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

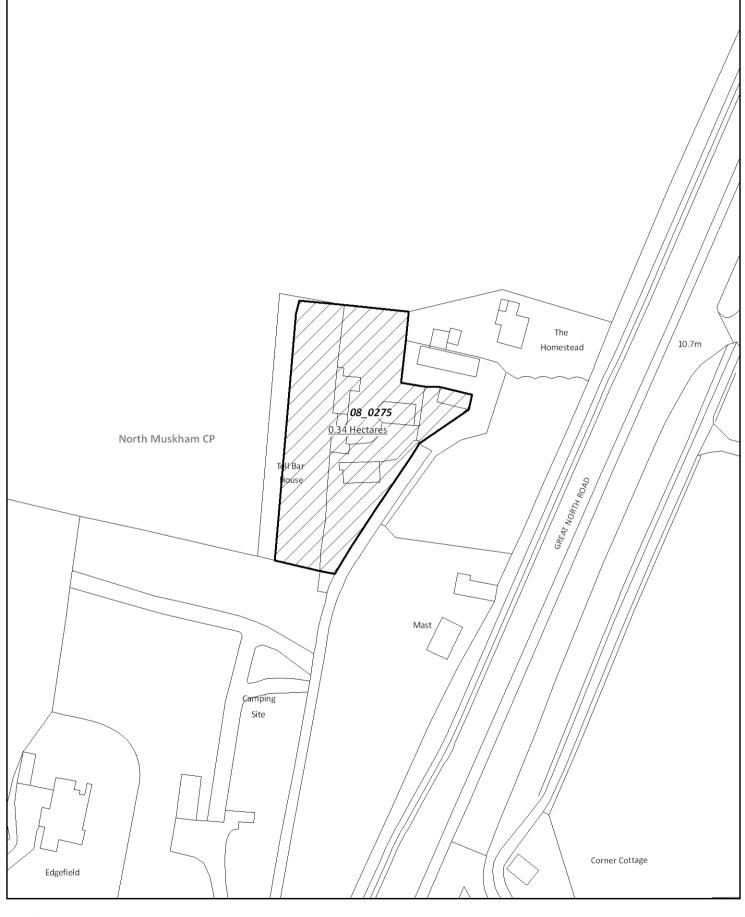
5.171 However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: La	nd at	Burridge Fa	rm, Crab Lan	e					
08_0198 Are	ea(ha):	1.42 Paris	h: SOUTH MU	SKHAM/	LITTLE	Pro	posed	Yield :	
Suitability Conce Availability Conce			site is not suitabl	e					
Availability Com	ments		nation provided: 1 5 years.	Develop	er has shov	wn an inte	erest in t	the site. Site avail	able
Achievability Co	nclusi	on:							
Achievabilty Cor									
Overall Draft Conclusion: Possible (off site) highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact onthe adjacent Scheduled Ancient Monument and it's setting. Site lies within Environment Agency Flood Zone 3 where residential development should resisted.						the			
Overall Final Co	nclusi	deve adjac	lopment would cent Scheduled conment Agenc	need to Ancient	mitigate ag Monumen	gainst an t and it's	y detri	required. Any pos mental impact on g. Site lies within levelopment shou	the
Character Land	Use Lo	ocation The sit	e may be suital						
Location: Village	e (outs	ide but adjoining	g Boundary)	PDI	./Greenfield	d: Gree	nfield		
Area Character:					a Greenfiel	ld:		1.42	
Setting: Country		•		-	a PDL:				
Current Use: Ca	attle fa	rmingAgriculture)	Pro	posed Use	:			
Policy The site	e may	be suitable							
AllocatedSite:	Countr	yside		Oth		evelopme /ashlands		e Open Countrysic	le,
Conflicting Issue									
Access to Servic		The site may I	be suitable						
Within 800m or 1		•						ublic transport	Ň
Primary school:		Bus stop:	No		Secondary			Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/PO:	No		Further Ed			Hospital:	No
Store of Local In	nporta	nce:			Supermark	ket: N	lo	Employment:	Yes
Proximity to Town centre:		[•] 1km from a tow ark Town Centre		Proxim Transp	ity ort Node:	Over 1kr node	m from a	a major public tran	sport
GreenSpaceStar	ndards	: Within 400m	of publicly acces	sible gre	en space				
GreenSpaceStra	tegy C	comments: 15	1m						
Physical Constra	aints	The site is no	t suitable						
Highway Engine	ers Co	Stree		of this sit	e. Compreh			facility nor does Mannent of this site wo	
Topography No	Flat	Aco	cess to Utilities	? Yes	C	ontamina	ated La	nd?: No	
Constraints:		Co	ntamination Ca	tegory:				e usage is yet to be ounding areas	Э

Site Ref: Toll		e, Vicarage L	ane					
08_0275 Area	(ha): 0.34	Parish: NOR	TH MUSKHAN	Λ	Pro	oposed	Yield :	
Suitability Concul	sion	The site is no	suitable					
Availability Concl								
Availability Comm	ents:	Information S	upplied: Availa	ble within 5 y	ears.			
Achievability Con	clusion:							
Achievabilty Com								
Overall Draft Conclusion:		Potential cor	tamination is	sues in the l	ocality w	ould ne	ed to be investig	ated
		from existing conjunction	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 Con	clusion:	and mitigate from existing conjunction	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 U	se Location	The site is not	suitable					
Location: Sepera	ted from urba	in/village bounda	iry P l	DL/Greenfiel	d: PDL			
Area Character:	CountrysideV	ïllage	Α	rea Greenfie	ld:			
Setting: Countrys	ide Village		Α	rea PDL:			0.34	
Current Use: Dor	nestic garder	n/horticultureOth	er Pi	oposed Use	:			
Policy The site AllocatedSite: C	i s not suitab ountryside	le	O	ther: NF1 D	evelopme	ent in th	e Countryside	
Conflicting Issues		looment in the C						
Access to Service		e may be suital						
		•		Within 20	mine trav	al by p	ublic transport	
Within 800m or 10		•					ublic transport	Vaa
Primary school:		•		Secondary			Retail Area:	Yes
GP/ Health	No Cash Machir	No ne/PO:		Further Ec		Yes	Hospital:	Yes
Store of Local Imp				Supermar	ket: Y	'es	Employment:	Yes
Proximity to	Over 1km fro	om a town centre n Centre 6454m		mity port Node:	Over 1ki node	m from a	a major public tran	sport
GreenSpaceStand	l ards: Withir	n 800m of public	v accessible a	reen space				
GreenSpaceStrate			,	-1				
Physical Constrai	nts The si	te is not suitab	e					
Highway Enginee	rs Comment	s: No access to	the public high	way shown	and is the	refore u	nsatisfactory.	
Fopography No	Flat	Access to	Jtilities? Yes	C	ontamina	ated La	nd?: Yes	
Constraints:		Contamina	tion Category				e usage has been to the site	
Agricultural Land	Quality: Gra	ade 2 (Very goo	d) c			-		
S Neighbour Issues	-	lose to A1	3	ite Apparatı				
Identified in SFRA				ite within a	flood	In Flo	odzone 1	
			z	one?:				

Site Ref: Toll Bar House, Vicarage Lane	
08_0275 Area(ha): 0.34 Parish: NORTH MUS	KHAM Proposed Yield :
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitab	le
Impact on views: No	Natural Features: Yes Trees on site
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments: Information Supplied: A	Available within 5 years.
Achievabilty 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: There may be the possibility that	Access onto A1 slip road is potential highways concern. t the land is contaminated as it was previously used for

There may be the possibility that the land is contaminated as it was previously used for industrial/agricultural use.







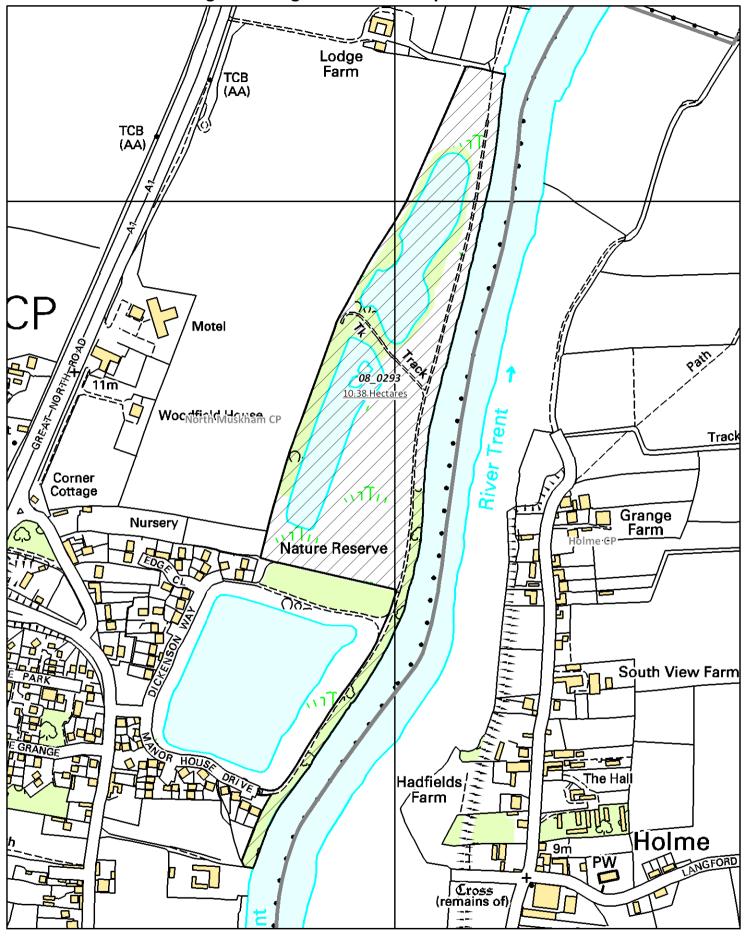
08_0275 - Toll Bar House, Vicarage Lane, North Muskham

Date:	09/03/2010
Scale:	1:1,250

Site Ref: Land West of	the River Trent off Manc	or House Drive	
08_0293 Area(ha): 10.38	Parish: NORTH MUSKHAN	A Proposed	Yield :
	The side is not evidently		
Suitability Conculsion Availability Conclusions:	The site is not suitable		
Availability Comments:	Information Supplied: Devel	oper has shown an interest in	the site Available within
Availability Comments.	all timescales.	oper has shown an interest in	
Achievability Conclusion:			
Achievabilty Comments:			
Overall Draft Conclusion:		ts in this location. Site is ac any possible development v	
		ppact on it. Site lies within E ential development should b	
Overall Final Conclusion:		ts in this location. Site is ac any possible development v	
	against any detrimental im	pact on it. Site lies within E ential development should b	nvironment Agency
Character Land Use Location	The site may be suitable		
Location: Village (outside but a	-	DL/Greenfield: Greenfield	
Area Character: Countryside	A	rea Greenfield:	10.38
Setting: Countryside	Α	rea PDL:	
Current Use: Amenity land and lakesOther	d former fishing P	roposed Use:	
Policy The site may be suita	ble		
AllocatedSite: Countryside	0	ther: NE1- Development in the	ne Countryside
Conflicting Issues Yes Outsi	de Village Envelope		
Access to Services The sit	e may be suitable		
Within 800m or 10 mins walking	ng	Within 30 mins travel by p	ublic transport
Primary school: No Bus st	op: Yes	Secondary school: Yes	Retail Area: Yes
GP/Health No Cash	No	Further Education: Yes	Hospital: Yes
Centre: Machir	1e/PO:	Supermarket: Yes	Employment: Yes
Store of Local Importance:			
-	m a town centre Proxi n Centre 7008m Trans	mity Over 1km from sport Node: node	a major public transport
GreenSpaceStandards: Withir	1 400m of publicly accessible g	reen space	
GreenSpaceStrategy Commer	nts: 83m		
Physical Constraints The si	te is not suitable		
Highway Engineers Comment	s: The site has no access to the site could ,however, be acc		fore unsatisfactory. The
Topography No Slight slope		C C	nd?: No
Constraints: West	Contamination Category	: C-Potentially contaminativ	e usage is yet to be
		identified at the site or sur	ounding areas
Agricultural Land Quality: Gra	ade 2 (Very good) / Grade 🧃	ite Apparatus: None	

Site Ref: Lan	d West of t	he River Trent off M	lanor House Drive	
				Proposed Yield :
08_0293 Area	(ha): 10.38	Parish: NORTH MUS		Proposed field :
Neighbour Issues	rearing	rom A1, possible pig adjacent	Site within a flood zone?:	In zone 3 Wholly within Zones 2 and 3
Identified in SFRA	INO			
SFRA Comments:				
Impact on Landsc	ape Biodive	rsity The site may be s	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	,	North Muskham RB7	Listed Bldg / Loca	al Interest Bldg: No
Recreational Use:		North Muckham	Tree Preservation	Order: No
ProtectedSpecies Habitats:		ve. Indirect	Conservation Area	a: No
Suitability Conclu	sion:	The site is not suitable		
Availability and	l Achievab	ility		
Availability Concl	usions:			
Achievability Con	clusion:			
Availability Comm	ients:	Information Supplied: I all timescales.	Developer has shown a	n interest in the site. Available within
Achievabilty Com	ments:			
Ownership Const	r aints No ow years	nership constraints 0-5	Ownership Commen	ts:
Legal Issues: No			Legal Comments:	
Timescale: No ot	her constraint	s 0-5 years	Availability Other Iss	ues: No other constraints 0-5 years
Viability Commen	ts:			
Additional Commo	which m vehicula Wildlife	nay seriously affect other	s. There is also a conce Drive would have a sig djacent.	substantial displacement down stream ern that any access road and gnificantly adverse impact on the Notts

Strategic Housing Land Availability Assessment 2010





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

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

Site Ref: Rose Cottage	, Main Street					
08_0410 Area(ha): 1.01	Parish: NORTH MUS	KHAM	Proposed	Yield :	24	
Suitability Conculsion	The site may be suitab	le				
Availability Conclusions:	The site could be avail	able in 5 - 10 years time	e			
Availability Comments:	dwellings in mind: 15-2	Developer has shown a 20. Available within 5 ye t has been put in the 5-	ears. Howeve			
Achievability Conclusion:	The site is economical	ly viable/acheivable for	housing			
Achievabilty Comments:	0 DPH with 20% site re d within site area reduct					
Overall Draft Conclusion:		nstraints in this location				thic
	Further information would need to be provided to justify development in the location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject t appropriate mitigation works. The site is both Available and Achievable.					
Overall Final Conclusion: Possible highway constraints in this location. Potential flooding issues.						
Overall Final Conclusion:	location. If the Villag	vould need to be provi e Envelope designatio	on is change	ed throug	h the	
	location. If the Villag Development Plan pr appropriate mitigatio it could be developed	e Envelope designatic ocess, this site could n works. The site is A I within 5 - 10 years.	on is change be conside	ed throug red suitab	h the de subjec	t to
Overall Final Conclusion: Character Land Use Location Location: Village (outside but)	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable	e Envelope designatic ocess, this site could n works. The site is A I within 5 - 10 years.	on is change be consider chievable ar	ed throug red suitab nd it is co	h the de subjec	t to
Character Land Use Location	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary)	e Envelope designatic ocess, this site could n works. The site is A I within 5 - 10 years.	on is change be consider chievable ar	ed throug red suitab nd it is co	h the de subjec	t to
Character Land Use Location Location: Village (outside but a	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary)	e Envelope designatio ocess, this site could n works. The site is A I within 5 - 10 years. e PDL/Greenfield:	on is change be consider chievable ar	ed throug red suitab nd it is co	h the de subjec	t to
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside	e Envelope designatic ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield:	on is change be consider chievable ar	ed throug red suitab nd it is co 0.83	h the de subjec	t to
Character Land Use Location Location: Village (outside but Area Character: ResidentialC Setting: Village Countryside	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use	e Envelope designatic ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL:	on is change be consider chievable ar	ed throug red suitab nd it is co 0.83	h the de subjec	t to
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo	on is change be consider chievable and Combination	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the Ile subjec nsidered	t to that
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in Policy The site may be suita	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo	on is change be consider chievable and Combination	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the Ile subjec nsidered	t to that
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo	on is change be consider chievable and Combination	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the Ile subjec nsidered	t to that
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use able ide Village Envelope te may be suitable	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo	on is change be consider chievable and Combination	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the ole subjec onsidered	t to that
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The site	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use able ide Village Envelope te may be suitable	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo Within Villa	on is change be consider chievable and Combination Combination opment in the ge Envelope	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the ole subjec onsidered	t to that
Character Land Use Location Location: Village (outside but a Area Character: ResidentialC Setting: Village Countryside Current Use: Land & Bldgs in Policy The site may be suita AllocatedSite: Countryside Conflicting Issues Yes Outs Access to Services The si Within 800m or 10 mins walki Primary school: No Bus st GP/ Health No Cash	location. If the Villag Development Plan pro appropriate mitigatio it could be developed The site may be suitable adjoining Boundary) ountryside Use able ide Village Envelope te may be suitable	e Envelope designatio ocess, this site could n works. The site is A l within 5 - 10 years. PDL/Greenfield: Area Greenfield: Area PDL: Proposed Use: Other: NE1 Develo Within Villa	on is change be consider chievable and Combination Combination opment in the ge Envelope travel by pr ool: Yes	ed throug red suitab nd it is co 0.83 0.18 e Countrys	h the ble subjec nsidered side, H13 /	t to that

Proximity toOver 1km from a town centreTown centre:Newark Town Centre 6482m

ProximityOver 1km from a major public transportTransport Node:node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 249m

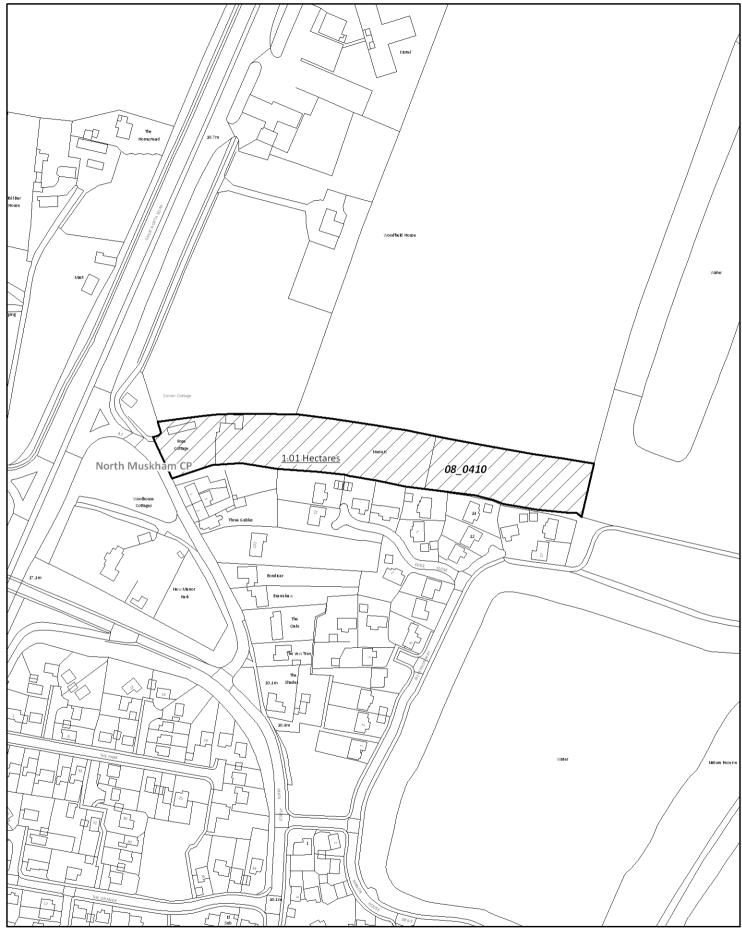
Physical Constraints The site may be suitable

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,		
08_0410 Area(ha): 1.01	Parish: NORTH MUSH	KHAM Proposed Yield : 24
Topography No Flat	Access to Utilities?	Yes Contaminated Land?: No
Constraints:	Contamination Cate	gory: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality: Gra	de 2 (Very good)	Site Apparatus: House on site plus stables
Neighbour Issues: None Identified in SFRA: No		Site within a floodIn zone 3Approx 10% inzone?:Zone 3, 30% in Zone 2
SFRA Comments:		
Impact on Landscape Biodiver	sity The site is suitabl	e
Impact on views: No		Natural Features: No
Impact on existing No Recreational Use:		Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No Habitats:		Tree Preservation Order: No Conservation Area: No
Suitability Conclusion:	he site may be suitable	
Availability and Achievabi	ility	
Availability Conclusions:	The site could be avail	able in 5 - 10 years time
Achievability Conclusion:	The site is economica	lly viable/acheivable for housing
Availability Comments:	dwellings in mind: 15-20	eveloper has shown an interest in the site. Number/type of D. Available within 5 years. However, as the site currently has been put in the 5-10 tranche.
Achievabilty Comments:		DPH with 20% site reduction to reflect flood risk. 6% on- within site area reduction and POS commuted sum. No. of
Ownership Constraints No own years	nership constraints 0-5	Ownership Comments:
Legal Issues: No		Legal Comments:
Timescale: No other constraints	s 0-5 years	Availability Other Issues: No other constraints 0-5 years
		20% site reduction to reflect flood risk. 6% on-site POS commuted sum. No. of dwellings 24.
•	art of site is within North N	3 Auskham 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







Site Ref: West of Mai	in Street			
08_0555 Area(ha): 1.80) Parish: NORTH MUS	KHAM	Proposed Yield :	51
Suitability Conculsion	The site may be suitab	le		
Availability Conclusions:	The site could be avail	able in 5 - 10 years time		
Availability Comments:				
Achievability Conclusion:	The site is economical	ly viable/acheivable for h	ousing	
Achievabilty Comments:		0 DPH with 5% site area -site POS and POS com	()	
Overall Draft Conclusion:	justify development i would need to be inv development would r TPO Trees on the bor be required. If the Ma Development Plan pr	sues. Further information of this location. Potentia estigated and mitigated need to mitigate agains undary. Possible off site in Open Area designation ocess, this site could boor n works. The site is Act within 5 - 10 years.	al contamination i I if necessary. An t any detrimental e highways mitiga ion is changed thr e considered suit	ssues at the site y possible impact on the ation works may rough the able subject to
Overall Final Conclusion:	justify development i site would need to be development would r TPO Trees on the bo be required. If the Ma Development Plan pr	sues. Further information n this location. Potentia investigated and mitig need to mitigate agains undary. Possible off sit in Open Area designation ocess, this site could bon works. The site is Act d within 5 - 10 years.	al contamination i jated if necessary t any detrimental i e highways mitiga ion is changed thu e considered suit	ssues at the Any possible impact on the ation works may rough the able subject to
Character Land Use Locati	on The site is suitable			
Location: Village (within bo	undary)	PDL/Greenfield: G	reenfield	
Area Character: MixedRes	idential and Countryside	Area Greenfield:	1.8	
Setting: Village		Area PDL:		
Current Use: Agriculture		Proposed Use:		
Policy The site may be s	uitable			
AllocatedSite: Main Open	Area	Other: FS7 Main Op Developmen	pen Area, H13 Hou t in Large Villages	sing
Conflicting Issues Yes M	ain Open Area			
Access to Services The	site is suitable			
Within 800m or 10 mins wa	lking	Within 30 mins f	travel by public tra	ansport
Primary school: Yes Bus	s stop: Yes	Secondary scho	ol: Yes Retai	I Area: Yes
GP/Health No Cas Centre: Mac	h No chine/PO:	Further Education Supermarket:		ital: Yes oyment: Yes
Store of Local Importance:		•		

Proximity

Transport Node: node

Over 1km from a major public transport

GreenSpaceStandards: Within 400m of publicly accessible green space

Over 1km from a town centre

Newark Town Centre 5934m

GreenSpaceStrategy Comments: 235m

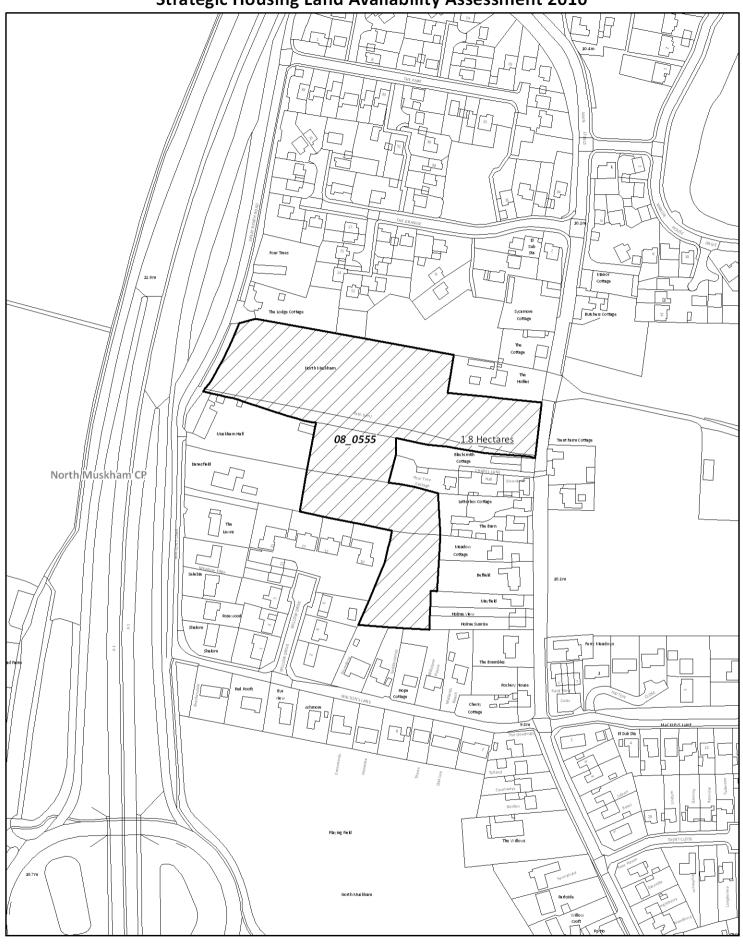
Proximity to

Town centre:

Site Ref: West of Main St	reet	
08_0555 Area(ha): 1.80	Parish: NORTH MUSKH	AM Proposed Yield : 51
Highway Engineers Comments:	work required. Traffic Sta visibility could be achieve	vay layout to be provided to standard. Off site highways atement required. The site needs to demonstrate that d onto either of the said roads. Off site highway works de for adequate pedestrian linkage.
Topography No Constraints:	Access to Utilities?	nknown Contaminated Land?: Yes
Constraints:	Contamination Catego	ry: A-Potentially contaminative usage has been identified at the site
Agricultural Land Quality: Grac 3	le 2 (Very good) /Grade	Site Apparatus: None
Neighbour Issues:NoneIdentified in SFRA:No		Site within a flood In zone 2 Partly in FZ2 zone?:
SFRA Comments:		
Impact on Landscape Biodivers Impact on views: No	sity The site is suitable	Natural Features: No
1	North Muskham FP3	Listed Bldg / Local Interest Bldg: No
Recreational Use: ProtectedSpecies/ No		Tree Preservation Order: Yes
Habitats:		Conservation Area: No
Suitability Conclusion:	ne site may be suitable	
Availability and Achievabi	ity	
Availability Conclusions:	The site could be availab	le in 5 - 10 years time
Achievability Conclusion:	The site is economically	viable/acheivable for housing
Availability Comments:		
Achievabilty Comments:		PH with 5% site area reduction (trees) and a further 1% POS and POS commuted sum. No. of dwellings 51.
Ownership Constraints owner of	onstraints 11-15 years Ov	vnership Comments:
Legal Issues:	Le	gal Comments:
Timescale:	Av	ailability Other Issues:
		site area reduction (trees) and a further 1% to make nmuted sum. No. of dwellings 51.
Additional Comments: SHLAA s Parish C		the site Have concerns that extensive use of any potential sites

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 nestng birds, wildlife and Tree Preservation Orders. Again the vista to the River Trent would disappear. Plus, there is an existing footpath acess through the land that would need incorporating.

Strategic Housing Land Availability Assessment 2010







08_0555 - West Of Main Street, North Muskham

Date:	09/03/2010
Scale:	1:2,500

Site Ref: Land at Trent	Farm							
08_0556 Area(ha): 3.36	Parish: NORTH MUSKH	AM	Proposed Yield :	34				
Suitability Conculsion	The site may be suitable							
Availability Conclusions:	The site could be available	The site could be available in 5 - 10 years time						
Availability Comments:	Information submitted: Int within 5 years.	erest in the site has	been considerable.	Site is available				
Achievability Conclusion:	The site is economically vi	able/acheivable for	housing					
Achievabilty Comments:	Viable - Assessed at 30 D reduction) and POS comm		`	nodated within				
Overall Draft Conclusion:	Potential contamination and mitigated if necessa be required. Potential fle provided to justify devel designation is changed could be considered sui Although constraints co (approx. 70% is in Flood development. The site is developed within 10- 15	ry. Possible off si ooding issues. Fu opment in this loca through the Develo table subject to ap uld prevent part of Zone 3), some are s Achievable and in	te highways mitigati rther information wo ation. If the Village I opment Plan process propriate mitigation the site from being as could accommod	on works may buld need to be Envelope s, this site works. developed late				
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							
	adioining Boundary)	PDL/Greenfield:	Greenfield					
Location: Village (outside but								
Location: Village (outside but Area Character: Countryside		Area Greenfield:	3.17					

Other: NE1 - Development in the Countryside; H13 Housing development in large villages

Secondary school: Yes

Supermarket:

Transport Node: node

Proximity

Village Envelope
Conflicting Issues Yes Outside Village Envelope

AllocatedSite: Countryside Small part of site within

Access to Services	The site is suitable

Within 800m or 10 mins walking

Primary school:YesBus stop:YesGP/ HealthNoCashNo

Centre: Machine/PO:

Store of Local Importance:

Proximity to	Over 1km from a town centre
Town centre:	Newark Town Centre 6191m

Further Education: Yes Hospital:

Within 30 mins travel by public transport

Yes **Employment:** Yes

Over 1km from a major public transport

Retail Area:

Yes

Yes

GreenSpaceStandards: Within 400m of publicly accessible green space

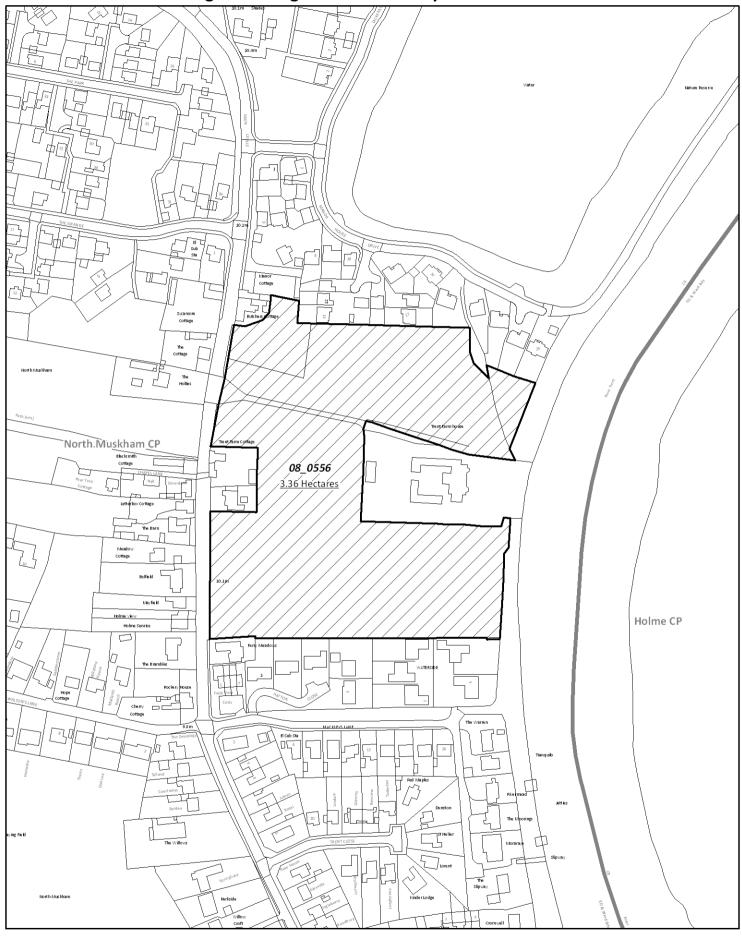
GreenSpaceStrategy Comments: 153m

Site Ref:	Land at	Frent F	arm		
08_0556	Area(ha):	3.36	Parish: NORTH MUSKH	IAM	Proposed Yield : 34
Physical Co	onstraints	The site	e may be suitable		
Highway En	igineers Coi	nments	works required. Traffic a	ssessment required. site frontage. Off site	ded to standard. Off site highway A suitable position for access to this highway works are likely to be
Topography Constraints			Access to Utilities?	/es Contan	ninated Land?: Maybe
Constraints			Contamination Catego		ntaminative usage has been se proximity to the site
Agricultural	Land Quali	ty: Gra	de 3 (Good-moderate)	Site Apparatus: N	lone
Neighbour I	ssues:	None		Site within a flood	In zone 3 Approx 95% in
Identified in	SFRA: No			zone?:	Zone 2 and 70% within zone 3 away from road.
SFRA Com	nents:				
Impact on L	andscape I	Biodiver	sity The site is suitable		
Impact on v	iews: No			Natural Features:	No
Impact on e Recreationa		the sit Muskł easter BW5 d	There is a right of way on e 199/7/1 or North nam RB7 on the adjacent in boundary and 199/5/1 on the south-eastern r of the site	Listed Bldg / Local	Interest Bldg: No
ProtectedSp	nacias/ No			Tree Preservation (Drder: No
Habitats:				Conservation Area:	: No
Suitability C	Conclusion:	Т	he site may be suitable		
Availabilit	ty and Ach	nievabi	lity		
Availability	Conclusion	s:	The site could be available	ole in 5 - 10 years tim	le
Achievabilit	y Conclusio	on:	The site is economically	y viable/acheivable fo	or housing
Availability	Comments:		Information submitted: In within 5 years.	terest in the site has b	een considerable. Site is available
Achievabilty	y Comments	5:	Viable - Assessed at 30 E reduction) and POS comr		on (6% POS accommodated within rellings 34.
Ownership	Constraints	No owr years	nership constraints 0-5 O	wnership Comments	S:
Legal Issues	s: No		L	egal Comments:	
Timescale:	No other co	nstraints	0-5 years A	vailability Other Issu	es: No other constraints 0-5 years
Viability Cor			ssessed at 30 DPH 65% s commuted sum No. of dw		accommodated within reduction)
Additional C		will have Specific pass thro highway Manor C which is	a major impact on the utili Comments: There are floo ough. The majority of the s s and drainage concern as ottages which is adjacent	ities provision, infrastru ding concerns as the I site is in the Environme large site accessing N was refused on appea ge landscape under Pl	extensive use of any potential sites ucture and highways in the village. and has a natural culvert for water to ent Agency Flood Zone 3. Plus, Main Street. Previous application at I because it is agricultural land PG7 on amenity land versus e to the River Trent.

08_0556 Area(ha): 3.36 Parish: NORTH MUSKHAM

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 M	uskham School						
08_0557 Area(ha): 1.1	2 Parish: NORTH MUS	KHAM	Proposed Yield :	30			
Suitability Conculsion	The site may be suitab						
Availability Conclusions:	The site could be avail	able in 5 - 10 years ti	me				
Availability Comments:							
Achievability Conclusion:	The site is economical	ly viable/acheivable f	or housing				
Achievabilty Comments:			area reduction, 6% on-s S commuted sum. No. c				
Overall Draft Conclusion:	and mitigated if nece would need to be pro off site highways mit designation is chang could be considered	ssary. Potential floc vided to justify dev igation works may l ed through the Dev suitable in all other e site is Achievable	ality would need to be oding issues. Further i elopment in this location be required. If the Vill elopment Plan process respects/ subject to ap and it is considered th	nformation on. Possible lage Envelope s, this site ppropriate			
Overall Final Conclusion:	and mitigated if nece would need to be pro off site highways mit designation is chang could be considered mitigation works. Th	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 Locat	ion The site may be suitab	e					
Location: Village (outside l	out adjoining Boundary)	PDL/Greenfield:	Greenfield				
Area Character: Countrys	de	Area Greenfield	1.12				
Setting: Countryside		Area PDL:					
Current Use: Agriculture		Proposed Use:					
Policy The site may be s	suitable						
AllocatedSite: Countrysid	e	Other: NE1 - De	evelopment in the Count	ryside			
Conflicting Issues Yes C	Outside Village Envelope						

Access to Services The site is suitable

Within 800m or 10 mins walking

Primary school	: Yes	Bus stop:	Yes	Secondary	y school: Yes	Retail Area:	Yes
GP/ Health	No	Cash	No	Further Ec	ducation: Yes	B Hospital:	Yes
Centre:		Machine/PO:		Supermar	ket: Yes	Employment:	Yes
Store of Local I	mporta	ance:			100		
Proximity to Town centre:		r 1km from a tov ark Town Centr		Proximity Transport Node:	Over 1km froi node	m a major public tran	sport

Within 30 mins travel by public transport

Yes Yes Yes

GreenSpaceStandards: Within 400m of publicly accessible green space

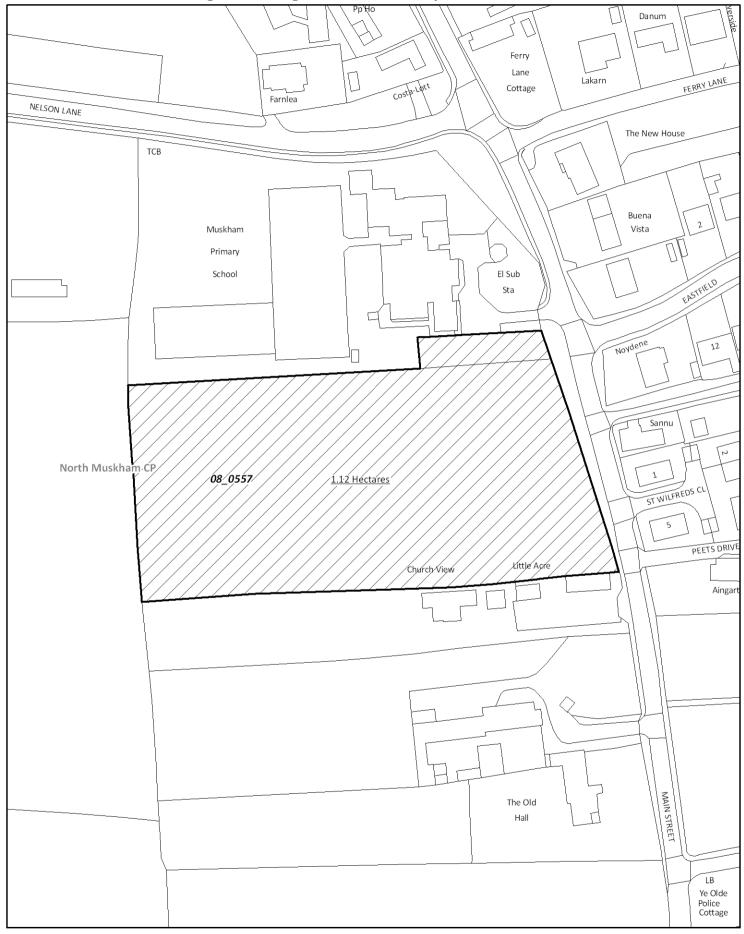
GreenSpaceStrategy Comments: 85m

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 Musk	ham School				
08_0557	Area(ha): 1.12	Parish: NORTH MUSKH	IAM Proj	posed Yield : 30		
		required to provide pedes	strian facilities.			
Topography Constraints:		Access to Utilities?	Inknown Contamina	ted Land?: Maybe		
Constraints	•	Contamination Catego	bry: B-Potentially contam identified in close pr	ninative usage has been oximity to the site		
Agricultural	Land Quality: Gra	de 3 (Good-moderate)	Site Apparatus: None			
Neighbour Is	ssues: None		Site within a flood	In zone 3 Entire site falls		
Identified in	SFRA: No		zone?:	within zone 2, frontage strip only (approx 5%) within zone 3		
SFRA Comm	nents:					
Impact on L	andscape Biodiver	rsity The site may be suit	table			
Impact on vi	iews: No		Natural Features: No			
Impact on ex Recreationa			Listed Bldg / Local Inte	erest Bldg: Yes		
ProtectedSp			Tree Preservation Orde			
Habitats:			Conservation Area: No)		
Suitability C	conclusion: 7	The site may be suitable				
Availabilit	y and Achievabi	ility				
Availability	Conclusions:	The site could be available in 5 - 10 years time				
Achievabilit	y Conclusion:	The site is economically viable/acheivable for housing				
Availability	Comments:					
Achievabilty	Comments:		PH with 10% site area rec ction area and POS comm	duction, 6% on-site POS nuted sum. No. of dwellings 30.		
Ownership (Constraints	0	wnership Comments:			
Legal Issues	5:	Le	egal Comments:			
Timescale:		A	vailability Other Issues:			
Viability Cor		ssessed at 30 DPH with 10 tion area and POS commut		on-site POS accomodated in 30.		
Additional C	will have Specific drainage site had	e a major impact on the utili Comments: There are high e issues. The site borders t been potentially earmarked kham Church and thus hous	ties provision, infrastructur way concerns given proxin the Environment Agency F d as a suitable site for the	ensive use of any potential sites re and highways in the village. mity to the school and also Flood Zone 3. Furthermore, the extension of the burial ground not take precedence over this		

Strategic Housing Land Availability Assessment 2010





08_0557 - South Of Muskham School,	Date:	09/03/2010
North Muskham	Scale:	1:1,250

Site Ref:	South o	f Rose C	ottag	ge, Crab Lan	е						
08_0558	Area(ha):	0.40	Parish	: NORTH MUS	SKHAM			Propose	ed Yield	1:	
			- 1 ·								
Suitability Co			The sit	te is not suitable	9						
Availability C											
Availability C											
Achievability											
Achievabilty				(* - 1 (¹	• •		1 114				
Overall Draft	Conclusio		and m 3 whe constr	tial contaminat itigated if nece re residential c raints in this lo ite unsuitable f	essary. levelopr cation, i	Site lies nent sho n conjur	within E uld be i action w	Environr resisted	nent Ag . Possi	gency Flood ble highwa	I Zone y
Overall Final	Conclusio		and m 3 whe consti	tial contaminat itigated if nece re residential c raints in this lo ite unsuitable f	essary. levelopr cation, i	Site lies nent sho in conjur	within E uld be i nction w	Environr resisted	nent Aç . Possi	gency Flood ble highwa	l Zone y
Character La	nd Use Lo	ocation TI	ne site	e may be suitab	le						
Location: Vi	llage (outs	ide but adj	oining	Boundary)	PDL	./Greenfi	eld: G	reenfield	I		
Area Charact	ter: Coun	tryside			Are	a Greenfi	ield:		0.4	4	
Setting: Cou	untryside				Area	a PDL:					
Current Use:	Countrys	side			Pro	posed Us	se:				
Policy The	site may	be suitabl	е								
AllocatedSite) (11		Oth		- Develo hlands	opment ii	n the Co	ountryside, F	PU1 -
Conflicting Is	ssues Ye	s Outside	Village	e Envelope							
Access to Se	ervices	The site i	s suita	able							
Within 800m	or 10 min	s walking				Within 30) mins t	ravel by	public	transport	
Primary scho	ool: Yes	Bus stop	:	Yes		Seconda	ry scho	ol: Yes	Ref	tail Area:	Yes
GP/ Health Centre:	No	Cash Machine/	ΡO·	No		Further E		on: Yes		spital:	Yes
Store of Loca	al Importa					Superma	rket:	Yes	Em	ployment:	Yes
Proximity to Town centre		[.] 1km from ark Town (Proxim Transpo	ity ort Node			m a maj	or public tra	nsport
GreenSpace	Standards	: Within 4	00m of	f publicly acces	sible gre	en space					
GreenSpace	Strategy C	comments	: 72m	ı							
Physical Cor	straints	The site	is not	suitable							
Highway Eng	gineers Co	omments:	Once into th	Ln is generally a off Crab Lane a ne village centre opment onto Cra	ind onto .The Hig	Main St t ghway Au	here aga ithority v	ain there would no	is no p	edestrian fac	
Topography			Acce	ess to Utilities	? Unkno	wn	Contan	ninated I	Land?:	Maybe	
Constraints:	undulating	g	Con	tamination Cat	egory:			ntaminat se proxim		ge has been e site	

Site Ref: South of Rose Cottage, Crab L	ane
08_0558 Area(ha): 0.40 Parish: NORTH M	IUSKHAM Proposed Yield :
Agricultural Land Quality: Grade 3 (Good-moderat Neighbour Issues: None Identified in SFRA: No SFRA Comments: No	Site within a flood In zone 3 Wholly within Zone zone?: 2 and Zone 3
Impact on Landscape Biodiversity The site may	be suitable
Impact on views: No	Natural Features: Yes Trees
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No	Tree Preservation Order: No
Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitabl	e
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
should be noted that flooding blockage that may or may no Parish Council: General Con will have a major impact on t	ords indicating that this site may have flooded in the past. It g in some instances was caused by watercourse and drainage of present a risk in the future. Inments: Have concerns that extensive use of any potential sites he utilities provision, infrastructure and highways in the village. 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







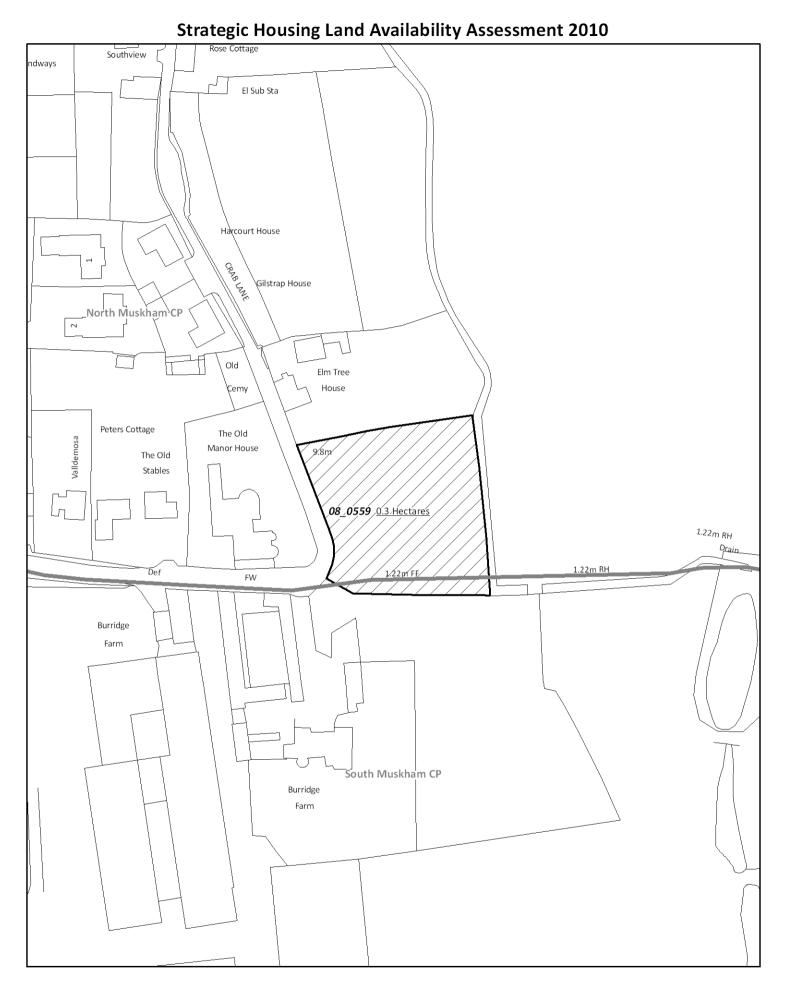
08_0558 - South Of Rose Cottage, Crab Lane, North Muskham

Date:	09/03/2010
Scale:	1:1,250

Site Ref:	Crab La	ane								
08_0559	Area(ha)	: 0.30	Parish: NORTH	MUSKHAN	Л		Proposed	l Yield :		
Suitability C Availability (The site is not su	itable						
Availability (Comments	S:								
Achievability	y Conclus	ion:								
Achievabilty	Commen	its:								
			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 Fina	I Conclus		and mitigated if 3 where residen	necessary tial develo his locatior	 Site lies pment sh in conju 	within ould be Inction v	Environm resisted.	eed to be investi ent Agency Flood Possible highwa considerations,	d Zone y	
Character La	and Use L	ocation Th	ne site may be s	uitable						
Location: V	illage (out	side but adj	oining Boundary)	PI	DL/Green	f ield: G	Greenfield			
Area Charac	ter: Cour	ntryside		Α	rea Green	field:		0.3		
Setting: Co	ountryside			Α	Area PDL:					
Current Use	: Agricult	ure		Pi	roposed L	Jse:				
Policy The	e site may	be suitable	9							
AllocatedSit		-	Village Envelope			I - Devel shlands	opment in	the Countryside, F	PU1 -	
Access to Se			s suitable							
Within 800m	or 10 mir	ns walking			Within 3	30 mins t	travel by p	oublic transport		
Primary sch	ool: No	Bus stop	: No		Second	ary scho	ool: No	Retail Area:	No	
GP/ Health	No	Cash	No		Further	Educati	on: No	Hospital:	No	
Centre: Store of Loc	al Importa	Machine/	PO:		Superm	arket:	No	Employment:	Yes	
Proximity to Town centre	Ove	r 1km from	a town centre Centre 5251m	Proxi Trans	mity sport Node			a major public tra	nsport	
GreenSpace	Standard	s: Within 4	00m of publicly a	ccessible g	reen space	е				
GreenSpace	Strategy	Comments	: 81m							
Physical Co	nstraints	The site	is not suitable							
Highway En	gineers C	omments:	Once off Crab La	ane and on entre .The l	to Main St Highway A	there ag uthority	ain there is would not	edestrian facility. s no pedestrian fa support further sig		
Topography			Access to Util	ities? Unk	nown	Contar	ninated La	and?: Maybe		
Constraints:	:		Contaminatior	n Category				e usage has been y to the site	I	

Site Ref: Crab Lane	
08_0559 Area(ha): 0.30 Parish: NORTH MUSK	HAM Proposed Yield :
Agricultural Land Quality: Grade 3 (Good-moderate)	
Neighbour Issues: None	Site Apparatus: None
Identified in SFRA: No	Site within a floodIn zone 3Wholly withinzone?:zones 2 and 3.
SFRA Comments:	
Impact on Landscape Biodiversity The site is suitable	
Impact on views: No	Natural Features: No Trees on boundary
Impact on existing No Recreational Use:	Listed Bldg / Local Interest Bldg: No
	Tree Preservation Order: No
ProtectedSpecies/ No Habitats:	Conservation Area: No
Suitability Conclusion: The site is not suitable	
Availability and Achievability	
Availability Conclusions:	
Achievability Conclusion:	
Availability Comments:	
Achievabilty Comments:	
Ownership Constraints	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
blockage that may or may not pres Parish Council: General Commen will have a major impact on the uti Specific Comments: The site is su drainage capacity in that area. It i Survey maps (risk is 1% or greate	ome instances was caused by watercourse and drainage

Also in South Muskham Parish.







08_0559 - Crab Lane, North Muskham

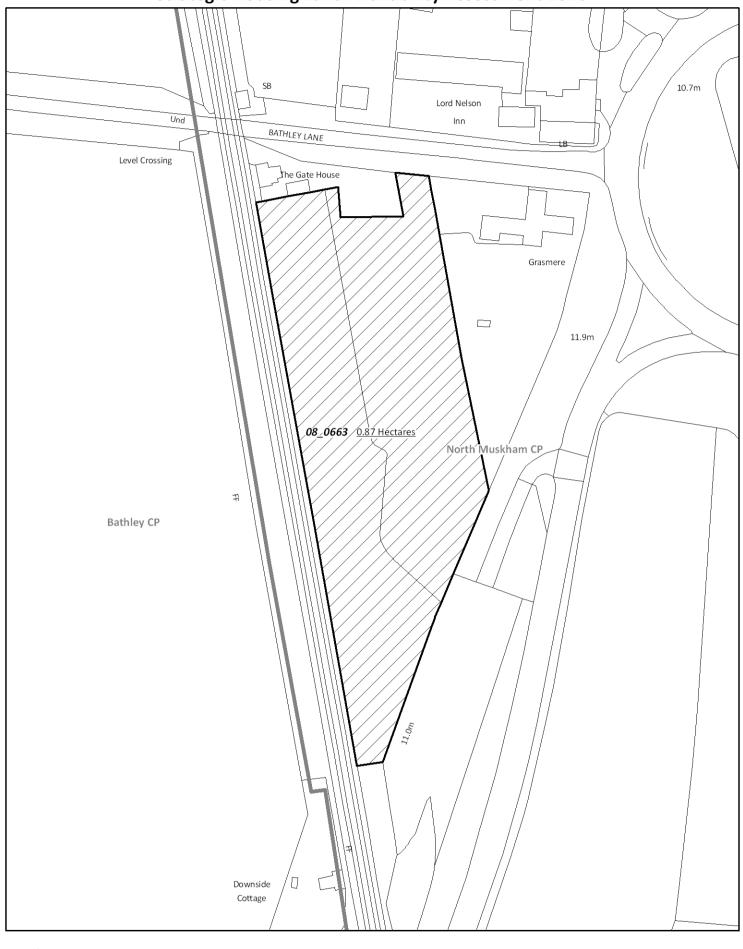
Date:	09/03/2010
Scale:	1:1,250

		-								
	Bathley									
08_0663	Area(ha):	0.87	Parish:	NORTH M	IUSKHA	M		Proposed	d Yield :	
Suitability Co	nculsion	-	The site	e is not suita	ble					
Availability Co	onclusio	ns:								
Availability Co	omments	:								
Achievability	Conclusi	ion:								
Achievabilty (Comment	ts:								
Overall Draft	Conclusi		mitigate conjune	ed if neces ction with o oment. Not	sary. P other co	ossible high	iway co s, mak	onstraints e this site	to be investigate in this location, unsuitable for eparation from e	in
Overall Final	Conclusi		mitigate conjune	ed if neces ction with o oment. Not	sary. P	ossible high	iway co s, mak	onstraints e this site	to be investigate in this location, unsuitable for eparation from e	in
Character Lar	nd Use Lo	ocation Th	ne site i	s not suita	ble					
Location: Se	perated fr	om urban/v	village b	oundary	F	PDL/Greenfie	eld: G	Freenfield		
Area Characte	er: Coun	tryside	Area Greenfield: 0.87							
Setting: Cou	ntryside		Area PDL:							
Current Use:	Countrys	side			F	Proposed Us	e:			
Policy The	site is no	t suitable								
AllocatedSite	: Countr	yside			C	Other: Policy	y NE1 -	Developn	nent in the Country	/side.
Conflicting Is	sues Ye	s Develop	ment in	the Countr	yside.					
Access to Ser	rvices	The site is	s suital	ble						
Within 800m o	or 10 min	s walking				Within 30	mins	travel by p	public transport	
Primary school	ol: Yes	Bus stop:	: ``	Yes		Secondar	ry scho	ool: Yes	Retail Area:	Yes
GP/ Health Centre:	No	Cash Machine/		No		Further E			Hospital:	Yes
Store of Loca	l Importa	nce:				Superma	rket:	Yes	Employment:	Yes
Proximity to Town centre:		1km from ark Town C				timity sport Node:			a major public tra	nsport
GreenSpaceS	tandards	: Within 40	00m of p	publicly acc	essible	green space				
GreenSpaceS	trategy C	comments:	: 394m	ו						
Physical Cons	straints	The site	is not s	suitable						
Highway Engi	ineers Co		work re railway regard access require isolated result ir	equired. Tra- level crossi- to the positi- to this site, d in order to from the m n pedestriar	affic stat ing . Advision of th it is envice provide nain par ns negot	ement require vice should b e access to the visaged that e this facility . t of the village iating the slip	ed. The e sough his site extensive It shou e and a p roads	e site is in ht from the . In addition ve off site I Id also be Il pedestria to the adja	andard. Off site h close proximity to a Rail Authority wit on there is no pede highway works wo noted that this site an movements wo acent A 1 Trunk ro v have a view on th	a h estrian uld be is uld ad. This

Site Ref:	Bathley Lane	,	
08_0663	Area(ha): 0.87	Parish: NORTH MUSK	HAM Proposed Yield :
Topography Constraints:	No	Access to Utilities? Contamination Categ	
Agricultural	Land Quality: G	arade 2 (Very good)	Site Apparatus: None visible.
Neighbour Is	sues: None).	Site within a flood In Floodzone 1
Identified in	SFRA: No		zone?:
SFRA Comm	ents:		
Impact on La	andscape Biodiv	versity The site is not suit	able
Impact on vi	ews: No		Natural Features: Yes Drainage dyke surrounding the site. Hedging and trees.
Impact on ex Recreational			Listed Bldg / Local Interest Bldg: No
ProtectedSpecies/ No			Tree Preservation Order: No
Habitats:			Conservation Area: No
Suitability Co	onclusion:	The site is not suitable	
Availability	y and Achieva	bility	
Availability C	Conclusions:		
Achievability	Conclusion:		
Availability C	Comments:		
Achievabilty	Comments:		
Ownership C	Constraints	(Ownership Comments:
Legal Issues	:	l	Legal Comments:
Timescale:			Availability Other Issues:
Viability Con	nments:		
Additional C	omments: Parish	n Council: General Commen	ts: Have concerns that extensive use of any potential sites

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: 08_0665	Waltons Lane Area(ha): 0.37	Parish: NORTH MUSKHAM	Proposed Yield :	5			
Suitability C	onculsion	The site may be suitable					
Availability (Availability (Conclusions: Comments:	The site could be available in 5 - 10 years time	Э				
Achievability	y Conclusion:	The site is economically viable/acheivable for housing					
Achievabilty	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	t Conclusion:	Potential contamination issues in the local and mitigated if necessary. Possible high would limit development to 5 dwellings. A prevent part of the site from being develop accommodate development. If the Main Op through the Development Plan process, pa suitable subject to appropriate mitigation w it is considered that it could be developed	vay constraints in this Ithough tree constrain ed, some areas could ben Area designation i irt of this site could be vorks. The site is Ach	s location hts could is changed e considered			
Overall Fina	I Conclusion:	Potential contamination issues in the local and mitigated if necessary. Possible high would limit development to 5 dwellings. A prevent part of the site from being develop accommodate development. If the Main Op through the Development Plan process, pa suitable subject to appropriate mitigation w it is considered that it could be developed	vay constraints in this Ithough tree constrain ed, some areas could oen Area designation i irt of this site could be works. The site is Ach	s location hts could is changed e considered			
Character La	and Use Location	The site is suitable					

PDL/Greenfield: Combination

0.17

0.2

Area Greenfield:

Proposed Use:

Area PDL:

Access to Services The site is suitable	Within 20 mine travel by mublic travenent
Conflicting Issues Yes Main Open Area	
AllocatedSite: Main Open Area	Other: FS7 - Main Open Areas, H13 - Housing Development in Large Villages
Policy The site may be suitable	

Within 30 mins travel by public transport Within 800m or 10 mins walking Primary school: Yes Bus stop: Yes Secondary school: Yes Retail Area: Yes Yes **GP/ Health** No Cash No Further Education: Yes **Hospital:** Centre: Machine/PO: Supermarket: **Employment:** Yes Yes Store of Local Importance: Over 1km from a town centre **Proximity** Over 1km from a major public transport Proximity to Town centre: Newark Town Centre 5882m Transport Node: node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 264m

Location: Village (within boundary)

Current Use: Agriculture/GardenOther

Policy The site may be suitable

Setting: Village

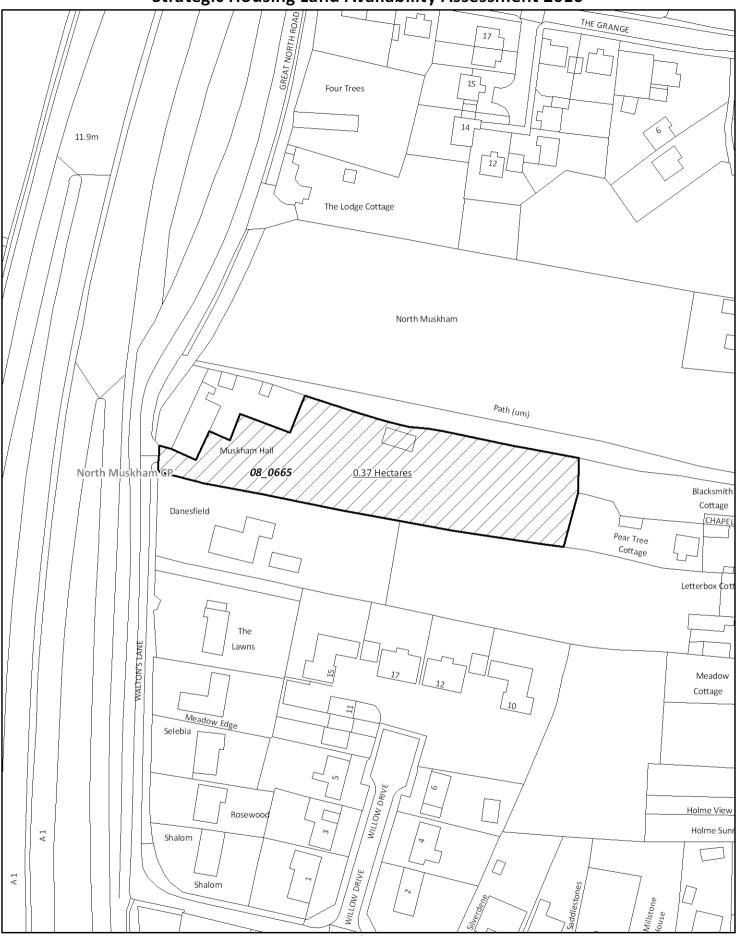
Area Character: MixedResidential/Countryside

Physical Constraints The site may be suitable

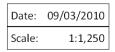
Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Limited access available to this site off Gt Nth Rd. It is doubtful if an access standard that could

Site Ref: Walte	ons Lane				
	h a): 0.37	Parish: NORTH MUSKH	IAM Pro	oposed Yield :	5
		serve more than 5 dwelli the vicinity of this site.	ngs could be achieved. T	here is no pedestr	an facility in
Topography No Constraints:		Access to Utilities?	Jnknown Contamin	ated Land?: Ma	ybe
Constraints.		Contamination Catego	ory: B-Potentially conta identified in close p		
Agricultural Land G	Quality: Gra	de 2 (Very good)	Site Apparatus: Non	e	
Neighbour Issues:	A1		Site within a flood	In Floodzone 1	Zone 2
Identified in SFRA:	No		zone?:	fringes north pa	
SFRA Comments:					
Impact on Landsca	pe Biodiver	sity The site may be sui	table		
Impact on views:	No		Natural Features: Yes	s Mature trees wi	thin site
Impact on existing Recreational Use:	No F of site	Right of way adjoins north	Listed Bldg / Local Int	erest Bldg: Yes	
ProtectedSpecies/	No		Tree Preservation Ord	ler: No	
Habitats:			Conservation Area: N	10	
Suitability Conclus	ion: T	he site may be suitable			
Availability and	Achievabi	lity			
Availability Conclu	sions:	The site could be availa	ble in 5 - 10 years time		
Achievability Conc	lusion:	The site is economically	y viable/acheivable for h	nousing	
Availability Comme	ents:				
Achievabilty Comm	nents:	Viable - Assessed at 13 I site trees. No on-site POS			
Ownership Constra	aints	C	wnership Comments:		
Legal Issues:		L	egal Comments:		
Timescale:		Α	vailability Other Issues	:	
Viability Comments		ssessed at 13 DPH as hou POS or POS commuted s		units because of c	on-site trees.
Additional Comme	will have Specific and Tree there is	Council: General Comments a major impact on the util Comments: Site is of envir Preservation Orders. Ag an existing footpath acess ite is adjacent to site SHL/	ities provision, infrastructur onmental significance giv ain the vista to the River through the land that wou	ure and highways i ven the many nestr Trent would disapp uld need incorporat	n the village. ng birds, wildlife ear. Plus,

Strategic Housing Land Availability Assessment 2010







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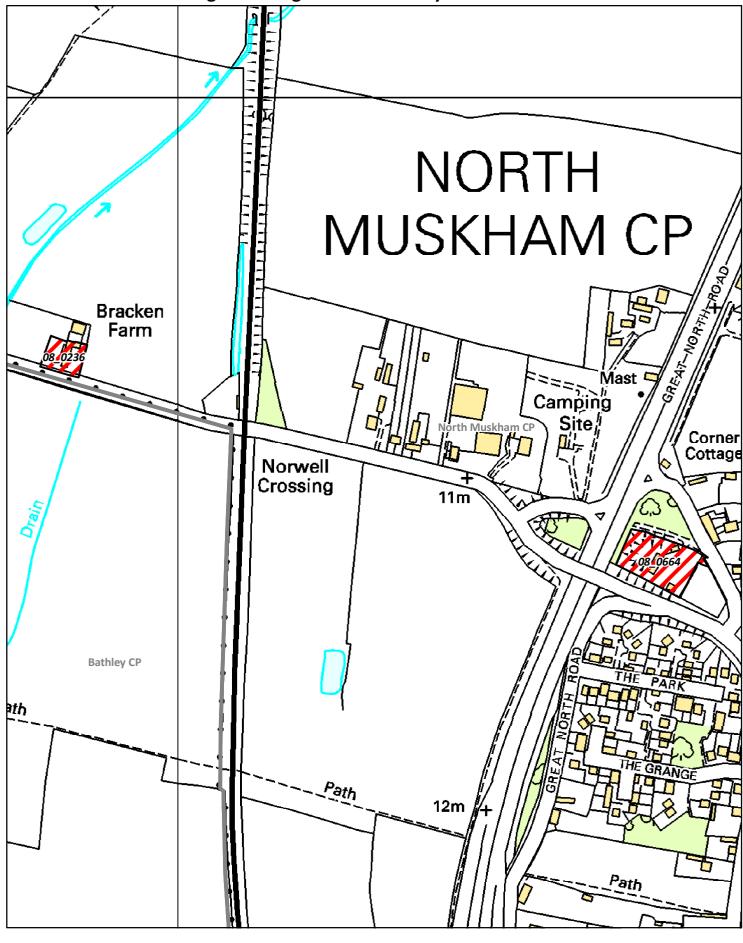
08_0665 - Waltons Lane,

North Muskham

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

Strategic Housing Land Availability Assessment 2010







08_0236 - 08_0664 North Muskham

Date:	13/05/2010
Scale:	1:4,061