

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

Site Reference	EGM0195
Site Address	Weston Road (Land south of)
Parish	Egmanton
Ward	Sutton-on-Trent
Area (ha)	8.95ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable for development under SP3.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	8.95ha (Greenfield)
Area Character:	Rural / residential
Setting:	Rural / residential
Current Use:	Agricultural
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	No
GP/Health Centre	No	Further Education	No
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		Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	None provided
Topography Constraints:	None
Contaminated Land:	Unknown
Contamination Category:	Unknown
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	None

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Neighbour Issues:	None known
Flood Zone:	Flood Zone 1, 2 & 3
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Possible
Impact on Existing Recreational Use:	Bridleways 5&9
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and some trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	None known

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land is available
Achievability Comment:	Nothing to suggest 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 known

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023

