

North Muskham Parish

5.167 Within North Muskham Parish, 11 sites have been through the full Assessment process, this includes 1 site which is actually within South Muskham Parish but is adjacent to the village of North Muskham. 6 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.

5.168 5 sites may be considered suitable for development and could provide for approximately 144 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.

5.169 The following sites within the parish of North Muskham 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 not Considered Suitable

- **08_0198**
- **08_0275**
- **08_0293**
- **08_0558**
- **08_0559**
- **08_0663**

Sites which May be Considered Suitable

- **08_0410**
- **08_0555**
- **08_0556**
- **08_0557**
- **08_0665**

5.170 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 site 08_0664 which is considered to be fully developed.

- 08_0083- Manor Cottages, Main Street, North Muskham
- 08_0236- Land at Bracken Farm, Vicarage Lane, North Muskham
- 08_0664- Main Street, North Muskham

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

Site Ref: Land at Burrige Farm, Crab Lane**08_0198**

Area(ha): 1.42

Parish: SOUTH MUSKHAM/LITTLE

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown an interest in the site. Site available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Possible (off site) highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the adjacent Scheduled Ancient Monument and its setting. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Possible (off site) highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the adjacent Scheduled Ancient Monument and its setting. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside Village**Area Greenfield:** 1.42**Setting:** Countryside Village**Area PDL:****Current Use:** Cattle farming Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 Development in the Open Countryside, PU1 Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**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 5124m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 151m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Traffic Statement required. Crab Lane has no pedestrian facility nor does Main Street in the vicinity of this site. Comprehensive development of this site would likely cause pedestrian safety issues.**Topography Constraints:** No Flat**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: Land at Burridge Farm, Crab Lane**08_0198**

Area(ha): 1.42

Parish: SOUTH MUSKHAM/LITTLE

Proposed Yield :

Agricultural Land Quality: Grade 2 (Very good) Grade 3**Site Apparatus:****Neighbour Issues:** Site bordered by farm buildings**Site within a flood zone?:** In zone 3 Wholly**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information provided: Developer has shown an interest in the site. Site available within 5 years.**Achievability Comments:****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:****Additional Comments:** North Muskham PC Comments: Burnetts Farm Buildings, actually fall within South Muskham Parish. The site falls in the 1 in 100 year flood risk (Environment Agency threshold levels survey). The Parish Council are aware of surface water drainage problems and there is also the suggestion of archaeological interest.

South Muskham and Little Carlton Parish Council: Within flood area as designated by Environment Agency. Insufficient infrastructure to support large-scale intensification of dwellings in village. Designated open space in village - planning policy. Inappropriate development next to farm. Extends village curtilage beyond existing village plan.

Archaeological interest. The site adjoins a scheduled ancient monument (SAM) to the south, which contains a Iron Age settlement. Given the relative open nature of land, there is likely to be a significant impact on the setting of the SAM which may affect how this site is developed (if at all). There is also a high potential for further archaeological remains to be found within the SHLAA site itself (given its proximity to the SAM), requiring further investigation at the earliest opportunity. (EH)

The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future. Also in North Muskham Parish.

Site Ref: Toll Bar House, Vicarage Lane**08_0275****Area(ha): 0.34****Parish: NORTH MUSKHAM****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** CountrysideVillage**Area Greenfield:****Setting:** Countryside Village**Area PDL:** 0.34**Current Use:** Domestic garden/horticultureOther**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**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 6454m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 504m**Physical Constraints The site is not suitable****Highway Engineers Comments:** No access to the public highway shown and is therefore unsatisfactory.**Topography** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Constraints:****Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** None**Neighbour Issues:** Very close to A1**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No

Site Ref: Toll Bar House, Vicarage Lane

08_0275

Area(ha): 0.34

Parish: NORTH MUSKHAM

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees on site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

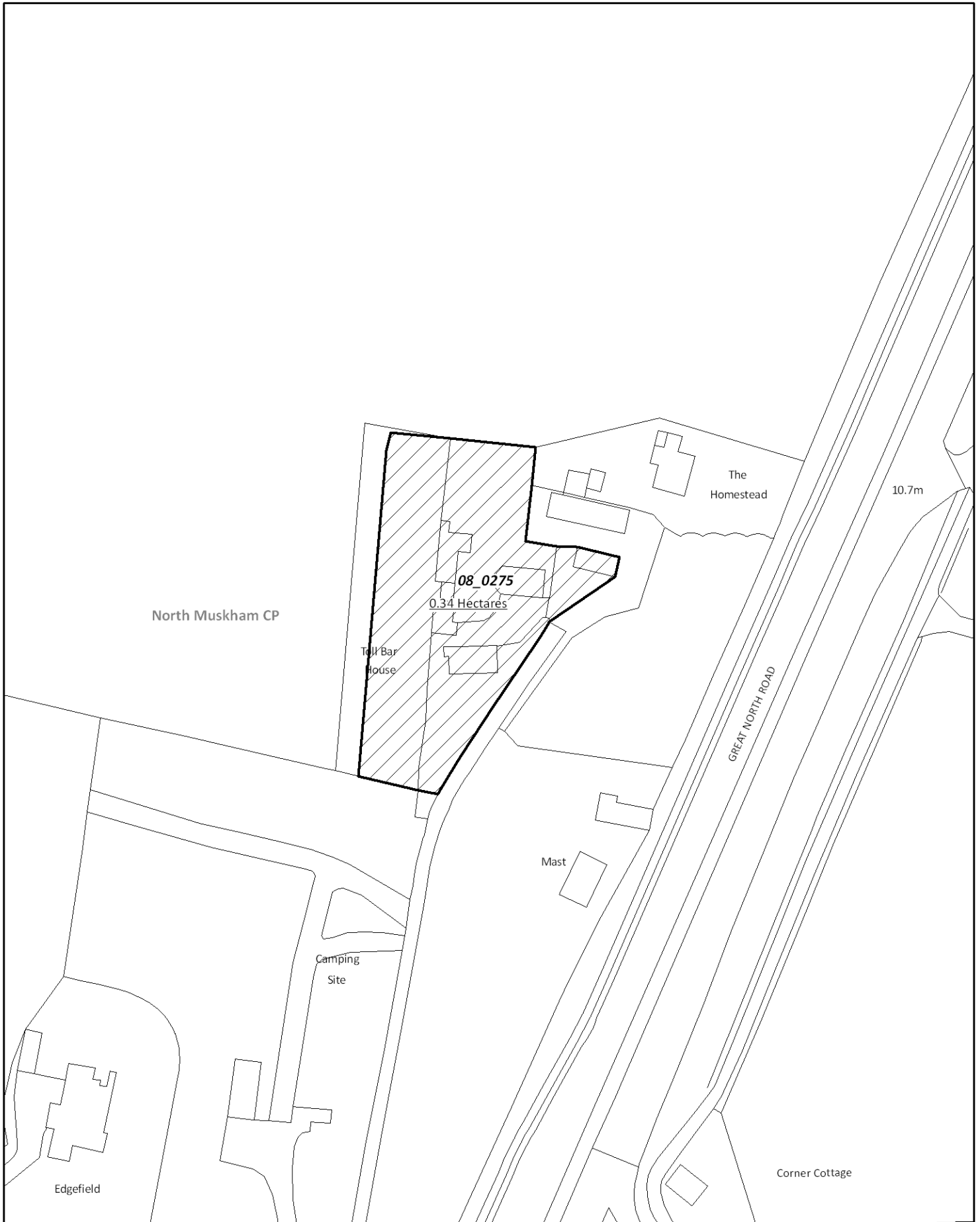
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: North Muskham Parish Council: Access onto A1 slip road is potential highways concern. There may be the possibility that the land is contaminated as it was previously used for industrial/agricultural use.

Strategic Housing Land Availability Assessment 2010



**08_0275 - Toll Bar House, Vicarage Lane,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

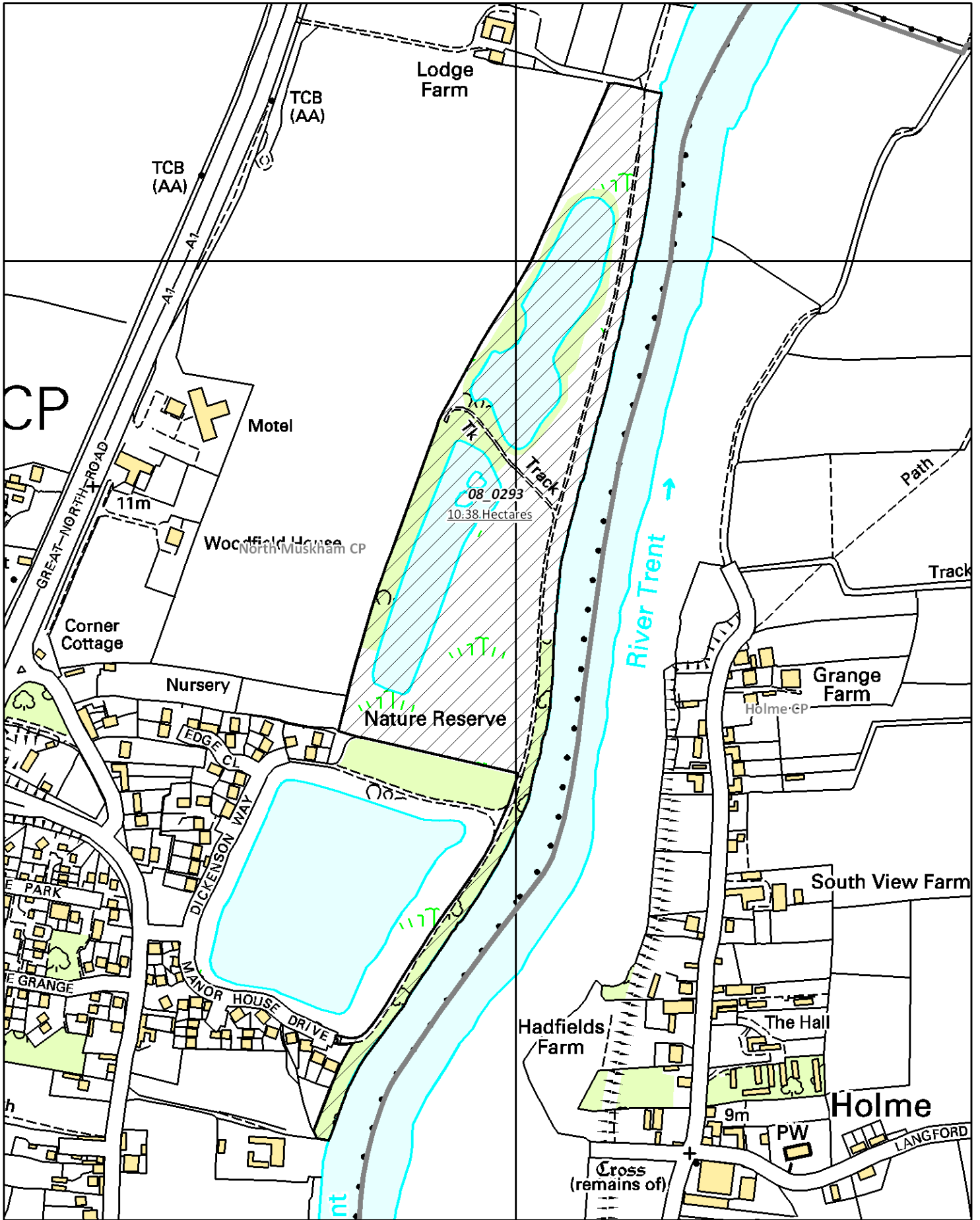
Site Ref: Land West of the River Trent off Manor House Drive**08_0293****Area(ha): 10.38****Parish: NORTH MUSKHAM****Proposed Yield :****Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information Supplied: Developer has shown an interest in the site. Available within all timescales.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Highway access constraints in this location. Site is adjacent to a Wildlife Trust Nature Reserve and any possible development would need to mitigate against any detrimental impact on it. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Overall Final Conclusion:** Highway access constraints in this location. Site is adjacent to a Wildlife Trust Nature Reserve and any possible development would need to mitigate against any detrimental impact on it. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 10.38**Setting:** Countryside**Area PDL:****Current Use:** Amenity land and former fishing lakesOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** No**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 7008m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 83m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no access to the public highway and is therefore unsatisfactory. The site could ,however, be accessed through site no 0410**Topography Constraints:** No Slight slope to West **Access to Utilities?** Yes **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) / Grade 3 **Site Apparatus:** None

Site Ref: Land West of the River Trent off Manor House Drive**08_0293****Area(ha):** 10.38**Parish:** NORTH MUSKHAM**Proposed Yield :****Neighbour Issues:** Noise from A1, possible pig rearing adjacent**Site within a flood zone?:**

In zone 3 Wholly within Zones 2 and 3

Identified in SFRA: No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Large bodies of water within site, borders the River Trent, Many trees surrounding site**Impact on existing Recreational Use:** Yes North Muskham RB7**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts North Muskham NWT reserve. Indirect impacts might occur.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer has shown an interest in the site. Available within all timescales.**Achievability Comments:****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:****Additional Comments:** PC Comments: 1 in 100- 1 in 200 year flood risks with substantial displacement down stream which may seriously affect others. There is also a concern that any access road and vehicular traffic off Manor House Drive would have a significantly adverse impact on the Notts Wildlife Trust Nature Reserve adjacent. Site adjoins SHLAA site 08_0410.

Strategic Housing Land Availability Assessment 2010



 **08_0293 - Land West Of The River Trent Off Manor House Drive, North Muskham**

Date: 09/03/2010
Scale: 1:5,000



Site Ref: Rose Cottage, Main Street**08_0410****Area(ha): 1.01****Parish: NORTH MUSKHAM****Proposed Yield : 24****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Developer has shown an interest in the site. Number/type of dwellings in mind: 15-20. 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 30 DPH with 20% site reduction to reflect flood risk. 6% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 24.

Overall Draft Conclusion:**Possible highway constraints in this location. Potential flooding issues. Further information would need to be provided to justify development 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 both Available and Achievable.****Overall Final Conclusion:****Possible highway constraints in this location. Potential flooding issues. Further information would need to be provided to justify development 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 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** ResidentialCountryside**Area Greenfield:** 0.83**Setting:** Village Countryside**Area PDL:** 0.18**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, H13 Area Within Village Envelope**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **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 6482m**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity** Over 1km from a major public transport**Transport Node:** node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 249m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Access is in close proximity to the A1 Trunk Rd, advice should therefore be sought from the Highways Agency as to the suitability of the position of the site access and the generated traffic at this location. This would be particularly important if site 0293 were to be included as part of this site.

Site Ref: Rose Cottage, Main Street**08_0410**

Area(ha): 1.01

Parish: NORTH MUSKHAM

Proposed Yield : 24

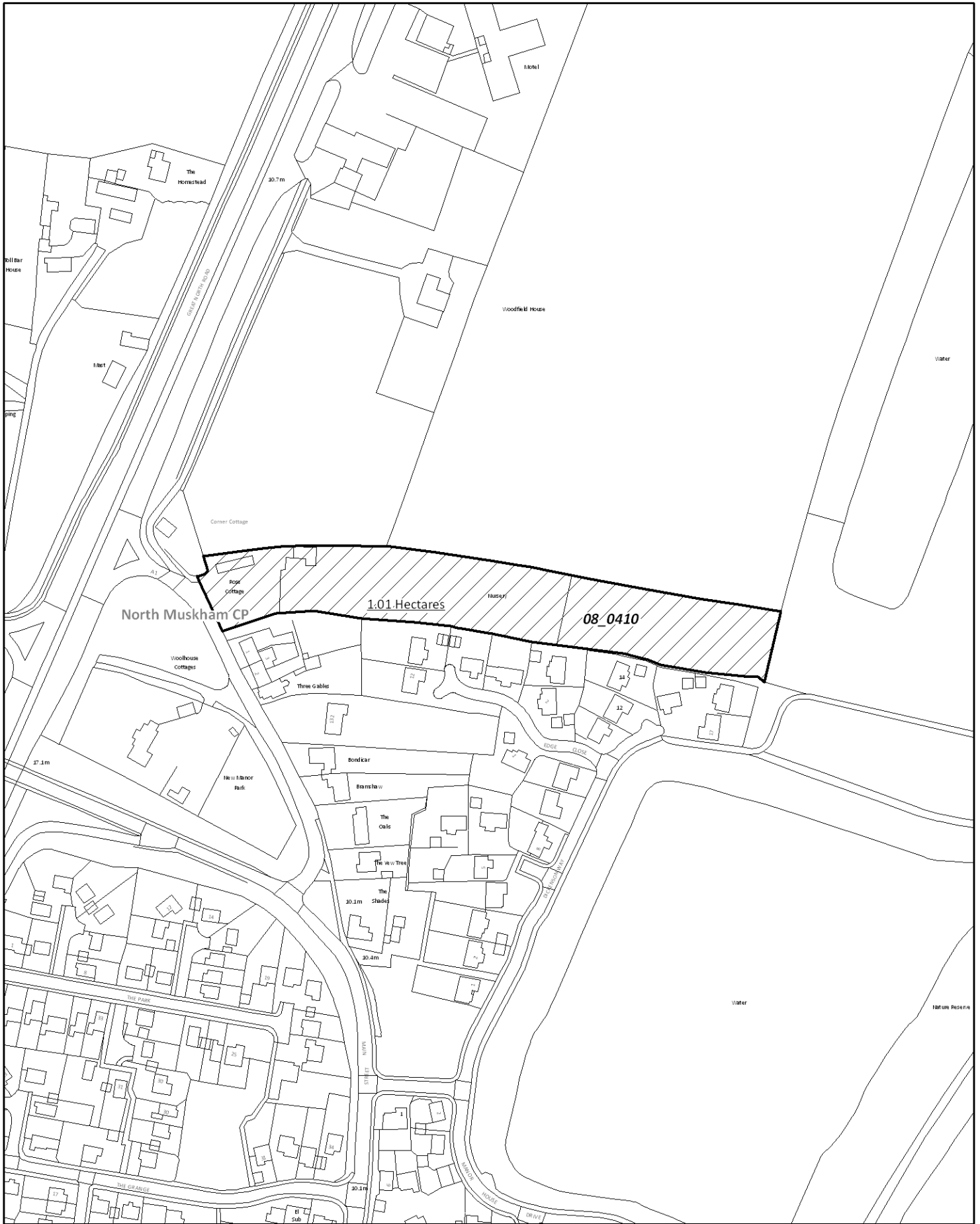
Topography No Flat
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good)**Site Apparatus:** House on site plus stables**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Approx 10% in Zone 3, 30% in Zone 2**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:** No**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 Supplied: Developer has shown an interest in the site. Number/type of dwellings in mind: 15-20. 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 30 DPH with 20% site reduction to reflect flood risk. 6% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 24.**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 30 DPH with 20% site reduction to reflect flood risk. 6% on-site POS accomodated within site area reduction and POS commuted sum. No. of dwellings 24.**Additional Comments:** Adjacent to SHLAA site 08_ 0293

Small part of site is within North Muskham village boundary.

Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village.

Specific Comments: Highways concerns as adjacent to A1 slip road. Plus, it is believed that historical use as village allotments until 1960's. The enclosure map shows them as common land or public use. May be flood risk as close to lakes north of Nature Reserve.

Strategic Housing Land Availability Assessment 2010



**08_0410 - Rose Cottage, Main Street,
North Muskham**

Date: 09/03/2010

Scale: 1:2,500



Site Ref: West of Main Street**08_0555**

Area(ha): 1.80

Parish: NORTH MUSKHAM

Proposed Yield : 51

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 5% site area reduction (trees) and a further 1% to make overall 6% on-site POS and POS commuted sum. No. of dwellings 51.

Overall Draft Conclusion:**Potential flooding issues. Further information would need to be provided to justify development in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the TPO Trees on the boundary. Possible off site highways mitigation works may be required. If the Main Open Area 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 5 - 10 years.****Overall Final Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the TPO Trees on the boundary. Possible off site highways mitigation works may be required. If the Main Open Area 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 5 - 10 years.****Character Land Use Location The site is suitable****Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential and Countryside**Area Greenfield:** 1.8**Setting:** Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 Main Open Area, H13 Housing Development in Large Villages**Conflicting Issues** Yes Main Open Area**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 5934m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 235m**Physical Constraints The site may be suitable**

Site Ref: West of Main Street**08_0555**

Area(ha): 1.80

Parish: NORTH MUSKHAM

Proposed Yield : 51

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highways work required. Traffic Statement required. The site needs to demonstrate that visibility could be achieved onto either of the said roads. Off site highway works are likely in order to provide for adequate pedestrian linkage.

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) /Grade 3

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?: In zone 2 Partly in FZ2

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: Yes North Muskham FP3

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No

Tree Preservation Order: Yes

Conservation Area: No

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:

Achievability Comments: Viable - Assessed at 30 DPH with 5% site area reduction (trees) and a further 1% to make overall 6% on-site POS and POS commuted sum. No. of dwellings 51.

Ownership Constraints: owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

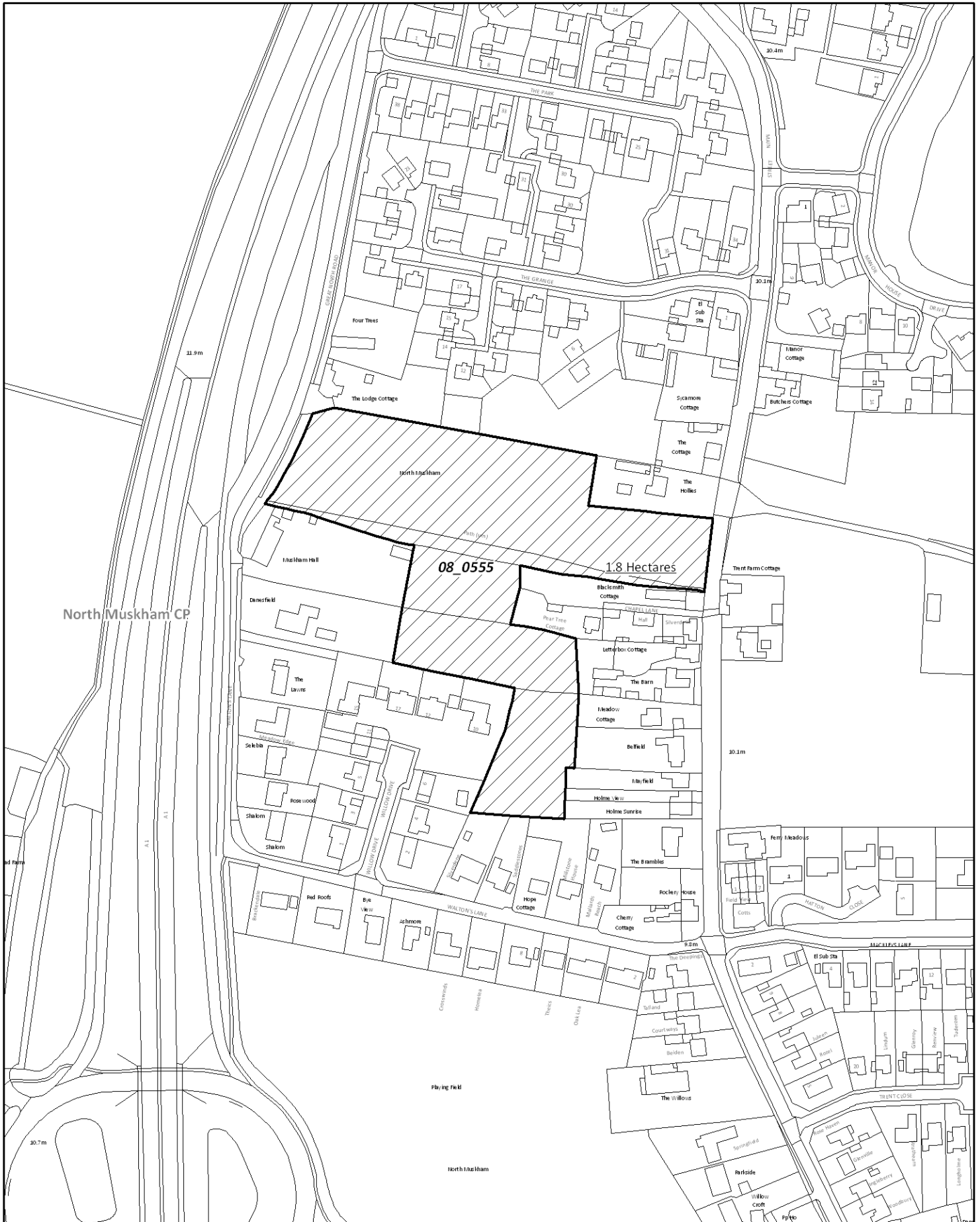
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 5% site area reduction (trees) and a further 1% to make overall 6% on-site POS and POS commuted sum. No. of dwellings 51.

Additional Comments: SHLAA site 08_0665 to the south of the site
 Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village.
 Specific Comments: Site is of environmental significance given the many nesting birds, wildlife and Tree Preservation Orders. Again the vista to the River Trent would disappear. Plus, there is an existing footpath access through the land that would need incorporating.

Strategic Housing Land Availability Assessment 2010



**08_055 - West Of Main Street,
North Muskhams**

Date: 09/03/2010

Scale: 1:2,500



Site Ref: Land at Trent Farm**08_0556**

Area(ha): 3.36

Parish: NORTH MUSKHAM

Proposed Yield : 34

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information submitted: Interest in the site has been considerable. Site is available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH 65% site reduction (6% POS accommodated within reduction) and POS commuted sum.. No. of dwellings 34.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Potential flooding issues. Further information would need to be provided to justify development 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. Although constraints could prevent part of the site from being developed (approx. 70% is in Flood Zone 3), some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Site 08_0083 has been amalgamated with this site. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Potential flooding issues. Further information would need to be provided to justify development 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. Although constraints could prevent part of the site from being developed (approx. 65% is in Flood Zone 3), some areas could accommodate development. The site is both Available and Achievable.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 3.17**Setting:** Countryside**Area PDL:** 0.19**Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Small part of site within Village Envelope**Other:** NE1 - Development in the Countryside; H13 Housing development in large villages**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 6191m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 153m

Site Ref: Land at Trent Farm**08_0556**

Area(ha): 3.36

Parish: NORTH MUSKHAM

Proposed Yield : 34

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. A suitable position for access to this site may be found on the site frontage. Off site highway works are likely to be required to provide pedestrian facilities.

Topography No Constraints:

Access to Utilities? Yes**Contaminated Land?:** Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:**

In zone 3 Approx 95% in Zone 2 and 70% within zone 3 away from road.

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: Yes There is a right of way on the site 199/7/1 or North Muskham RB7 on the adjacent eastern boundary and 199/5/1 BW5 on the south-eastern corner of the site

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No**Conservation Area:** No**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 submitted: Interest in the site has been considerable. Site is available within 5 years.

Achievability Comments: Viable - Assessed at 30 DPH 65% site reduction (6% POS accommodated within reduction) and POS commuted sum.. No. of dwellings 34.

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 30 DPH 65% site reduction (6% POS accommodated within reduction) and POS commuted sum.. No. of dwellings 34.

Additional Comments: Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village. Specific Comments: There are flooding concerns as the land has a natural culvert for water to pass through. The majority of the site is in the Environment Agency Flood Zone 3. Plus, highways and drainage concern as large site accessing Main Street. Previous application at Manor Cottages which is adjacent was refused on appeal because it is agricultural land which is an integral part of the village landscape under PPG7 on amenity land versus agricultural use. Plus, will lose the vista across the village to the River Trent.

Site Ref: Land at Trent Farm

08_0556

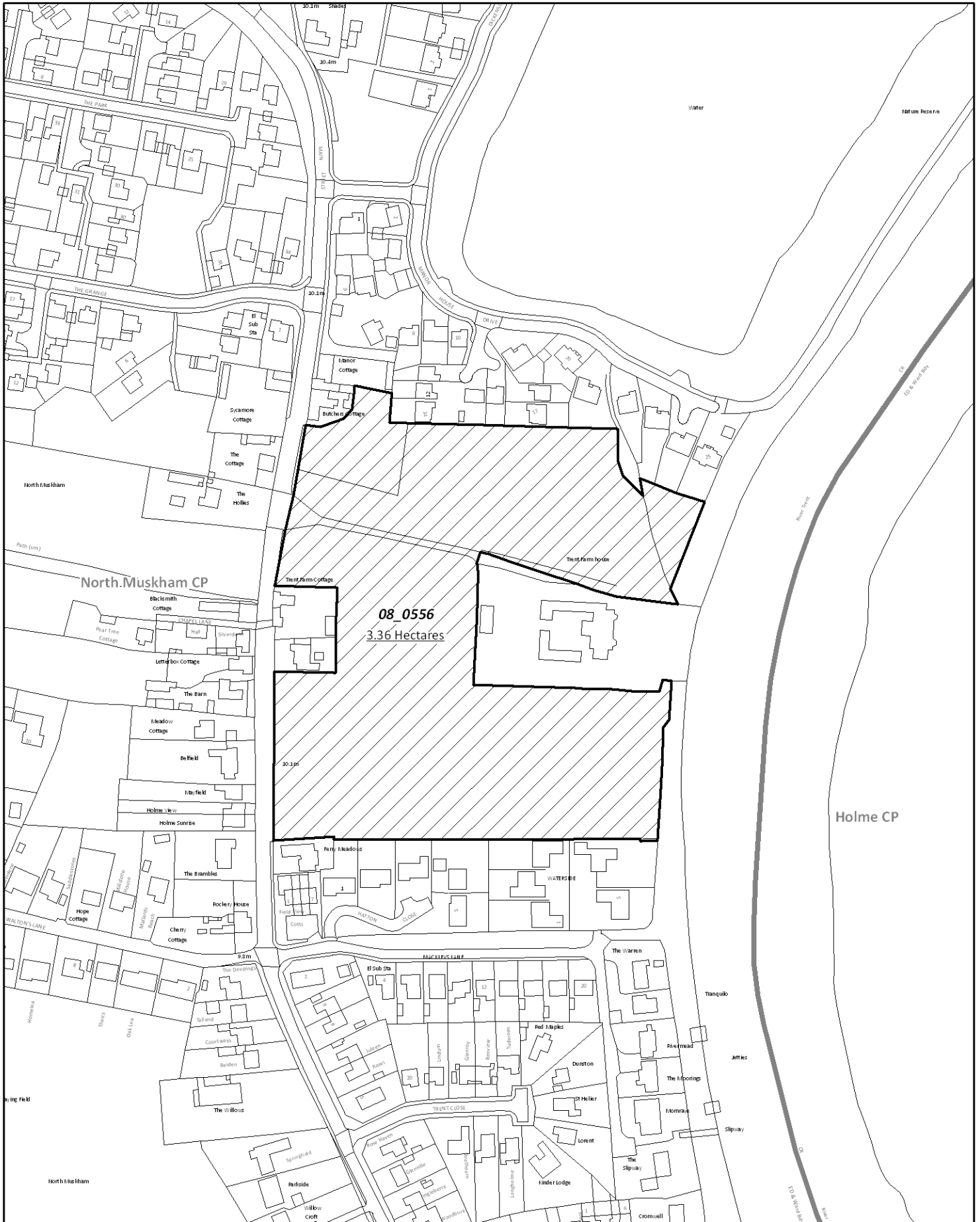
Area(ha): 3.36

Parish: NORTH MUSKHAM

Proposed Yield : 34

There is an Environment Agency bank within planning width buffer zone to 20 metres adjacent to the eastern boundary.
Adjoins SHLAA site 08_0083.

Strategic Housing Land Availability Assessment 2010



**08_0556 - Land At Trent Farm,
North Muskham**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: South of Muskham School**08_0557**

Area(ha): 1.12

Parish: NORTH MUSKHAM

Proposed Yield : 30

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 10% site area reduction, 6% on-site POS accomodated in site reduction area and POS commuted sum. No. of dwellings 30.

Overall Draft Conclusion:**Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects/ subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects/ subject to appropriate mitigation works. 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:** Countryside**Area Greenfield:** 1.12**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside**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 5718m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 85m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highways work required. Traffic statement required. A suitable position for access to this site may be found on the site frontage. Off site highway works are likely to be

Site Ref: South of Muskham School**08_0557**

Area(ha): 1.12

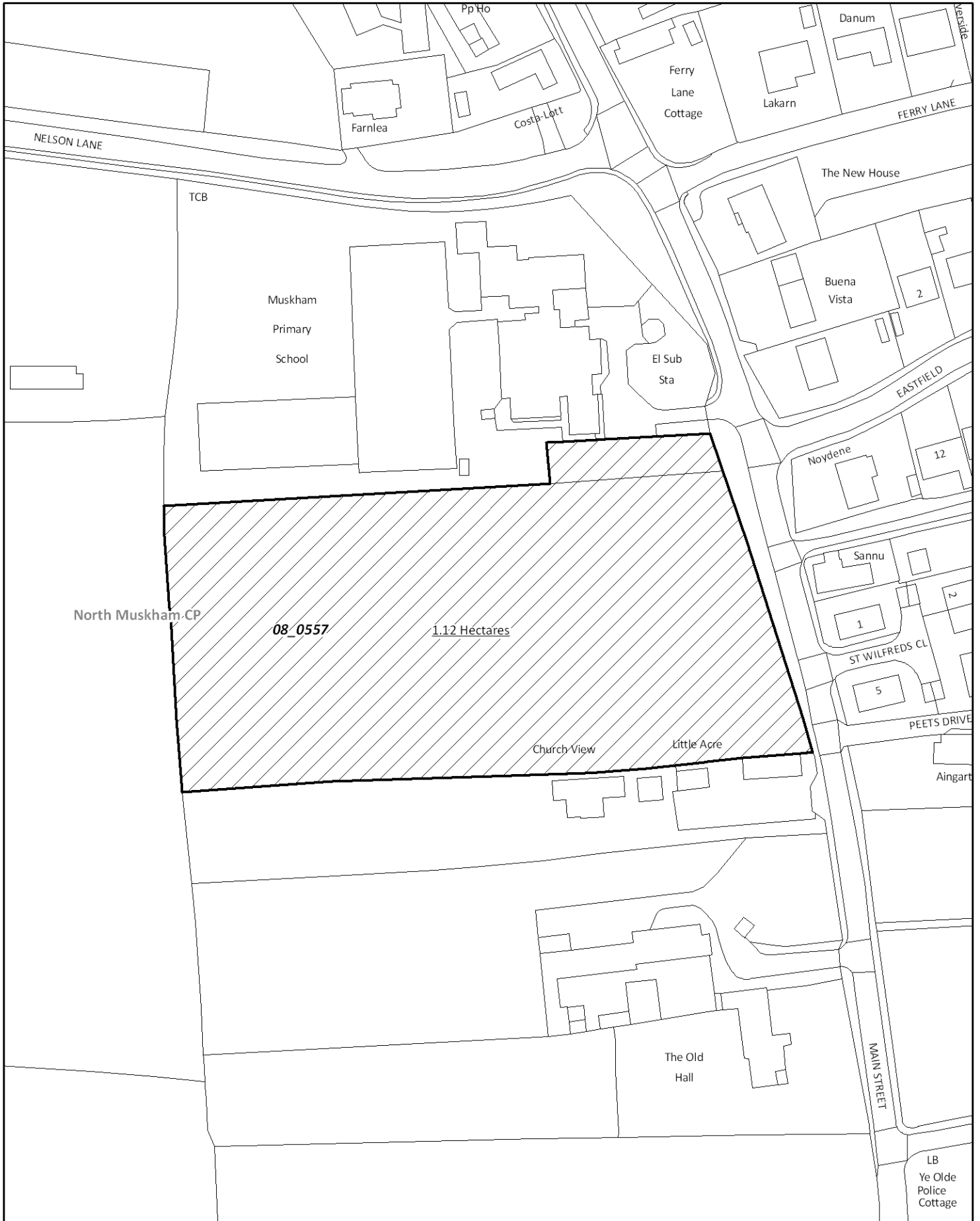
Parish: NORTH MUSKHAM

Proposed Yield : 30

required to provide pedestrian facilities.

Topography Constraints: No**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Entire site falls within zone 2, frontage strip only (approx 5%) within zone 3**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**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:****Achievability Comments:** Viable - Assessed at 30 DPH with 10% site area reduction, 6% on-site POS accomodated in site reduction area and POS commuted sum. No. of dwellings 30.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 10% site area reduction, 6% on-site POS accomodated in site reduction area and POS commuted sum. No. of dwellings 30.**Additional Comments:** Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village. Specific Comments: There are highway concerns given proximity to the school and also drainage issues. The site borders the Environment Agency Flood Zone 3. Furthermore, the site had been potentially earmarked as a suitable site for the extension of the burial ground for Muskham Church and thus housing development should not take precedence over this Parish need.

Strategic Housing Land Availability Assessment 2010



**08_0557 - South Of Muskham School,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: South of Rose Cottage, Crab Lane**08_0558**

Area(ha): 0.40

Parish: NORTH MUSKHAM

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 0.4**Setting:** Countryside**Area PDL:****Current Use:** Countryside**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, PU1 - Washlands**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 5296m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 72m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Crab Ln is generally a single track carriageway with no pedestrian facility. Once off Crab Lane and onto Main St there again there is no pedestrian facility into the village centre. The Highway Authority would not support further significant development onto Crab Ln for highway safety reasons.

Topography Constraints: No Slightly undulating**Access to Utilities?** Unknown **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: South of Rose Cottage, Crab Lane**08_0558**

Area(ha): 0.40

Parish: NORTH MUSKHAM

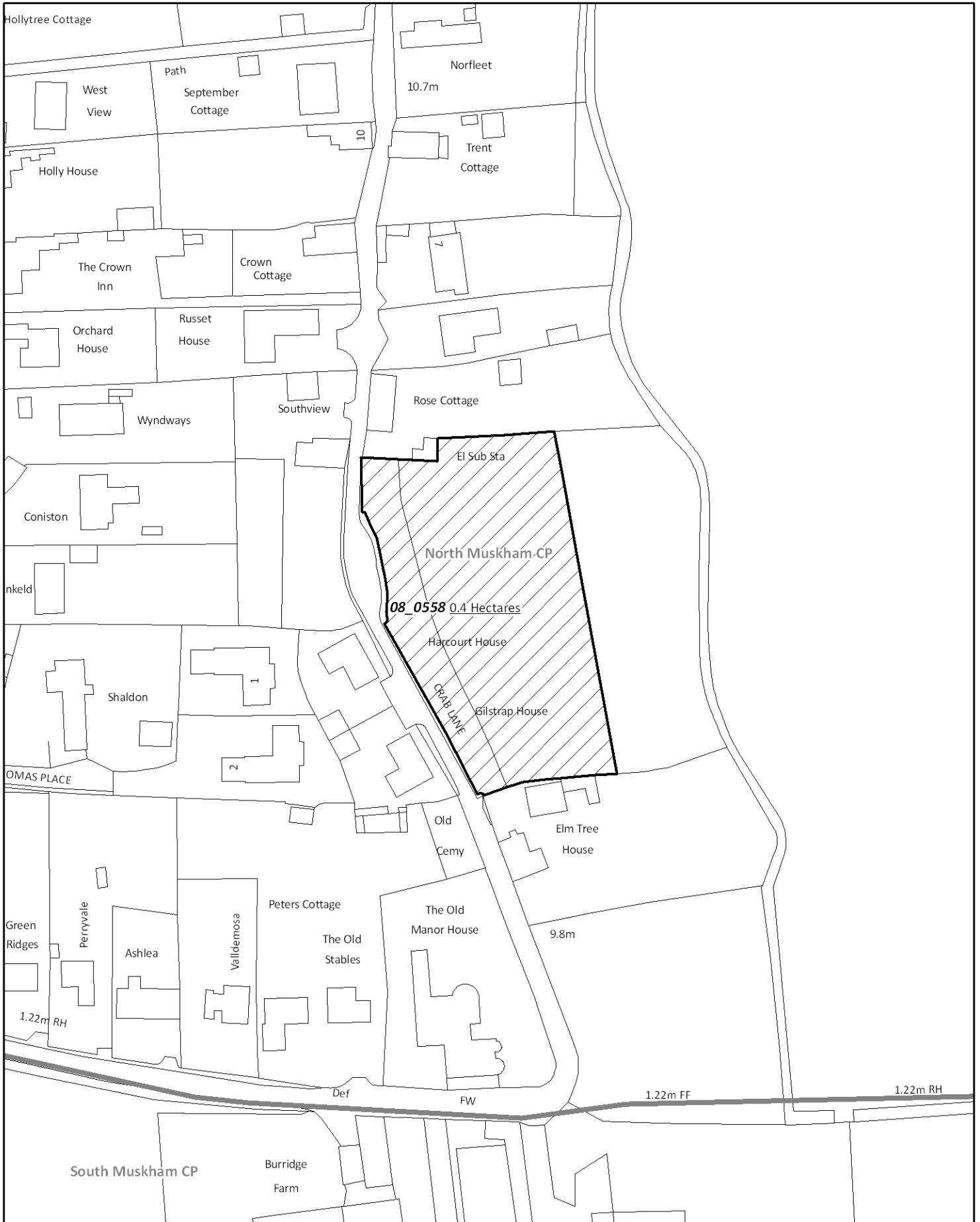
Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within Zone 2 and Zone 3**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Trees**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village.

Specific Comments: As with 08_0559 this site is also prone to the same flood risks (also Environment Agency Flood Zone 3) and highway concerns, given that the access would be through a dedicated 'passing place' causing further traffic concerns. There was also a query over whether this land was contaminated, which the Parish Council would ask the District Council to further investigate where necessary.

Strategic Housing Land Availability Assessment 2010



**08_0558 - South Of Rose Cottage, Crab Lane,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Crab Lane

08_0559

Area(ha): 0.30

Parish: NORTH MUSKHAM

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: Countryside

Area Greenfield: 0.3

Setting: Countryside

Area PDL:

Current Use: Agriculture

Proposed Use:

Policy The site may be suitable

AllocatedSite: Countryside

Other: NE1 - Development in the Countryside, PU1 - Washlands

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

Primary school: No **Bus stop:** No

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 5251m

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 81m

Physical Constraints The site is not suitable

Highway Engineers Comments: Crab Ln is generally a single track carriageway with no pedestrian facility. Once off Crab Lane and onto Main St there again there is no pedestrian facility into the village centre. The Highway Authority would not support further significant development onto Crab Ln for highway safety reasons.

Topography Constraints: No

Access to Utilities? Unknown **Contaminated Land?:** Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Site Ref: Crab Lane**08_0559**

Area(ha): 0.30

Parish: NORTH MUSKHAM

Proposed Yield :**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within zones 2 and 3.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No Trees on boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

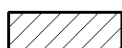
Additional Comments: The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.

Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village.

Specific Comments: The site is subject to flooding with fluvial risk and also risk to the drainage capacity in that area. It is listed as Flood Zone 3 on the Environment Agency Survey maps (risk is 1% or greater chance per year of a flood). Furthermore, access onto the Highway given the approach from the bend on the single carriageway Crab Lane would be dangerous.

Also in South Muskham Parish.

Strategic Housing Land Availability Assessment 2010



**08_0559 - Crab Lane,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Bathley Lane

08_0663

Area(ha): 0.87

Parish: NORTH MUSKHAM

Proposed Yield :

Suitability Conclusion The site is not suitable

Availability Conclusions:

Availability Comments:

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable

Location: Separated from urban/village boundary

PDL/Greenfield: Greenfield

Area Character: Countryside

Area Greenfield: 0.87

Setting: Countryside

Area PDL:

Current Use: Countryside

Proposed Use:

Policy The site is not suitable

AllocatedSite: Countryside

Other: Policy NE1 - Development in the Countryside.

Conflicting Issues Yes Development in the Countryside.

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: Yes **Bus stop:** Yes

Secondary school: Yes **Retail Area:** Yes

GP/ Health Centre: No **Cash Machine/PO:** No

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 5372

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

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 394m

Physical Constraints The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway work required. Traffic statement required. The site is in close proximity to a railway level crossing. Advice should be sought from the Rail Authority with regard to the position of the access to this site. In addition there is no pedestrian access to this site, it is envisaged that extensive off site highway works would be required in order to provide this facility. It should also be noted that this site is isolated from the main part of the village and all pedestrian movements would result in pedestrians negotiating the slip roads to the adjacent A 1 Trunk road. This is a highway safety issue and the Highways Agency may have a view on this.

Site Ref: Bathley Lane

08_0663

Area(ha): 0.87

Parish: NORTH MUSKHAM

Proposed Yield :

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: None visible.

Neighbour Issues: None.

Site within a flood zone?: In Floodzone 1

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: Yes Drainage dyke surrounding the site. Hedging and trees.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

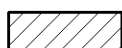
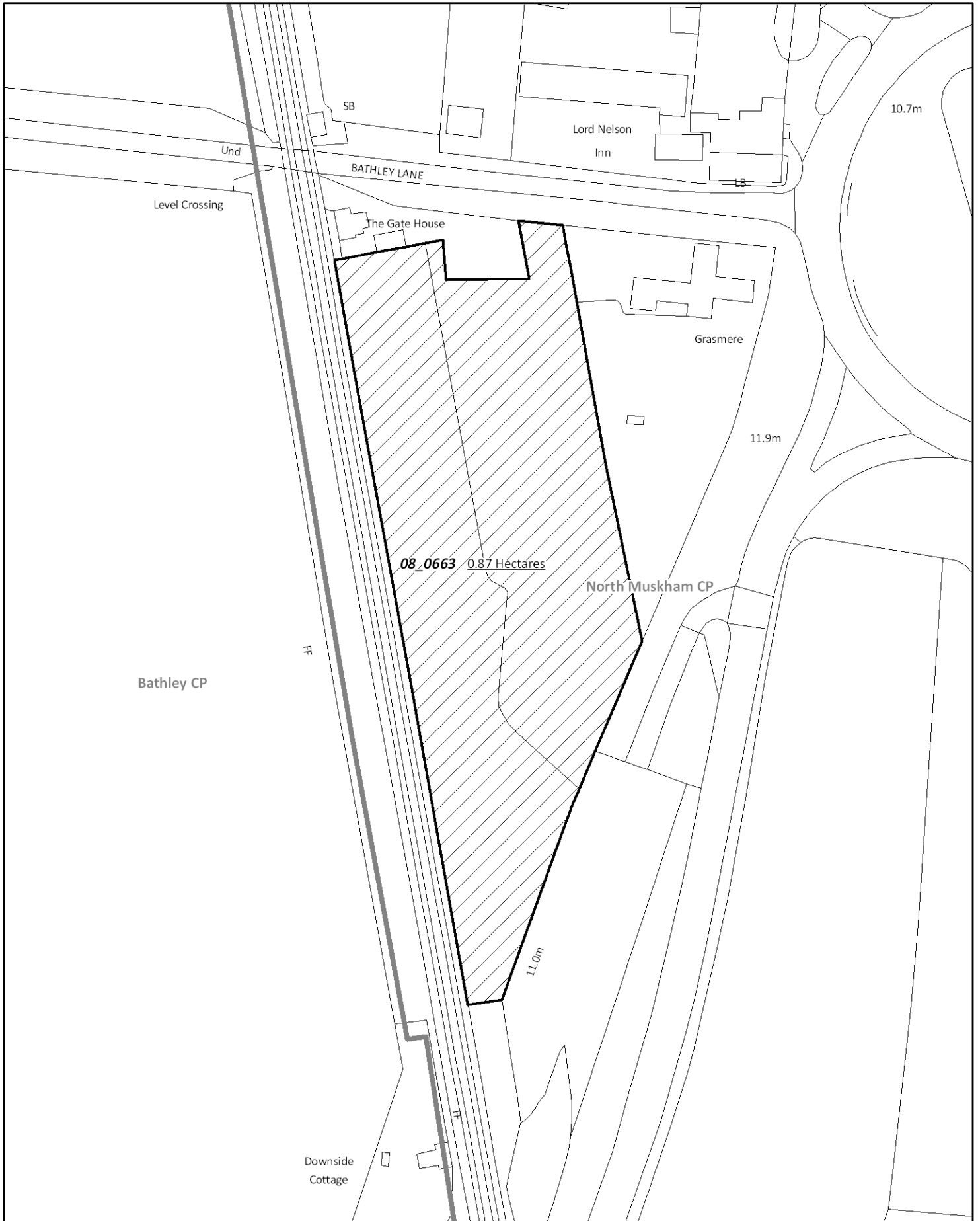
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village. Specific Comments: A planning application for a nursery on this site raised highway issues with the proximity to the A1. History also suggests that there may have been some previous industrial use on the land and this may have led to contamination which the DC would need to explore further where necessary.

Strategic Housing Land Availability Assessment 2010



**08_0663 - Bathley Lane,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: Waltons Lane**08_0665**

Area(ha): 0.37

Parish: NORTH MUSKHAM

Proposed Yield : 5

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 13 DPH as housing numbers limited to 5 units because of on-site trees. No on-site POS or POS commuted sum. No. of dwellings 5.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location would limit development to 5 dwellings. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area designation is changed through the Development Plan process, part of 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 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location would limit development to 5 dwellings. Although tree constraints could prevent part of the site from being developed, some areas could accommodate development. If the Main Open Area designation is changed through the Development Plan process, part of 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 5 - 10 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** MixedResidential/Countryside**Area Greenfield:** 0.17**Setting:** Village**Area PDL:** 0.2**Current Use:** Agriculture/GardenOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Main Open Area**Other:** FS7 - Main Open Areas, H13 - Housing Development in Large Villages**Conflicting Issues** Yes Main Open Area**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 5882m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 264m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Limited access available to this site off Gt Nth Rd. It is doubtful if an access standard that could

Site Ref: Waltons Lane**08_0665**

Area(ha): 0.37

Parish: NORTH MUSKHAM

Proposed Yield : 5

serve more than 5 dwellings could be achieved. There is no pedestrian facility in the vicinity of this site.

Topography Constraints: No

Access to Utilities? Unknown

Contaminated Land?: Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good)

Site Apparatus: None

Neighbour Issues: A1

Site within a flood zone?: In Floodzone 1 Zone 2 fringes north part of site

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity: The site may be suitable

Impact on views: No

Natural Features: Yes Mature trees within site

Impact on existing Recreational Use: No Right of way adjoins north of site

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

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:

Achievability Comments: Viable - Assessed at 13 DPH as housing numbers limited to 5 units because of on-site trees. No on-site POS or POS commuted sum. No. of dwellings 5.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

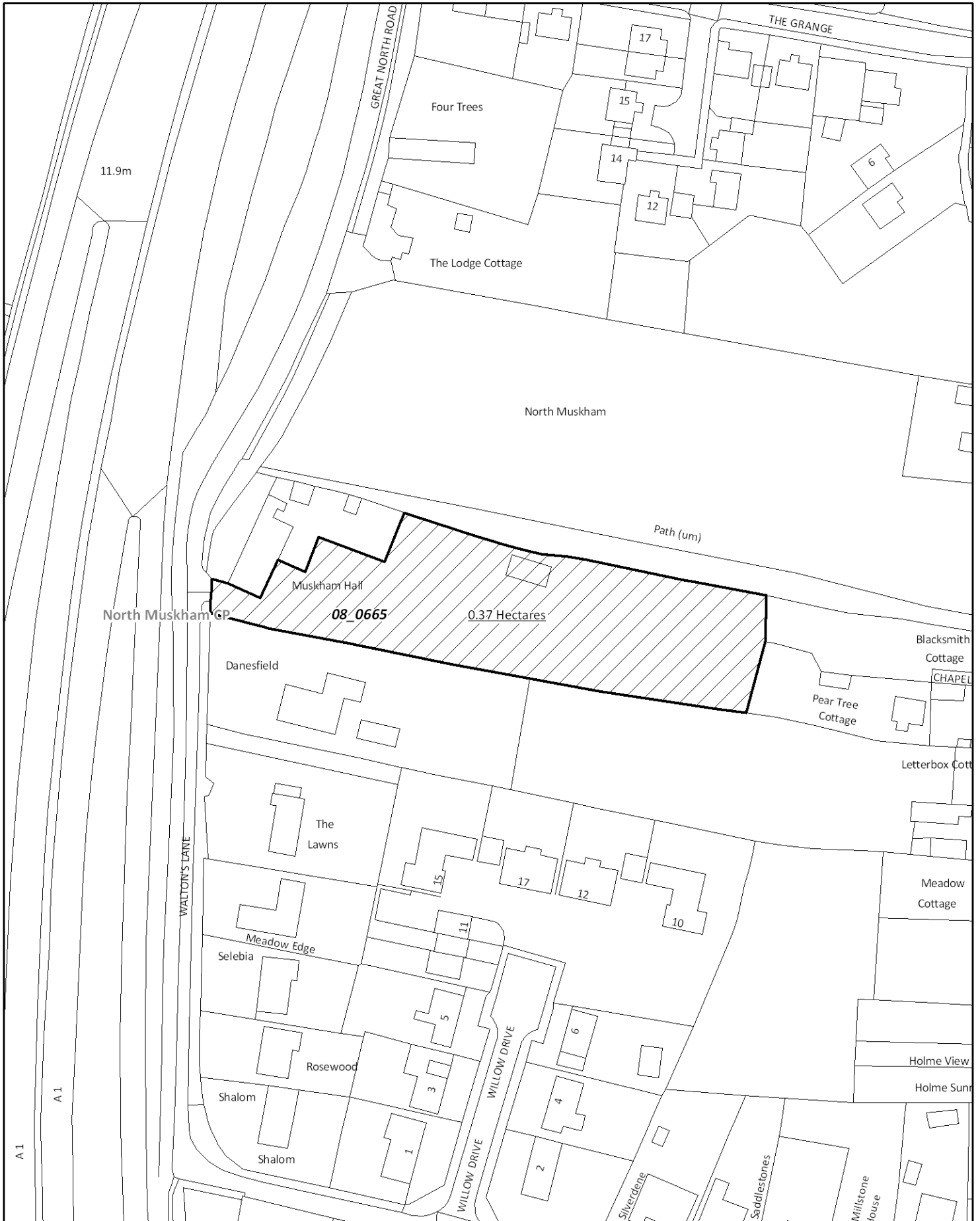
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 13 DPH as housing numbers limited to 5 units because of on-site trees. No on-site POS or POS commuted sum. No. of dwellings 5.

Additional Comments: Parish Council: General Comments: Have concerns that extensive use of any potential sites will have a major impact on the utilities provision, infrastructure and highways in the village. Specific Comments: Site is of environmental significance given the many nesting birds, wildlife and Tree Preservation Orders. Again the vista to the River Trent would disappear. Plus, there is an existing footpath access through the land that would need incorporating. Part of site is adjacent to site SHLAA site 08_0555, part of site within 08_0555

Strategic Housing Land Availability Assessment 2010



**08_0665 - Waltons Lane,
North Muskham**

Date: 09/03/2010

Scale: 1:1,250

NORTH MUSKHAM – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0083	Manor Cottages, Main Street	North Muskham	Site below 0.25ha. Not included in study.
08_0236	Land at Bracken Farm, Vicarage Lane	North Muskham	Site not within a settlement prioritised for Assessment; and Site below 0.25 ha. Not included in study.
08_0664	Main Street	North Muskham	Site has been fully developed

