



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

OXTON PARISH – SITE ASSESSMENTS

2021

Oxton Parish

The following sites have been submitted within the Parish of Oxton. However these sites have not been fully assessed due to the size of the settlement, because new allocations are not being sought in this tier of the settlement hierarchy at this stage and the sites are situated in the Green Belt.

Site Reference Number: 16_0183 Site Address Land at Forest Road, Oxton
Housing/Employment/Both: Housing Area (Ha): 0.15
Parish: Oxton Ward: Dover Beck

Suitability Conclusion: Not Suitable - Green Belt
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

SUITABILITY

Character Land Use Location:

Location: Edge-of-Settlement PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.15ha
 Area Character: Countryside
 Setting : Countryside
 Current Use: Domestic Garden

Policy:

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

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?: Contamination Category:

Agricultural land quality : 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:

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:

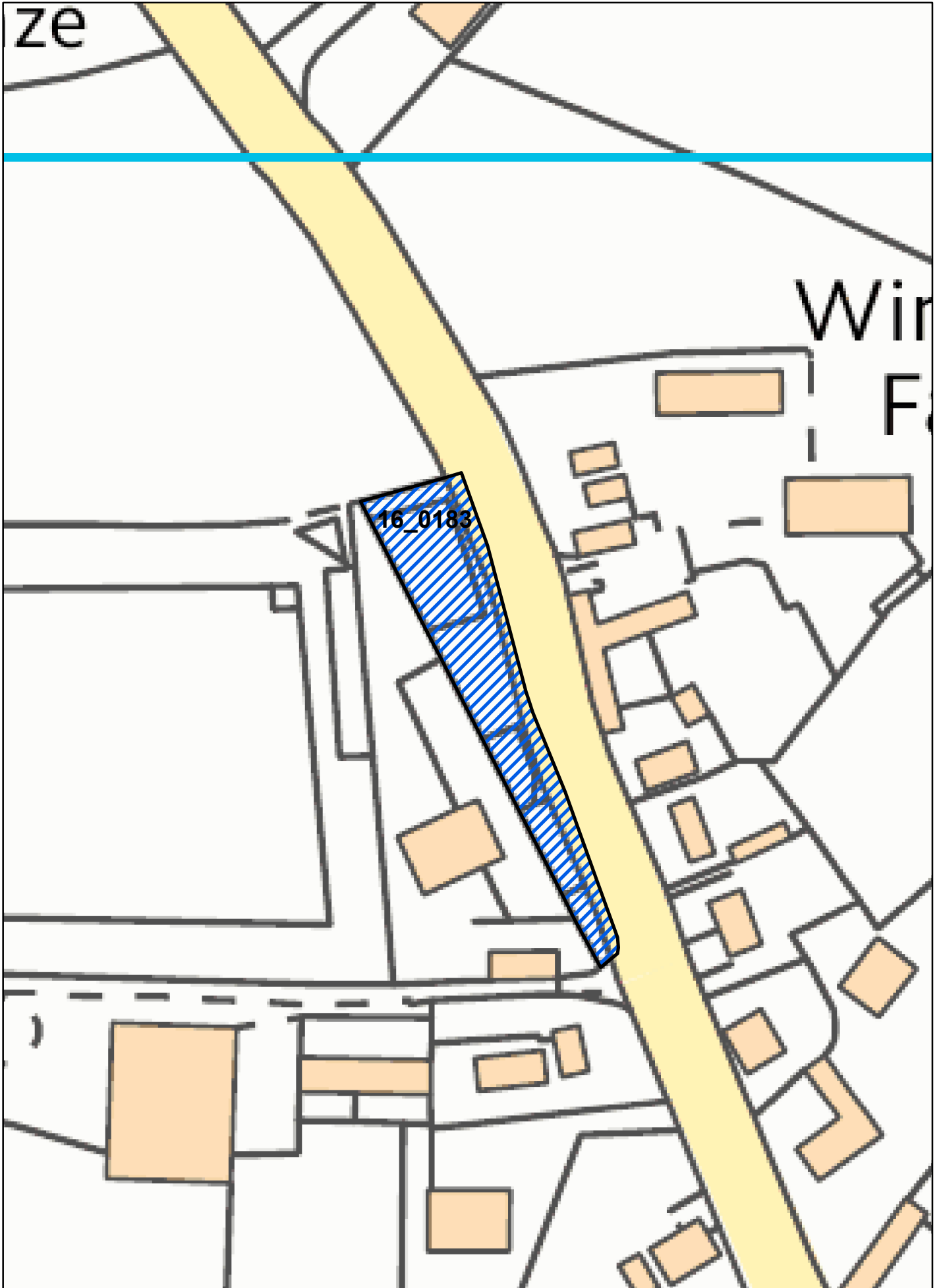
Additional Comments

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

Yield: 3



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0184 Site Address The Forge, Forest Road, Oxton
Housing/Employment/Both: Housing Area (Ha): 0.29
Parish: Oxton Ward: Dover Beck

Suitability Conclusion: Not Suitable – Green Belt
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

SUITABILITY

Character Land Use Location:

Location: Countryside / Edge-of-Settlement PDL/Greenfield: Both
 Area: PDL Area: Greenfield
 Area Character: Edge-of-Settlement
 Setting : Countryside
 Current Use:

Policy:

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

Access to Services :

Within 800m or 10mins walking		Within 30 mins 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:	

Physical Constraints :

Highway Engineers Comments:
 Topography Constraints:
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	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:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Availability Conclusion:

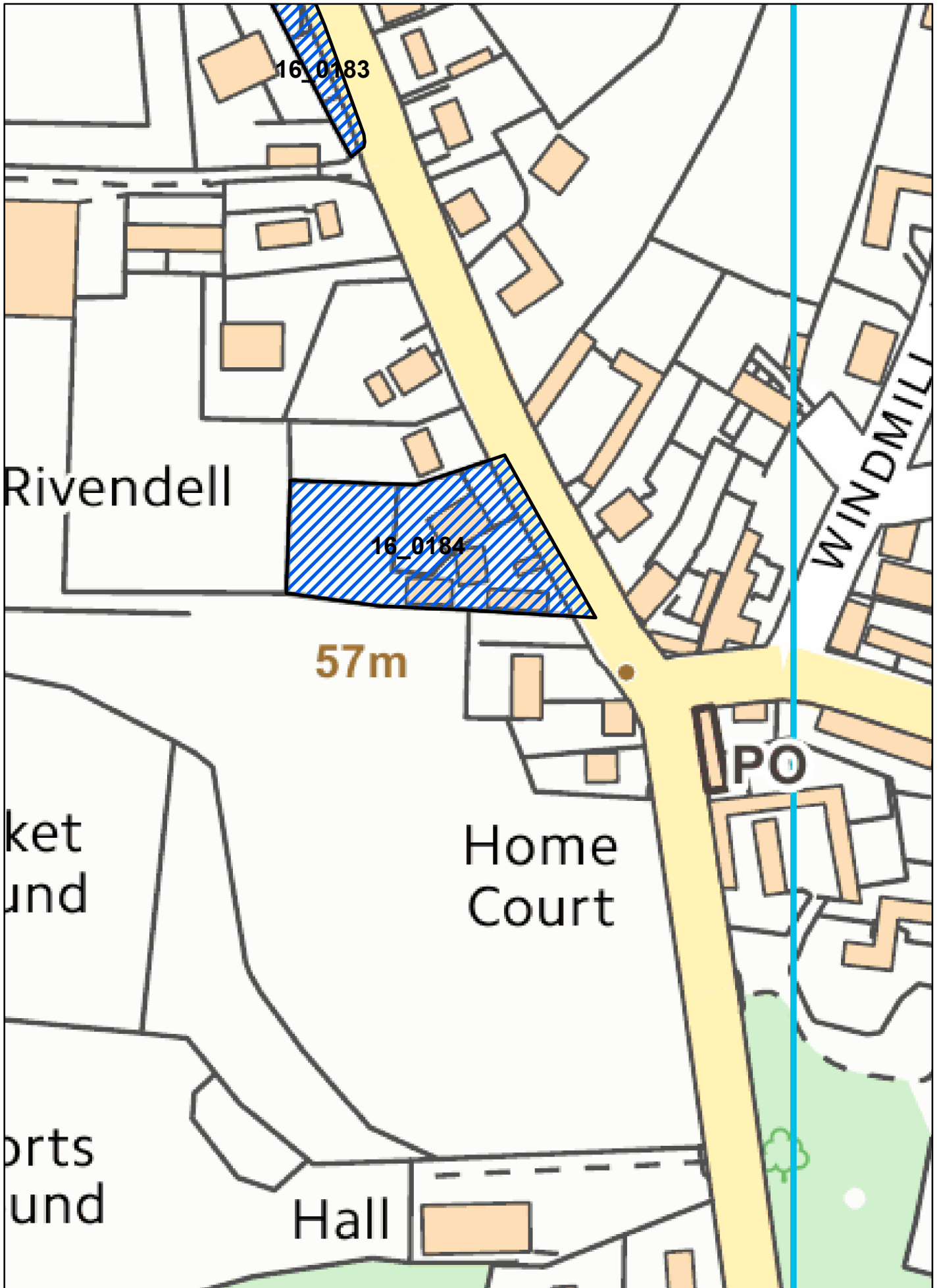
Achievability Conclusion:

Additional Comments

Yield: 6



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0270 Site Address Land south of Elmcroft, Oxton
Housing/Employment/Both: Housing Area (Ha) 1.35
Parish: Oxton Ward: Dover Beck

Suitability Conclusion: Not Suitable – Green Belt
Availability Conclusion:
 Availability Comments:
Achievability Conclusions:
 Achievability Comments:

OVERALL CONCLUSION:
Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.

SUITABILITY

Character Land Use Location:

Location: Village (outside but adjoining settlement edge) PDL/Greenfield
 Area: PDL Area: Greenfield
 Area Character: Edge-of-Settlement
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy:

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

Access to Services :

Within 800m or 10mins walking		Within 30 mins 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:	

Physical Constraints :

Highway Engineers Comments:
 Topography Constraints:
 Contaminated Land?: Contamination Category:

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

Agricultural land quality :	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:

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site re-submitted August 2019	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

Achievability Conclusion:

Additional Comments

Site previously known as 08_0238
Yield: 28



SHELAA 2016 Sites (Portrait)

