

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

Site Reference	OXT0002
Site Address	Main Street (Land east of)
Parish	Oxton
Ward	Dover Beck
Area (ha)	0.37ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated in the Green Belt and is therefore not suitable for development. The Plan Review does not propose to amend / review the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Within village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.37ha (Greenfield)
Area Character:	Rural / residential
Setting:	Rural / residential
Current Use:	Occasional grazing / paddock
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	Conservation 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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	None as located within Green Belt.
Topography Constraints:	None
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

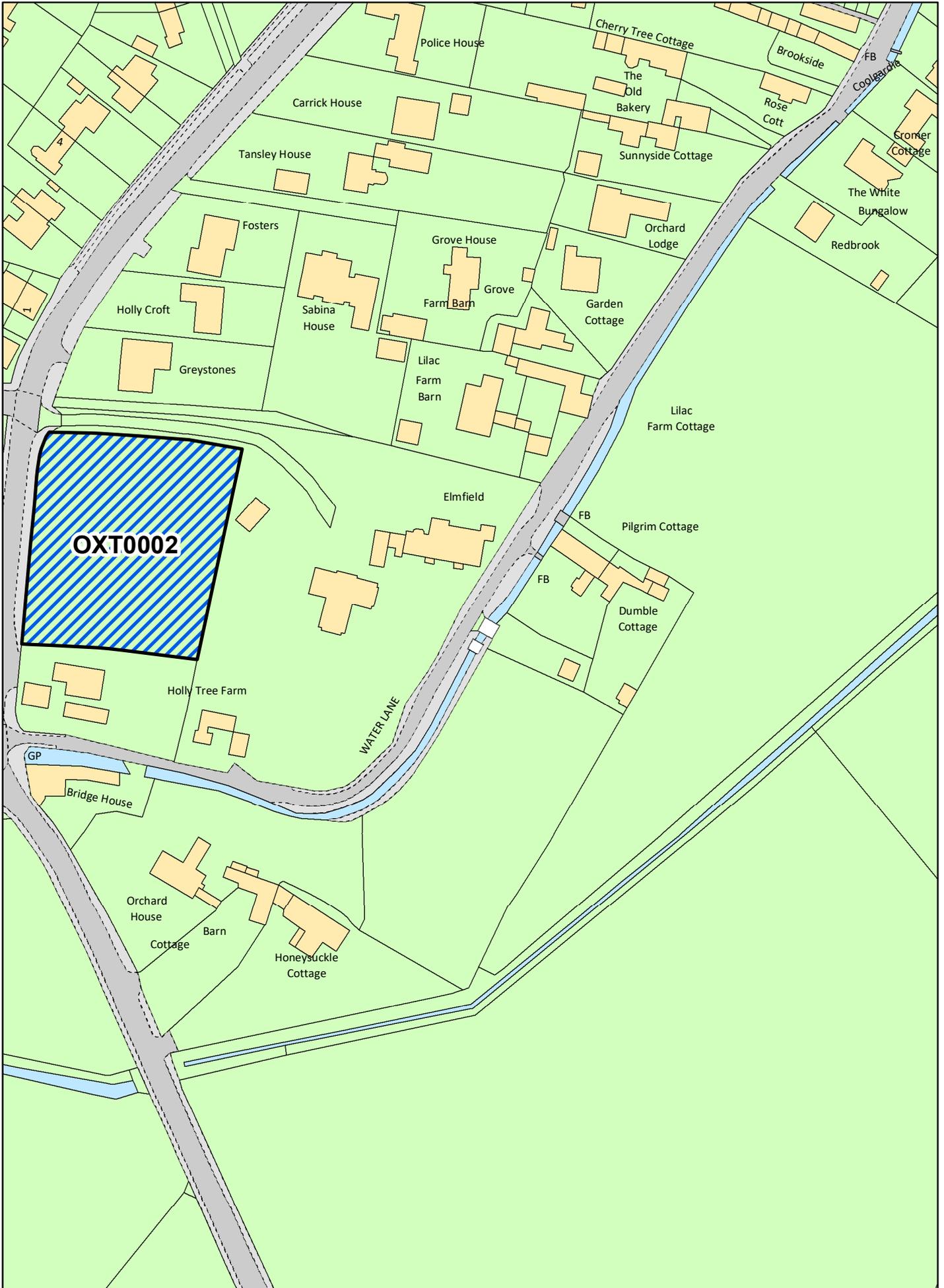
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Part of 16_0185.



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OXT0008
Site Address	Land between Forest Road and Windmill Hill
Parish	Oxton
Ward	Dover Beck
Area (ha)	1.03ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	n/a
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is located in the Green Belt and is therefore not suitable for development. The Plan Review does not propose to review / amend the green belt boundaries.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent to) settlement boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.03ha (Greenfield)
Area Character:	Rural / agricultural
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	Conservation 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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	N/A
Topography Constraints:	Undulating
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Unknown
Access to Utilities:	Unknown

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
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 and trees
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

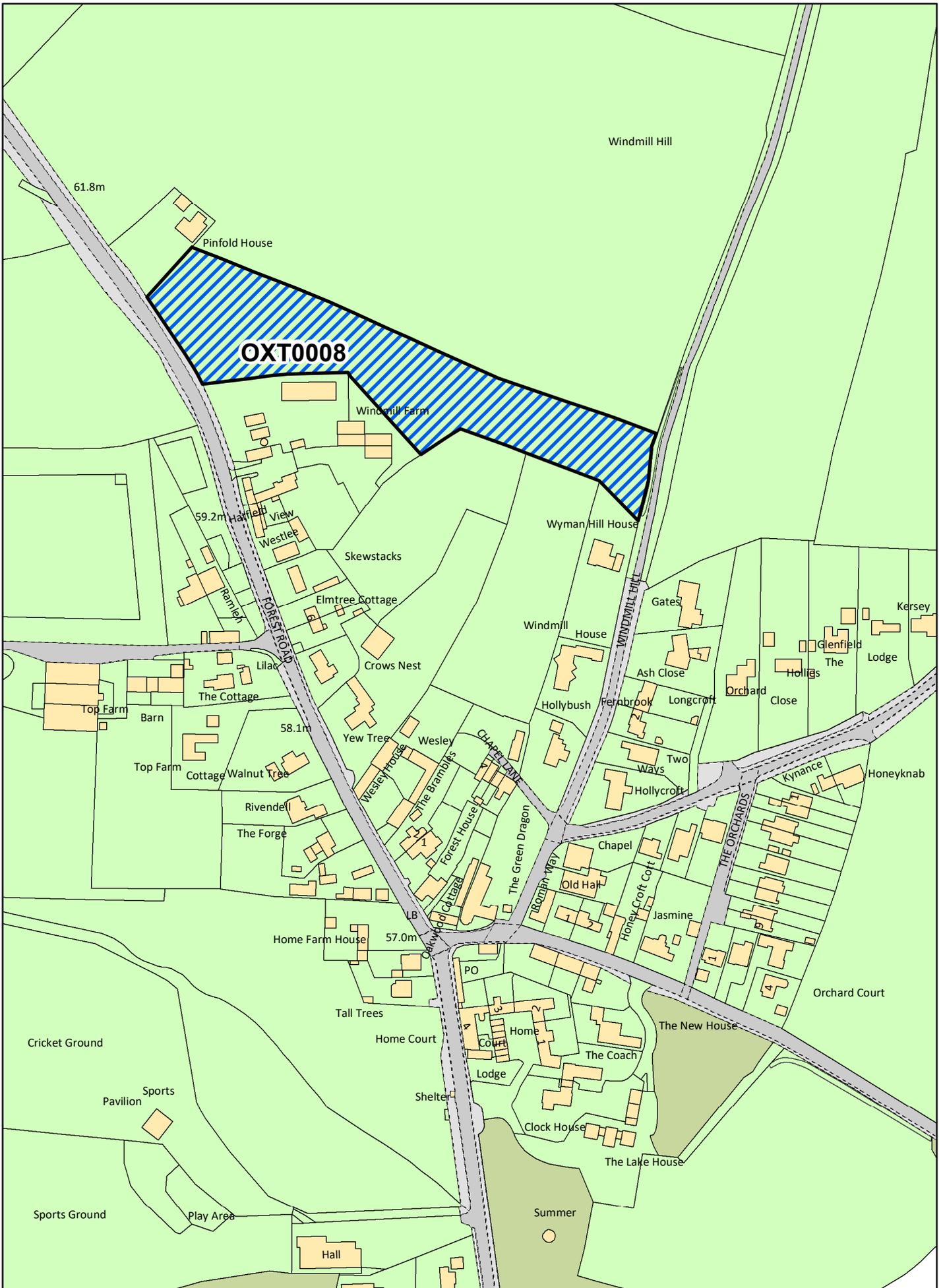
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OXT0009
Site Address	Windmill Hill (Land east of)
Parish	Oxton
Ward	Dover Beck
Area (ha)	0.25ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	n/a
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is situated within the Green Belt and is therefore not suitable for development. The Plan Review does not propose to alter / amend the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent to) settlement
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.25ha (Greenfield)
Area Character:	Rural
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	N/A – Green Belt
Topography Constraints:	Undulating
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	None known
Access to Utilities:	Yes

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
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:	Trees and hedgerows
Conservation Area:	Adjacent to Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

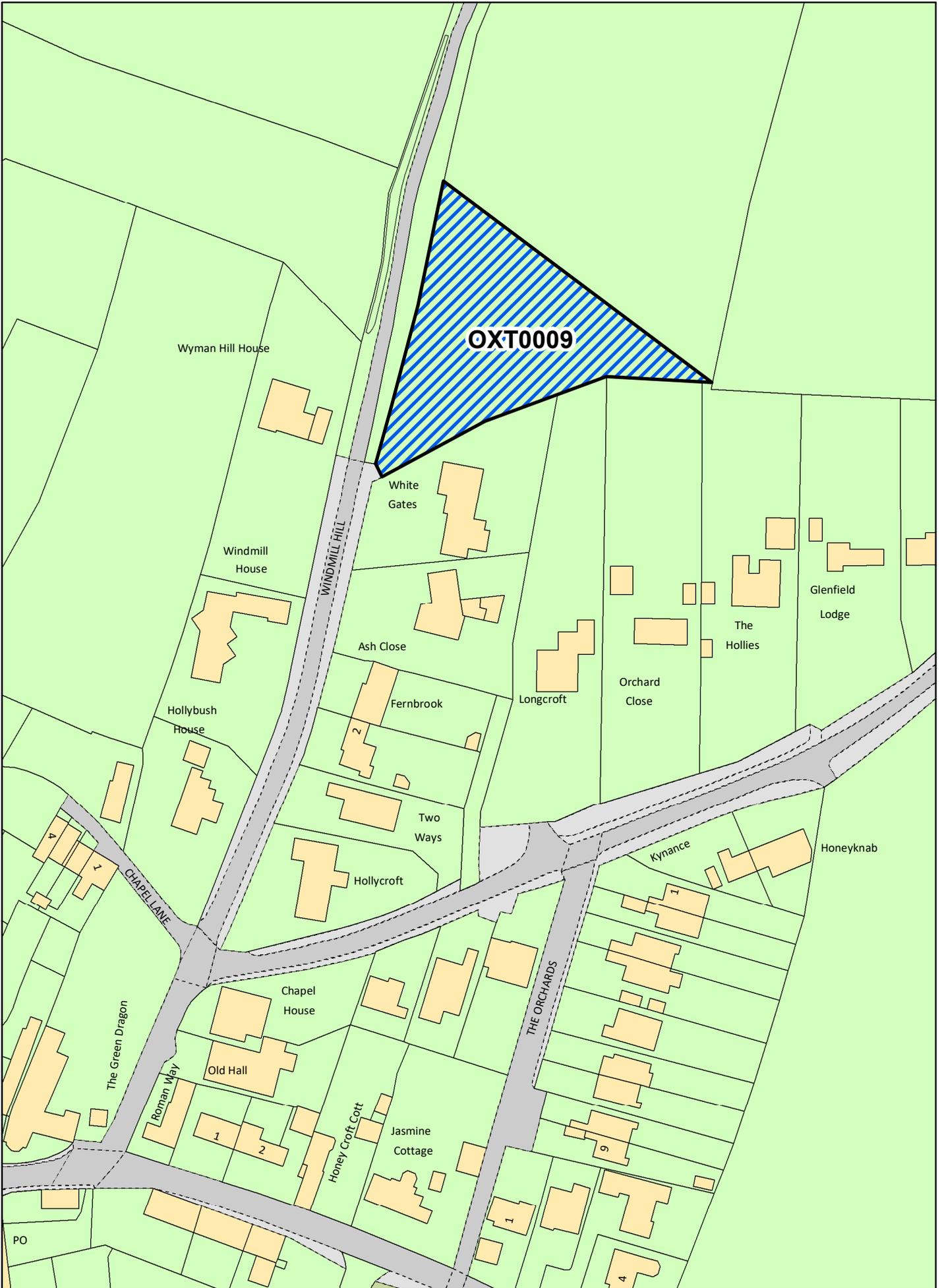
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OXT0010
Site Address	Southwell Road (Old Hall Plant Nursery)
Parish	Oxton
Ward	Dover Beck
Area (ha)	4.08ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	n/a
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated within the Green Belt and is therefore not suitable for development. The Plan Review does not propose to amend / alter the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.08ha (Greenfield)
Area Character:	Rural
Setting:	Agricultural
Current Use:	Plant nursery (horticulture)
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 1,500m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	n/a – Green Belt
Topography Constraints:	None
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Various relating to nursery
Access to Utilities:	Yes

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
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:	Adjacent to a LWS
Tree Preservation Order:	No
Natural Features on Site:	Trees and hedgerows
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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

Site Reference	OXT0011
Site Address	Hatfield Lane (Land south of)
Parish	Oxton
Ward	Dover Beck
Area (ha)	1.02ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated in the Green Belt and is therefore not considered suitable for development. The Plan Review does not propose to amend / review the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Outside (but close proximity to) settlement
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.02ha (Greenfield)
Area Character:	Edge of settlement
Setting:	Rural / residential
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	Conservation 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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	N/A – Green Belt
Topography Constraints:	No
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Farm buildings
Access to Utilities:	Likely

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Path runs around edge of site
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

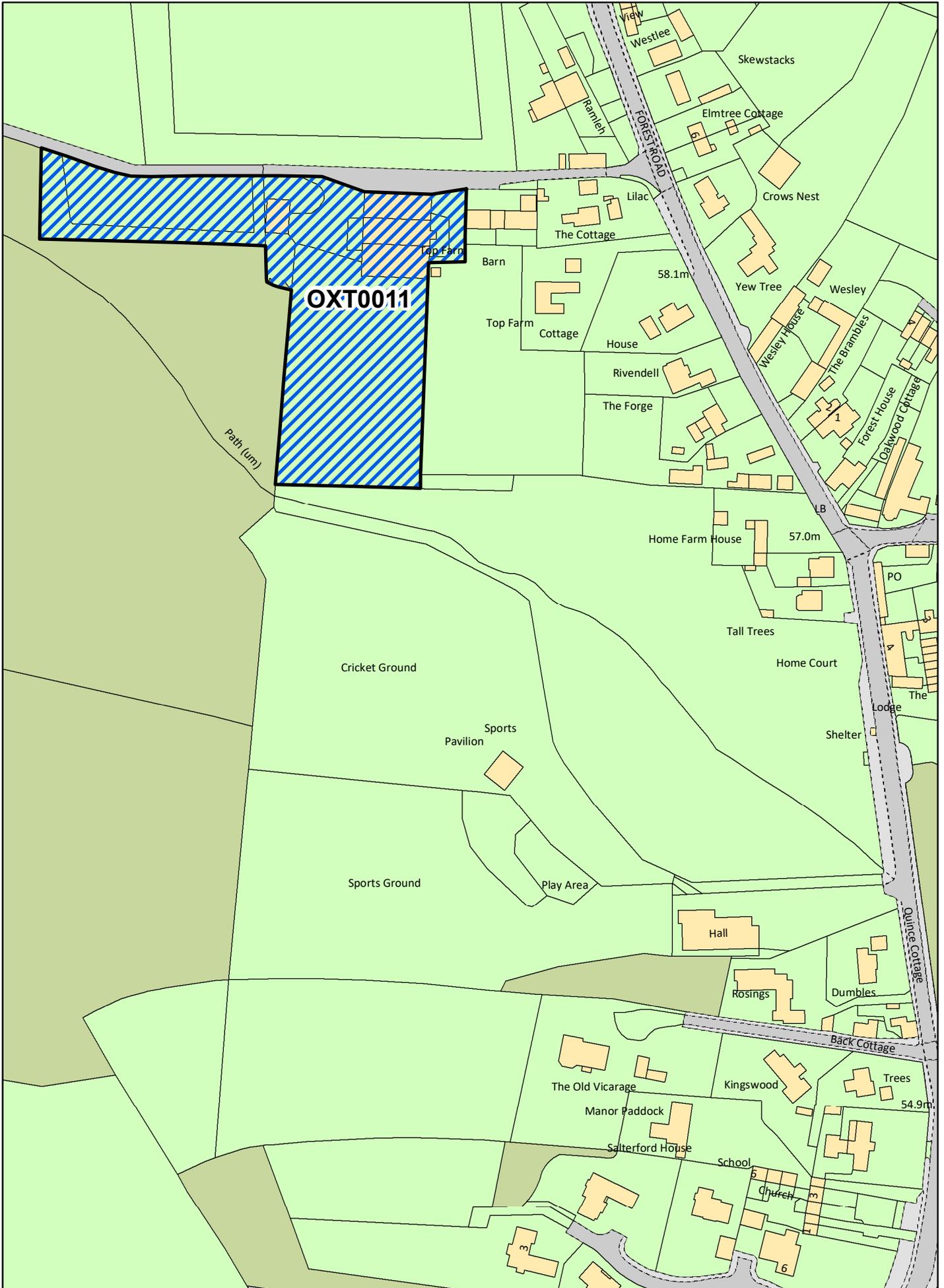
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

In a coal mining development low risk area
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Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OXT0183
Site Address	Forest Road (land at)
Parish	Oxton
Ward	Dover Beck
Area (ha)	0.15ha
Housing/Employment/Both:	Housing
Last Updated	November 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	Nothing to suggest the site is not available
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated in the Green Belt and is therefore not considered suitable for development. The Plan Review does not propose to amend / review the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent to settlement
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.15ha (Greenfield)
Area Character:	Countryside
Setting:	Countryside
Current Use:	Privately owned allotments
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	Conservation 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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	N/A – Green Belt
Topography Constraints:	No
Contaminated Land:	Unknown
Contamination Category:	n/a
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	Allotment paraphernalia
Access to Utilities:	Yes

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
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:	Hedgerow extends along the site boundary onto Forest Road
Conservation Area:	Oxton Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	None
Achievability Comment:	None
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

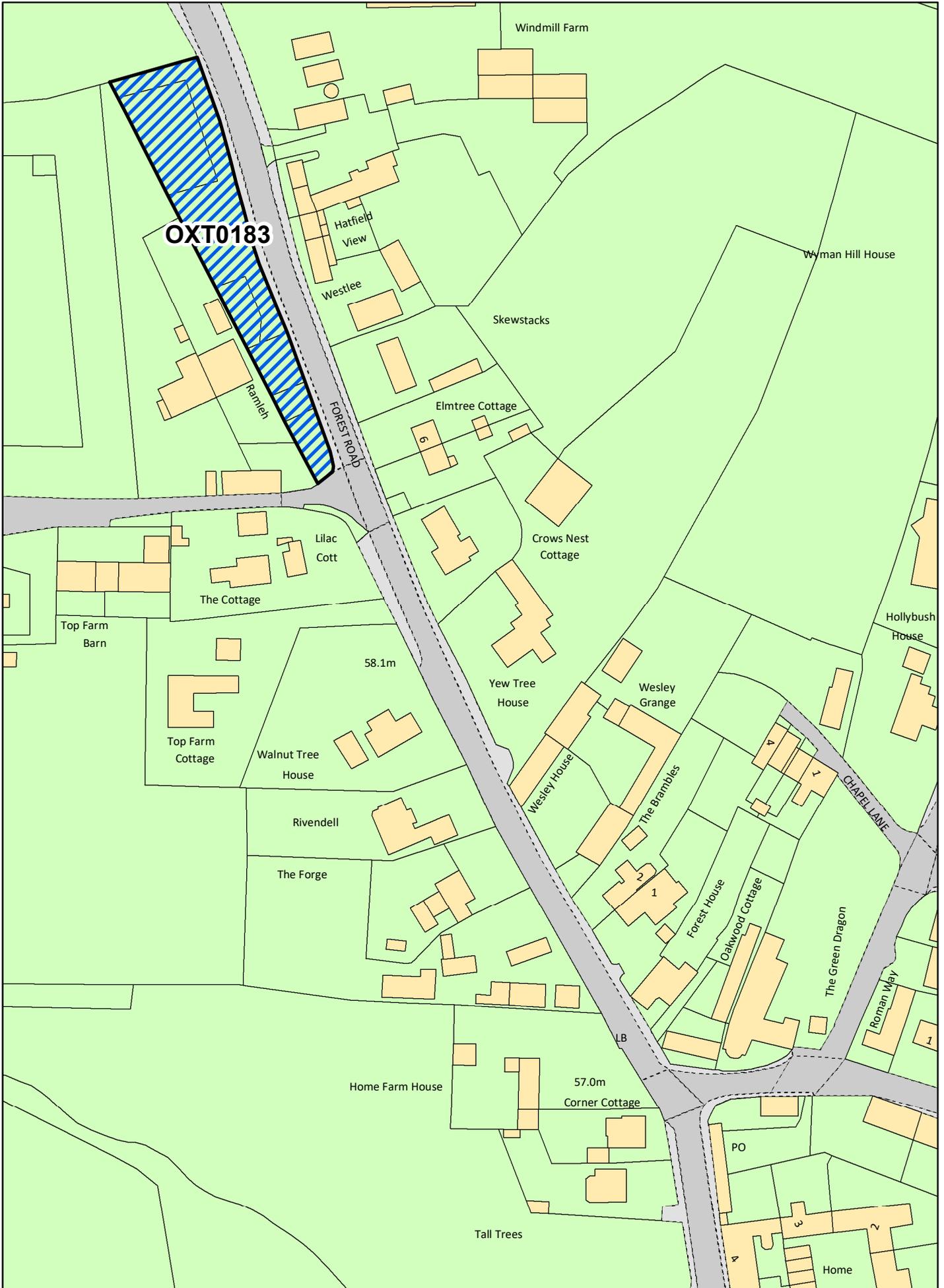
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OXT0270
Site Address	Elmscroft (Land south of)
Parish	Oxton
Ward	Dover Beck
Area (ha)	1.34ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable – Green Belt
Availability Conclusion:	Available
Availability Comments:	n/a
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is situated in the Green Belt and is therefore not considered suitable for development. The Plan Review does not propose to review / alter the Green Belt boundary.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjoining)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.34ha (Greenfield)
Area Character:	Edge of settlement
Setting:	Countryside / residential
Current Use:	Agriculture
Policy	
Current Policy Status:	Green Belt
Other Policy Constraints:	
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	No	Retail Area	No
Cash Machine / Post Office	No	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	N/A – Green Belt
Topography Constraints:	No
Contaminated Land:	Unknown
Contamination Category:	
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Unknown

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

Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: Not Suitable – Green Belt

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is available
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:	n/a
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site previously known as 08_0238. Coal mining development low risk area.
Yield: 28 dwellings



Strategic Housing and Employment Land Availability Assessment 2023

