



# **STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT**

## **AVERHAM PARISH – SITE ASSESSMENTS**

**2021**

**Averham Parish**

The following sites have been submitted within the Parish of Averham. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

<b>Site Reference Number: 16_0178</b>		<b>Site Address Land east and west of Staythorpe Road, Averham</b>	
<b>Housing/Employment/Both: Housing</b>		<b>Area (Ha): 2.21</b>	
<b>Parish: Averham</b>		<b>Ward: Trent</b>	
<b>Suitability Conclusion:</b> Not Suitable – Settlement too Small <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:			
<b>OVERALL CONCLUSION:</b>			
Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.			

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Adjacent Village	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 2.21
Area Character: Countryside / Residential	
Setting : Countryside / Residential	
Current Use: Agricultural	
<b>Policy:</b>	
Current Policy Status: SP3 & DM8	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: No      Retail Area: Yes
GP/Health Centre: No      Cash Machine / Post Office: No	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Over 1km to town centre (c.5km)	Proximity to Transport Node: Over 1km from major public transport node (c.3km)
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 470m

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

### Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: No                      Contamination Category:

Agricultural land quality : 100% Grade 2 (Very Good)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1 & 2                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

### Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area : No                      Heritage asset (designated & non designated):

**Suitability Conclusion: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

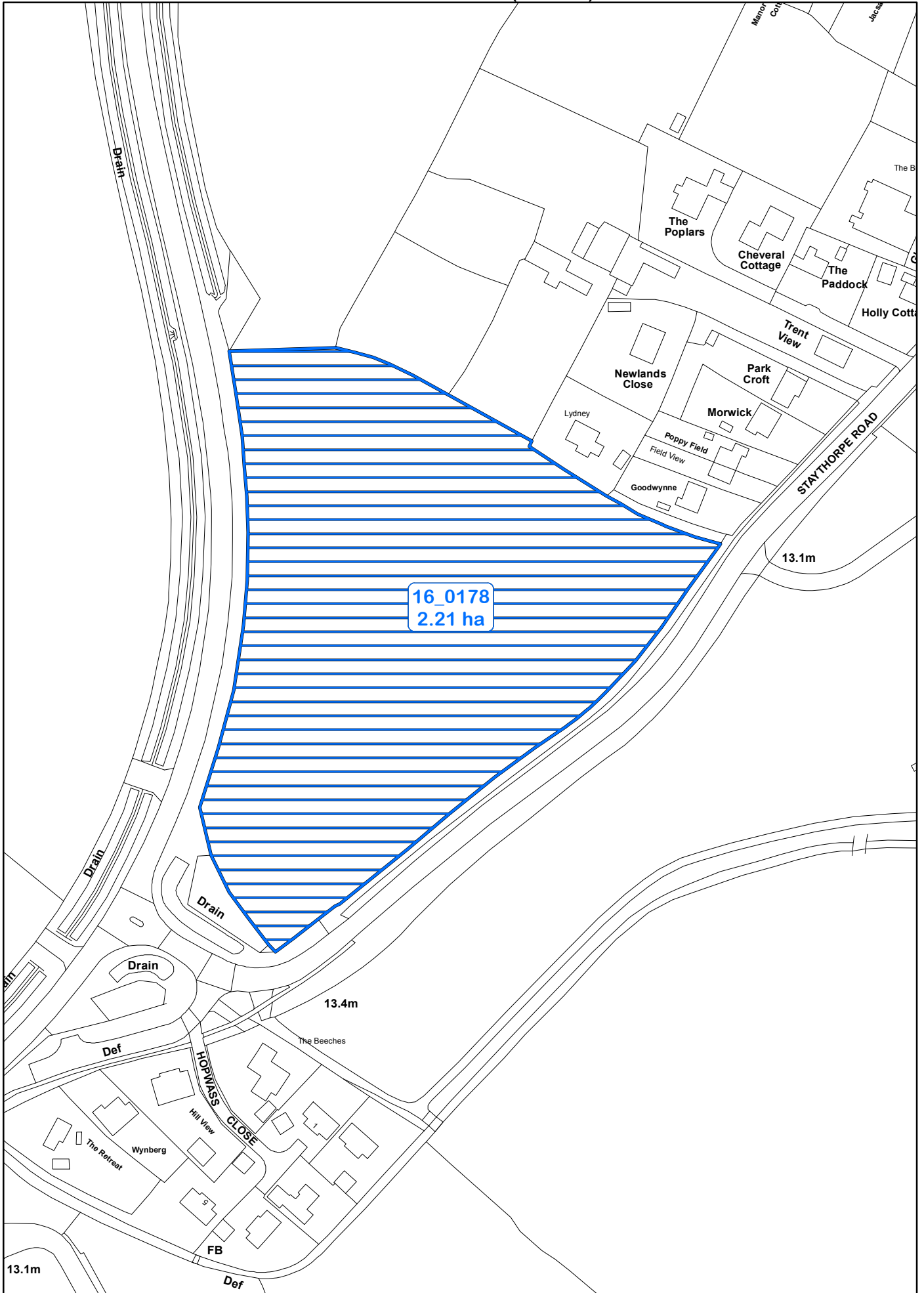
**Achievability Conclusion:**

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

**Additional Comments**

Yield: 40

# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0179 Site Address Land west of the Close and Pinfold Cottage, Averham**

**Housing/Employment/Both: Housing**  
**Parish: Averham**

**Area (Ha): 0.48**  
**Ward: Trent**

**Suitability Conclusion:** Not Suitable – Settlement too Small

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location: Adjacent Village

PDL/Greenfield: Greenfield

Area: PDL Area: Greenfield 0.48

Area Character: Countryside / Residential

Setting : Countryside / Residential

Current Use: Agriculture

### Policy:

Current Policy Status: SP3 & DM8

Other Policy Constraints:

Conflicting Issues:

### Access to Services :

#### Within 800m or 10mins walking

Primary School: Yes

Bus Stop: No

GP/Health Centre: No

Cash Machine /

Post Office: No

Store of Local Importance:

Proximity to town centre: Over 1km to town centre (c. 5km)

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

#### Within 30 mins travel by public transport

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket: Yes

Employment: Yes

Proximity to Transport Node: Over 1km from a major public transport node(c. 3km)

Green Space Strategy Comments: 373m

### Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

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

Contaminated Land?: No	Contamination Category:
Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 1	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

### Availability Conclusion:

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### Achievability Conclusion:

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### Additional Comments

Yield: 10
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# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0180 Site Address Manor Farm off Staythorpe Road, Averham**  
**Housing/Employment/Both: Housing Area (Ha): 0.73**  
**Parish: Averham Ward: Trent**

**Suitability Conclusion:** Not Suitable – Settlement too Small

**Availability Conclusion:**

Availability Comments:

**Achievability Conclusions:**

Achievability Comments:

**OVERALL CONCLUSION:**

**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

## SUITABILITY

### Character Land Use Location:

Location: Within settlement

PDL/Greenfield: PDL

Area: PDL 0.73 Area: Greenfield

Area Character: Residential with some agriculture

Setting : Residential

Current Use: Agriculture

### Policy:

Current Policy Status: SP3 & DM8

Other Policy Constraints:

Conflicting Issues:

### Access to Services :

#### Within 800m or 10mins walking

Primary School: Yes

Bus Stop: No

GP/Health Centre: No

Cash Machine /  
Post Office: No

Store of Local Importance:

Proximity to town centre: Over 1km from  
town centre (c. 5km)

Green Space Standards: Within 400m of  
publicly accessible green space

#### Within 30 mins travel by public transport

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket: Yes

Employment: Yes

Proximity to Transport Node: Over 1km from a  
major public transport node (c.3km)

Green Space Strategy Comments: 284m

### Physical Constraints :

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: No

Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 6% FZ3 & 28% FZ2	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

### Availability Conclusion:

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### Achievability Conclusion:

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### Additional Comments

Site was formerly known as 08_0594.
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# SHELAA 2016 Sites (Landscape)



<b>Site Reference Number: 16_0181 Site Address Land south of Church Lane</b>	
<b>Housing/Employment/Both: Housing</b>	<b>Area (Ha): 0.77</b>
<b>Parish: Averham</b>	<b>Ward: Trent</b>
<b>Suitability Conclusion:</b> Not Suitable – Settlement too Small <b>Availability Conclusion:</b> Availability Comments: <b>Achievability Conclusions:</b> Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Adjacent village	PDL/Greenfield: Greenfield
	Area: PDL      Area: Greenfield 0.77
Area Character: Countryside / Residential	
Setting : Countryside / Residential	
Current Use: Agriculture	
<b>Policy:</b>	
Current Policy Status: SP3 & DM8	Other Policy Constraints:
Conflicting Issues:	

<b>Access to Services :</b>	
<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: No      Retail Area: Yes
GP/Health Centre: No      Cash Machine / Post Office: No	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket: Yes      Employment: Yes
Proximity to town centre: Over 1km from town centre (c.5km)	Proximity to Transport Node: Over 1km from a major public transport node (c.3km)
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 371m

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?: No	Contamination Category:

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

Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 29% FZ2	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated):

### Suitability Conclusion:

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

### Availability Conclusion:

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### Achievability Conclusion:

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### Additional Comments

Yield: 16
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# SHELAA 2016 Sites (Landscape)

