

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

Site Reference	SMU0019
Site Address	Great North Road (Land off)
Parish	South Muskham
Ward	Muskham
Area (ha)	0.49ha
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, adjacent to a settlement and therefore covered by SP3 / DM8. The site is also located within a Main Open Area and is situated within Flood Zone 2. Suitable visibility would not be achievable on the site. The site is therefore not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent to settlement
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.49ha (Greenfield)
Area Character:	Village
Setting:	Village
Current Use:	Field
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	Main Open Area
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	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	Within 400m	Employment	Yes
Open Space Strategy Comments	100m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	We were formally consulted on an outline application on this site in 2019 and it was highlighted back then that there are significant issues with visibility at the access here. It does not appear that suitable visibility would be available.
Topography Constraints:	No
Contaminated Land:	No

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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:	None
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 2
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	Yes, part of Main Open Area
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedged boundaries
Conservation Area:	
Heritage Assets (Designated & Non-Designated)	Close to Grange Farmhouse and adjoining buildings

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
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

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Strategic Housing and Employment Land Availability Assessment 2023

