



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NORTH MUSKHAM PARISH – SITE  
ASSESSMENTS**

**2021**

### **North Muskham Parish**

The following sites have been submitted within the Parish of North Muskham. 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\_0119 Site Address South of Muskham School**  
**Housing/Employment/Both: Housing Area (Ha): 1.12**  
**Parish: North Muskham Ward: Muskham**

**Suitability Conclusion: 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: Greenfield  
 Area: PDL Area: Greenfield 1.12  
 Area Character: Residential / Educational / Countryside  
 Setting : Residential / Educational / Countryside  
 Current Use: Agricultural

**Policy:**

Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
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: No  
Contaminated Land?: Maybe      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 61.81% Grade 2 (Very Good), 38.19% Grade 3 (Good – Moderate)      Access to Utilities:

Site Apparatus: No      Neighbour Issues:

Flood Zone: 2      Surface Water Flooding: 3% at low risk

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:      |      Impact on existing recreational use: No

Protected Species/Habitats :      Tree Preservation Order:

Natural Features on site

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

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms availability at June 2019.

Achievability Comments:

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale:      Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

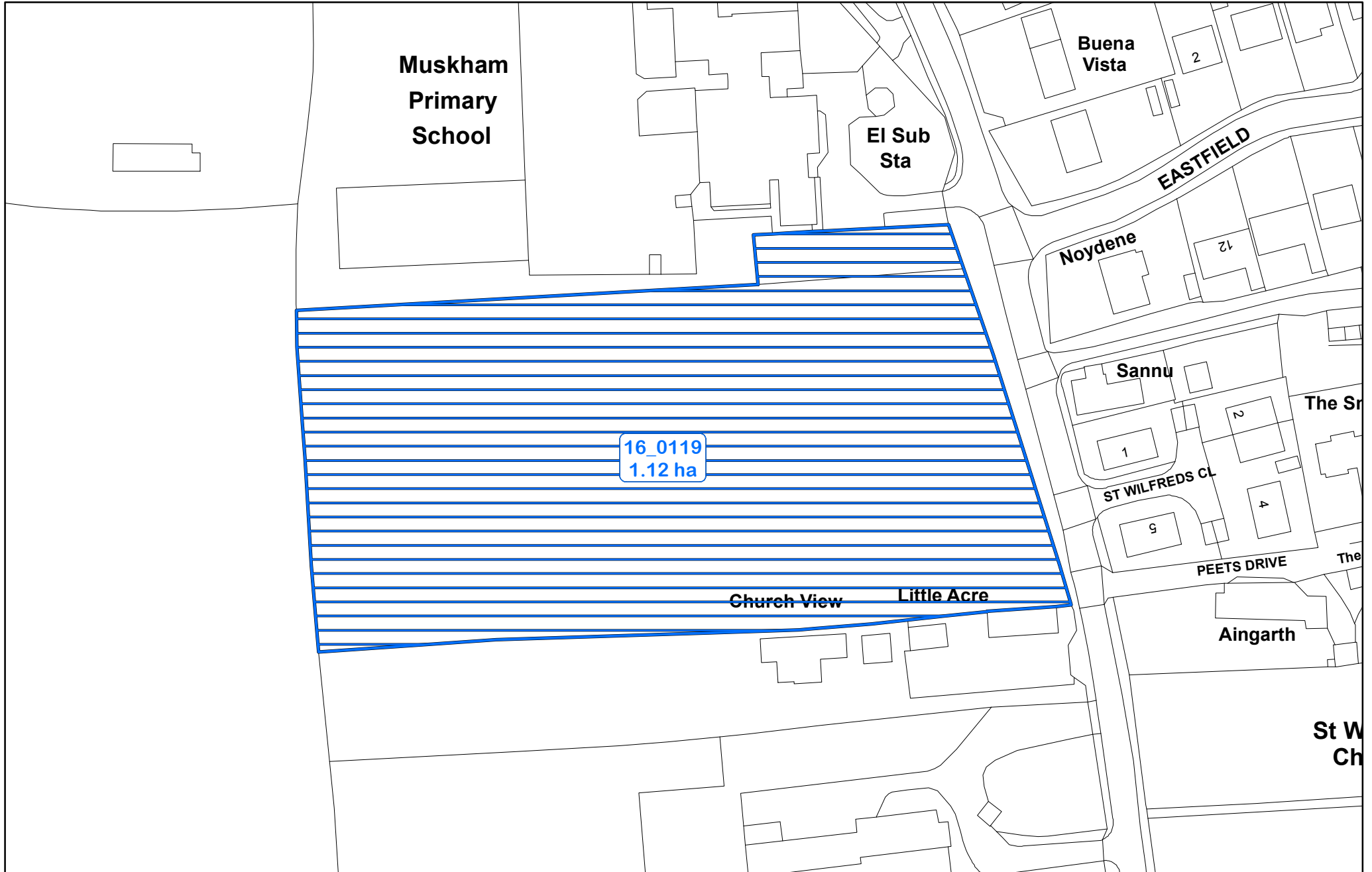
**Achievability Conclusion:**

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

**Additional Comments**

Yield: 24

SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0230 Site Address Land at Trent Farm**  
**Housing/Employment/Both: Housing Area (Ha): 3.17**  
**Parish: North Muskham Ward: Muskham**

**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 adjoining boundary) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.17ha

Area Character: Countryside

Setting : Countryside

Current Use: Agriculture

**Policy:**

Current Policy Status: Other Policy Constraints:

Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
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: No  
Contaminated Land?: Possibly      Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 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 :      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**

Site previously known as 08\_0556

Yield:



# SHELAA 2016 Sites (Portrait)

