

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	NMU0018
Site Address	Crab Lane (Land off)
Parish	North Muskham
Ward	Muskham
Area (ha)	0.40ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. 98% of the site lies within Flood Zone 3. Therefore, the site is not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent to village (outside but adjoining)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.40ha (Greenfield)
Area Character:	Residential / rural
Setting:	Residential / rural
Current Use:	Grassland
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 800m	Employment	Yes
Open Space Strategy Comments	965m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Crab Lane is a very narrow adopted highway with no footways and an increase in vehicular use could result in issues as residents will be faced with additional vehicles to pass alongside an increase in pedestrians in the road. However, the site fronts what is possibly the narrowest section of Crab Lane and could provide improvements, widening the road along the site frontage to offset issues and also providing a turning facility for additional delivery vehicles associated with any further dwellings, which otherwise would not be able to turn around.

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Topography Constraints:	No
Contaminated Land:	No
Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Thick with trees and hedges
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	98% Flood Zone 3, remainder in Flood Zone 2
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Possibly
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Possible
Tree Preservation Order:	No
Natural Features on Site:	Extensive trees / vegetation
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Land confirmed as available in 2022
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

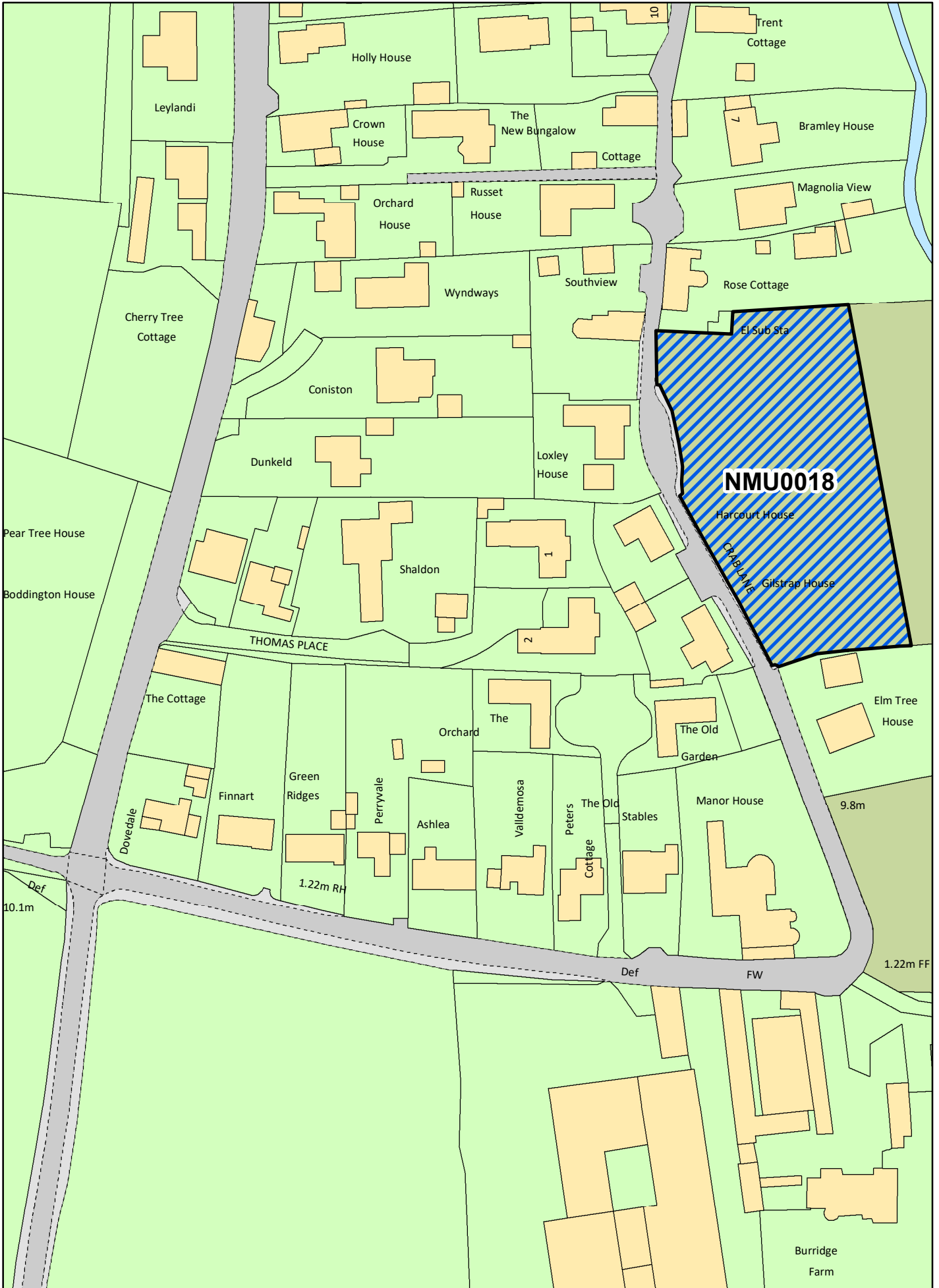
AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS



Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	NMU0119
Site Address	Main Street (South of Muskham Primary School)
Parish	North Muskham
Ward	Muskham
Area (ha)	1.12ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a village that is covered by SP3 / DM8. The site also lies within flood zone 2. Therefore, the site is not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.12ha (Greenfield)
Area Character:	Residential / educational / countryside
Setting:	Residential / educational / countryside
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Less than 400m	Employment	Yes
Open Space Strategy Comments	400m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time)

Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

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 to Moderate))
Site Apparatus:	No
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2
Surface Water Flooding:	3% Low Risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:

Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Availability confirmed in June 2023
Achievability Comment:	No evidence to suggest the site is not achievable at this point
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023

