Employment: No

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

Green Space Strategy Comments: 1,229m

Physical Constraints : May be Suitable

Highway Engineers Comments:

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Embankments of 2.1-2.2m

Contaminated Land?: Yes

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

Agricultural land quality : Grade 2 (Very Good)

Access to Utilities: Water, Electricity and Sewerage

Site Apparatus: Range of industrial buildings

Neighbour Issues: Right of Way follows southern boundary and marked along eastern boundary

Flood Zone: 1 & 2

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: Footpath along the southern and eastern boundaries.

Protected Species/Habitats : May be habitat for Great Crested Newt

Tree Preservation Order: No

Natural Features on Site: Lake, bund, hedges/trees

Conservation Area : No

Heritage asset (designated & non designated): extensive archaeological interest within/near site. Setting of Sutton on Trent and listed buildings

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability June 2019, although part of the site is dependent on relocation of the existing furniture business.

Achievability Comments: Nothing suggests site is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

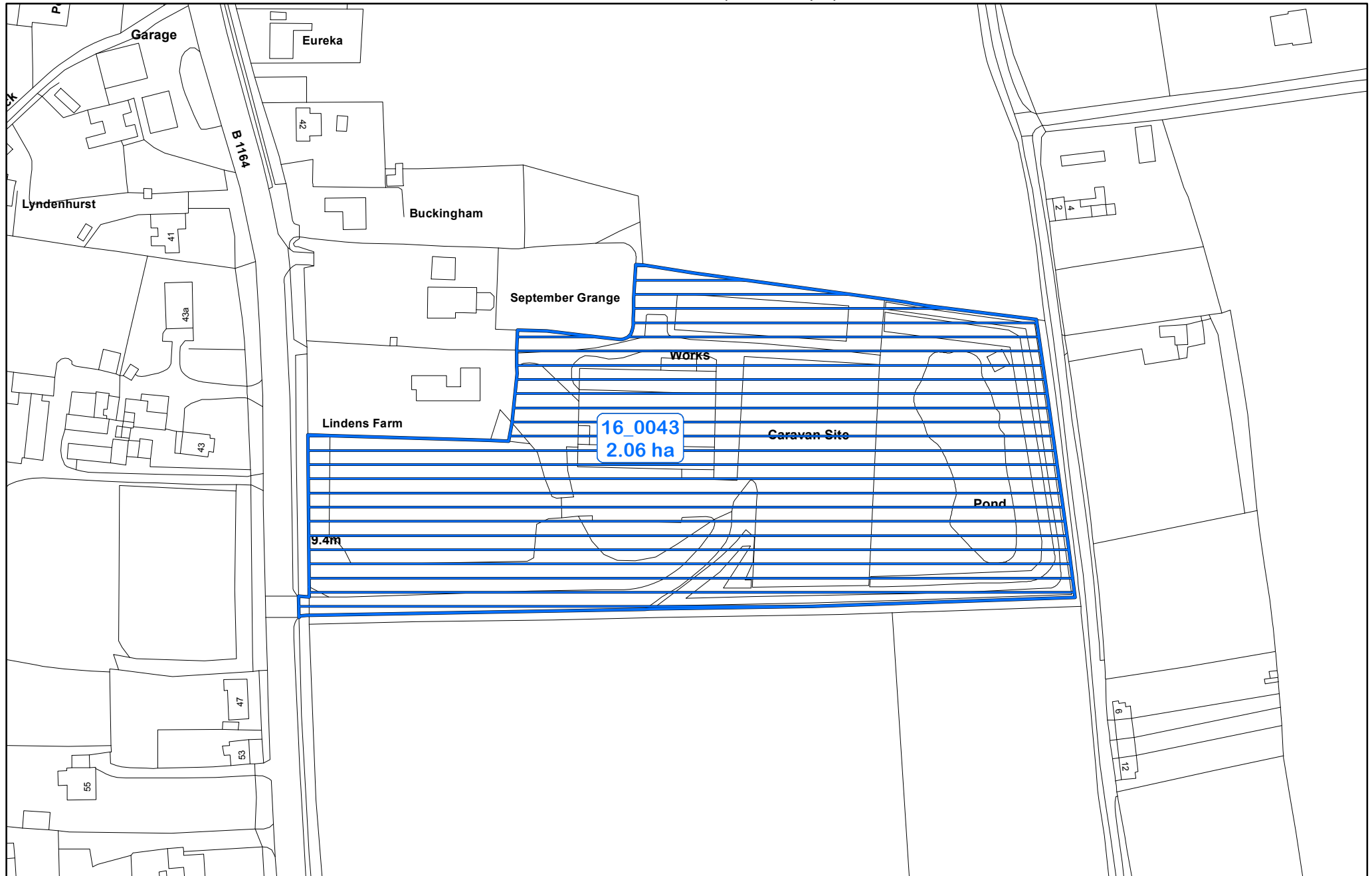
Additional Comments

Agent says lake would in any case be retained. Greenfield frontage could be developed independently of the PDL furniture business redevelopment – it may be worth subdividing the site to two SHELAA units.

Agent has proposed a new settlement boundary for Sutton-on-Trent but the Plan Review is unlikely to amend it.

Yield: Assuming the lake were not counted as open space, there's ~1.5ha of developable area which would be 32 dwellings.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0197 Site Address: Stables opposite 28 Old Great North Road, Sutton-on-Trent

Housing/Employment/Both: Housing

Area (Ha): 0.34ha

Parish: Sutton-on-Trent

Ward: Sutton-on-Trent

Suitability Conclusion: May be Suitable

Availability Conclusion: Available

Availability Comments: The site is available within 5-10 years

Achievability Conclusions: May be Achievable

Achievability Comments: Nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site may be suitable for development and is considered available and may be achievable. There is sufficient road frontage to ensure that safe access can be provided with adequate visibility. Any potential development would need to address any potential impact of the heritage asset nearby and the site's location adjacent to the Conservation Area. Any potential contamination issues will need to be addressed and mitigated if necessary.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent village boundary)

PDL/Greenfield: Greenfield

Area: PDL

Area: Greenfield 0.34ha

Area Character: Edge-of-Settlement

Setting : Residential

Current Use: Stables

Policy: May be Suitable

Current Policy Status: Outside but adjacent village boundary

Other Policy Constraints:

Conflicting Issues: SP3 / DM8

Access to Services : May be Suitable

Within 800m or 10mins walking

Primary School: No

Bus Stop: No

GP/Health Centre: Yes

**Cash Machine /
Post Office:** Yes

Store of Local Importance:

Proximity to town centre: Over 1km to a town centre

Green Space Standards: Over 400m to a publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes

Retail Area: No

Further Education: Yes

Hospital: No

Supermarket: No

Employment: No

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

Green Space Strategy Comments: 483m

Physical Constraints : Suitable

Highway Engineers Comments: There is sufficient road frontage to ensure that safe access can be provided with adequate visibility

Topography Constraints: No

Contaminated Land?: Possibly Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 2 (Very Good) Access to Utilities: Unknown

Site Apparatus: Stable building and internal fencing Neighbour Issues: Railway line along western boundary

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : None Apparent Tree Preservation Order: No

Natural Features on Site: Mature Vegetation to East Coast Main Line and B1164

Conservation Area : Adjacent to Heritage asset (designated & non designated): Opposite

Suitability Conclusion: May be Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site was submitted 2018 and availability confirmed June 2019.

Achievability Comments: Nothing to suggest site is unachievable. Site may be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

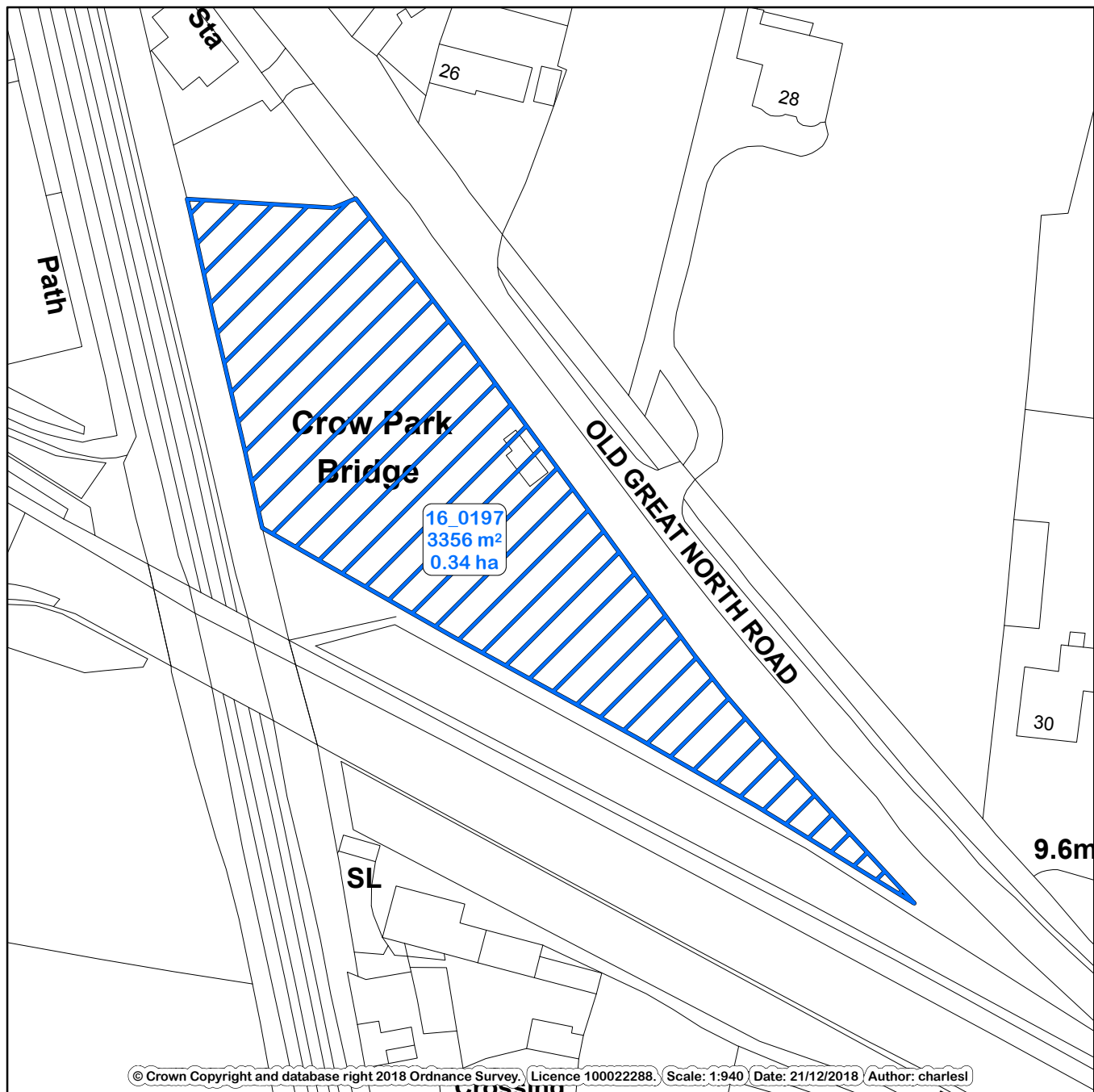
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: May be Achievable

Additional Comments

Yield: 5 (due to shape and topography constraints)



Site Reference Number: 16_0202 Site Address Land behind Holme View, 2 Main Street, Sutton-on-Trent	
Housing/Employment/Both: Housing	Area (Ha): 1.09
Parish: Sutton-on-Trent	Ward: Sutton-on-Trent
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Not Achievable
Achievability Comments:	The site is not achievable as site is not connected to highway
OVERALL CONCLUSION:	
The site is not suitable for development as it lies within a Main Open Area (MOA). The site is also not connected to the highway. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site also lies in flood zone 2.	

SUITABILITY

Character Land Use Location: Suitable	
Location: Within Village Boundary	PDL/Greenfield: Greenfield
	Area: PDL Area: Greenfield 1.09
Area Character: Residential	
Setting : Urban / Open Space	
Current Use: Open Space	
Policy: Not Suitable	
Current Policy Status: Main Open Area	Other Policy Constraints:
Conflicting Issues: Main Open Area	

Access to Services : May be Suitable	
Within 800m or 10mins walking	
Primary School: Yes	Bus Stop: No
GP/Health Centre: Yes	Cash Machine / Post Office: Yes
Store of Local Importance:	Supermarket: No
Proximity to town centre: Over 1km to a town centre	Employment: No
Green Space Standards: Over 400m from publicly available green space	Proximity to Transport Node: Over 1km to a major public transport node
	Green Space Strategy Comments: 482m

Physical Constraints : Not Suitable

Highway Engineers Comments: (officer comment) Doesn't appear to be connected to the highway.

Topography Constraints: None

Contaminated Land?: Possibly Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 2 (Very Good) Access to Utilities: Unknown

Site Apparatus: None Neighbour Issues: None

Flood Zone: 2 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Not Suitable

Impact on views: No	Impact on existing recreational use: Footpaths around and across site
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Protected Species/Habitats : No	Tree Preservation Order: Several at borders
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Natural Features on site No

Conservation Area : Yes	Heritage asset (designated & non designated): Site is adjacent Holme View Farm, potential archaeological interest
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Suitability Conclusion: Not Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site remains available at June 2019.

Achievability Comments: The site could only be achieved with access from third party land.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Not Achievable

Additional Comments

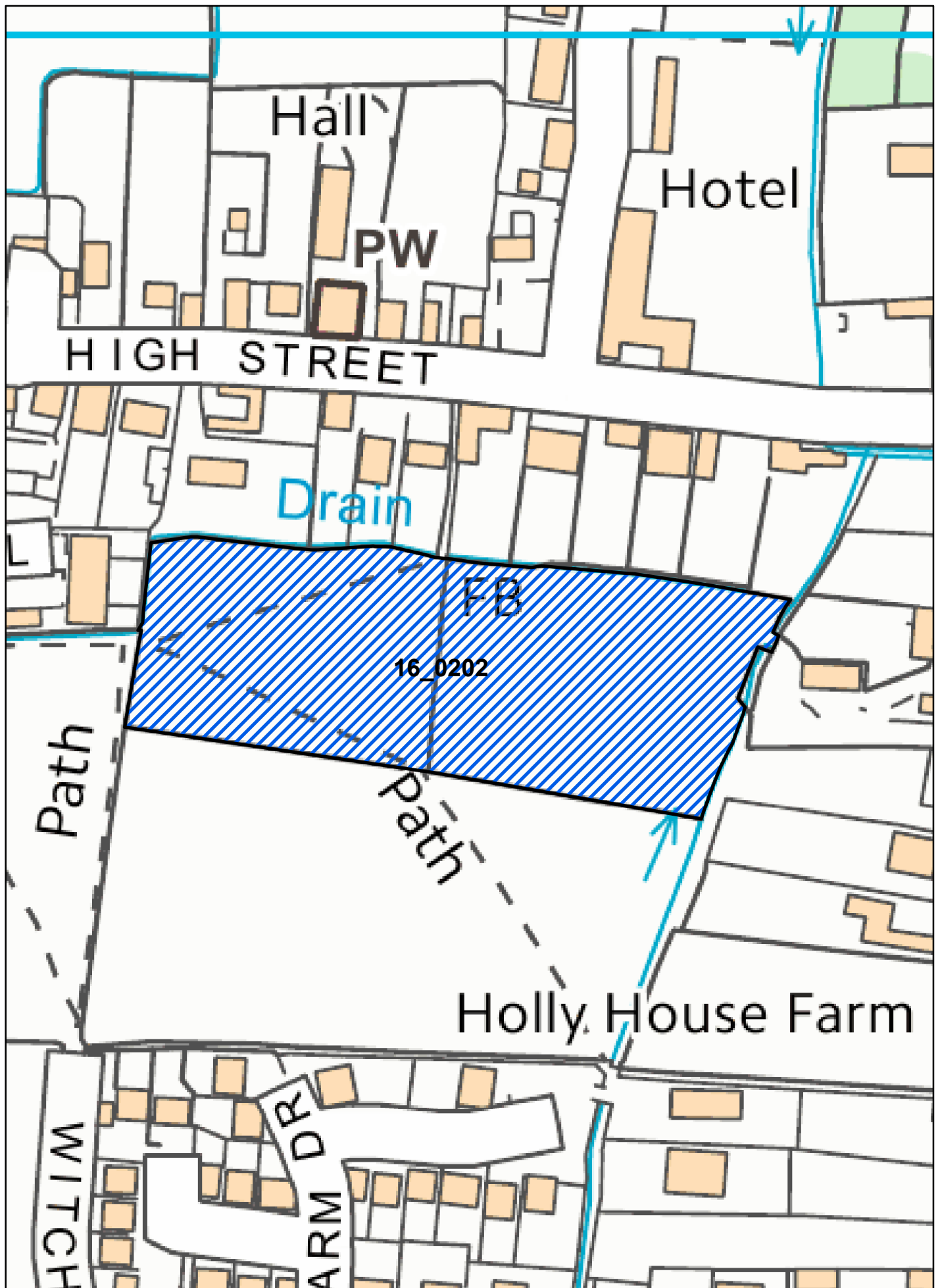
Site was formerly 08_0021

Heritage comments from 14/00161/FULM adjacent to the site could be relevant

Yield: 23



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0238 Site Address Land behind 24 Main Street, Sutton-on-Trent
Housing/Employment/Both: Housing **Area (Ha): 1.62**
Parish: Sutton-on-Trent **Ward: Sutton-on-Trent**

Suitability Conclusion: **May be Suitable**
Availability Conclusion: **Available**
Availability Comments: The site is available within 5-10 years
Achievability Conclusions: **Achievable**
Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site may be suitable for development and is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. The site has potential flooding issues and lies within Flood Zone 2. The site has a narrow connection to the public highway and it would need to be determined whether or not safe / adequate access could be achieved. The impact on the nearby heritage assets and location within the Conservation Area would also need to be considered.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjacent village boundary) PDL/Greenfield: Greenfield
Area: PDL Area: Greenfield 1.62ha
Area Character: Residential / Countryside
Setting : Edge-of-Settlement
Current Use: Vacant Land

Policy: May be Suitable

Current Policy Status: Outside but adjacent village boundary Other Policy Constraints:
Conflicting Issues: SP3 / DM8

Access to Services: May be Suitable

Within 800m or 10mins walking

Primary School: Yes Bus Stop: No
GP/Health Centre: Yes Cash Machine /
Post Office: Yes

Store of Local Importance:
Proximity to town centre: Over 1km to a town centre
Green Space Standards: Over 400m to publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes Retail Area: No
Further Education: Yes Hospital: No

Supermarket: No Employment: No
Proximity to Transport Node: Over 1km to a major public transport node
Green Space Strategy Comments: 1,127m

Physical Constraints : May be Suitable

Highway Engineers Comments:

The site has a narrow connection to the public highway. To determine whether or not safe / adequate access could be achieved a topographical survey and junction layout drawing would be required. Without this there are doubts over the ability to achieve suitable access.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 2 (Very Good)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 2

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : no

Tree Preservation Order: No

Natural Features on site: creek

Conservation Area: yes

Heritage asset (designated & non designated): adjacent to Sutton Windmill (grade II), setting of Sutton Windmill.

Suitability Conclusion: May be Suitable

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

AVAILABILITY AND ACHIEVABILITY

Availability Comments: agent confirms land available at June 2019.

Achievability Comments: Nothing to suggest land is not achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site previously known as 08_0358

Yield: 34



SHELAA 2016 Sites (Portrait)

