

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	SUT0043
Site Address	Great North Road (Lindens Farm)
Parish	Sutton-on-Trent
Ward	Sutton-on-Trent
Area (ha)	2.06ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
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 in open countryside, therefore is not considered suitable for development. However, the site is both available and achievable. Part of the site lies within Flood Zone 2. There are also potential contamination issues which would need to be investigated and mitigated if necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Residential / rural
Setting:	Residential / rural
Current Use:	Furniture business (manufacture and factory shop), caravan storage, holiday accommodation caravans and paddock
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	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	No
Open Space Strategy Comments	1,126m	Proximity to Transport Node	Over 1km

Physical Constraints:	
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.

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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)
Site Apparatus:	Range of buildings on site
Access to Utilities:	Yes
Neighbour Issues:	Right of way follows southern boundary and marked along eastern boundary
Flood Zone:	Flood Zone 1 and 2
Surface Water Flooding:	No
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
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 Assets (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 in June 2023, although part of the site is dependent on relocation of the existing furniture business
Achievability Comment:	Nothing suggests the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Agent says lake be retained. Delivery of the site would no longer be dependent upon the relocation of the furniture business as this is now dependent on other factors. Agent has proposed a new settlement boundary for Sutton-on-Trent, but the Plan Review is not seeking to make any changes. As the westernmost parcel of the land has a separate access to Great North Road, there may be some merit in splitting the site into two SHELAA parcels. The lake would not be redeveloped and would inevitably be retained in any layout but could be incorporated into open space. Yield: Assuming the

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Site Reference	SUT0202
Site Address	Main Street (2, Land behind Holme View)
Parish	Sutton-on-Trent
Ward	Sutton-on-Trent
Area (ha)	1.09ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	The site is not achievable as it is not connected to the 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 and access would be required from third party land. The site also lies within Flood Zone 2. There are potential contamination issues which would need to be investigated and mitigated where necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Within village boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.09ha (Greenfield)
Area Character:	Residential
Setting:	Urban / Open Space
Current Use:	Open Space
Policy	
Current Policy Status:	Main Open Area
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments	482m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Site has no connection to the public adopted highway without the addition of third-party land.
Topography Constraints:	None
Contaminated Land:	Possibly

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Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Hedgerow separating east of site from west
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Two Footpaths across the site connecting the wider area
Protected Species/Habitats:	No
Tree Preservation Order:	T1, T2, T3, T4 around perimeter of the site
Natural Features on Site:	Hedgerows around and in the middle of the site
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Site is adjacent Holme View Farm, potential archaeological interest.

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms site remains available at June 2023
Achievability Comment:	The site could only be achieved with access from third party land.
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

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.

