



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

KELHAM PARISH – SITE ASSESSMENTS

2021

Kelham Parish

The following sites have been submitted within the Parish of Kelham. 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.

Site Reference Number: 16_0175 Site Address Trentside Farm, off Blacksmith Lane, Kelham
Housing/Employment/Both: Housing Area (Ha): 1.63
Parish: Kelham 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 heirarchy at this stage.

SUITABILITY

Character Land Use Location:

Location: Adjacent Village PDL/Greenfield: Mixed
 Area: PDL 0.25ha Area: Greenfield 1.38ha
 Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy:

Current Policy Status: Other Policy Constraints:
 Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

Physical Constraints :

Highway Engineers Comments:
Topography Constraints:
Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 44.89% Grade 2 (Very Good), 55.11% Grade 3 (Good-Moderate) Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 62% Flood Zone 3 and 33% Flood Zone 2 Surface Water Flooding: 1% of the site is at low risk

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 : 29.5% is in the CA 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:

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

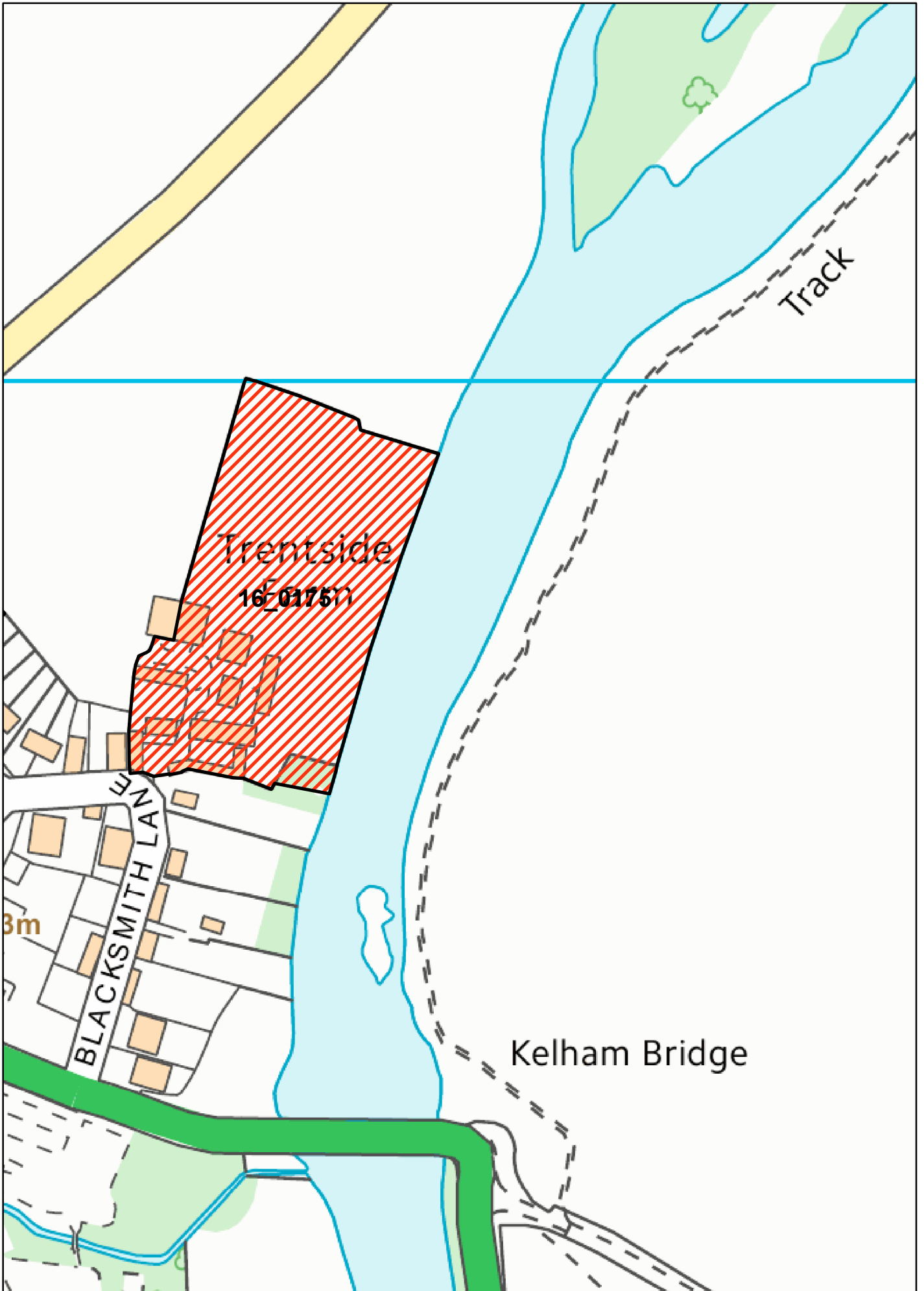
Achievability Conclusion:

Additional Comments

Yield: 34



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0176 Site Address Land at Corner Farm, off A617 and Broadgate Lane, Kelham
Housing/Employment/Both: Housing **Area (Ha): 1.49**
Parish: Kelham **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 heirarchy at this stage.

SUITABILITY

Character Land Use Location:

Location: Village (within boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 1.49ha
 Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy:

Current Policy Status: Other Policy Constraints:
 Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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

Physical Constraints :

Highway Engineers Comments:
Topography Constraints:
Contaminated Land?: No Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 (Good – Moderate) Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 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 : 58% is in CA Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed land available at June 2019

Achievability Comments:

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

Availability Conclusion:

Achievability Conclusion:

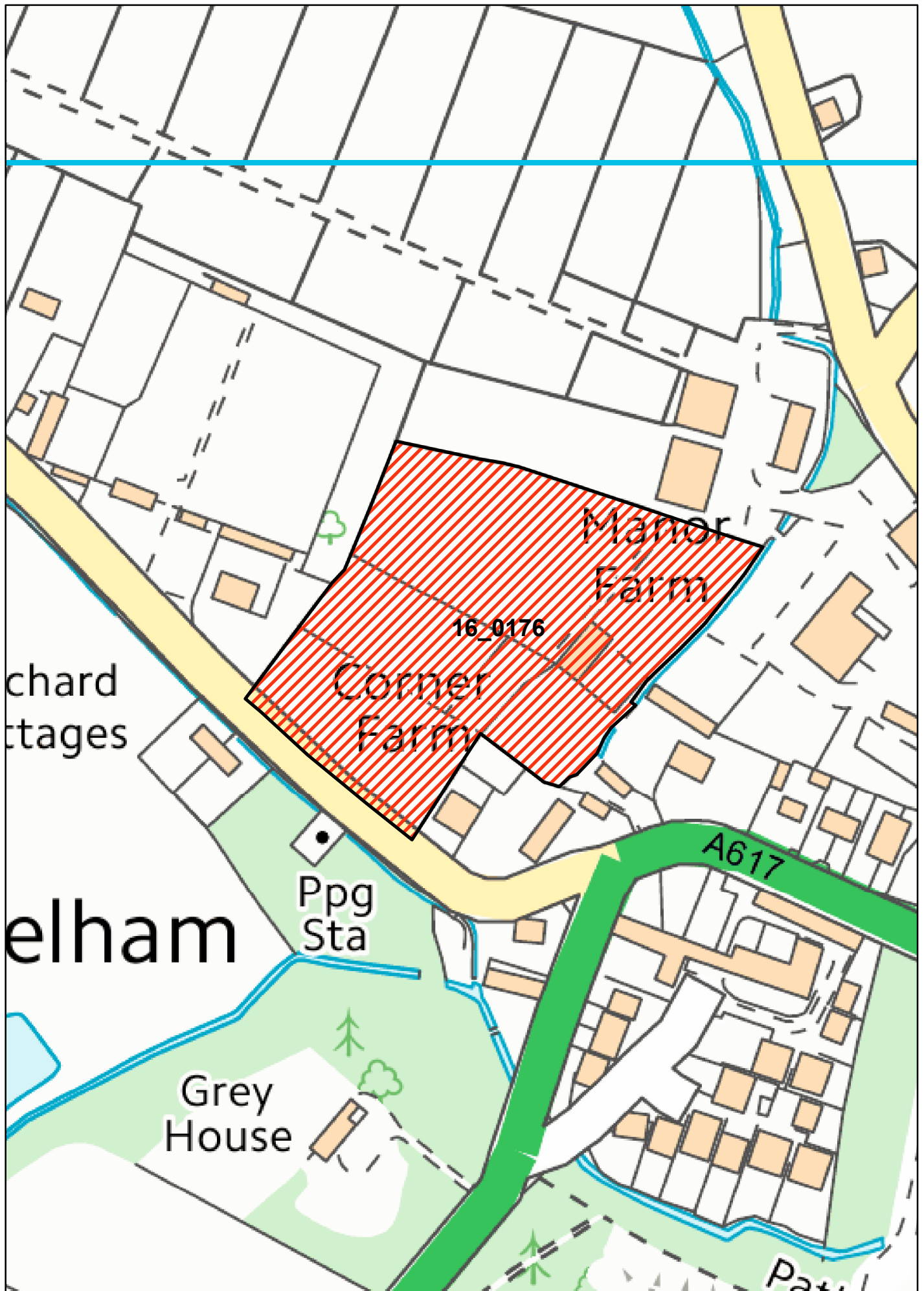
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

Yield: 31



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0177 Site Address Land north east of Ollerton Road, Kelham
Housing/Employment/Both: Housing Area (Ha): 0.33
Parish: Kelham 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 heirarchy at this stage.

SUITABILITY

Character Land Use Location:
 Location: Village (outside but adjacent to village boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.33ha
 Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy:
 Current Policy Status: Other Policy Constraints:
 Conflicting Issues:

Access to Services :

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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Physical Constraints :

Highway Engineers Comments:
Topography Constraints:
Contaminated Land?: Possibly Contamination Category: B- Potentially contaminative usage has been identified in close proximity to the site¹

Agricultural land quality : 100% Grade 2 (Very Good) Access to Utilities:
Site Apparatus: Neighbour Issues:
Flood Zone: 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 : 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

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SHELAA 2016 Sites (Portrait)

