



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NOTTINGHAM FRINGE AREA**

**2017**

**Caythorpe**

**Site Reference Number: 16\_0053 Site Address Off Caythorpe Road**  
**Housing/Employment/Both: Housing Area (Ha): 1.23**  
**Parish: Caythorpe Ward: Lowdham**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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: Separated from Village Envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 1.23 Ha  
 Area Character: Mainly residential  
 Setting : Countryside/Residential  
 Current Use: Vacant

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**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 7896m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 680m	

**Physical Constraints :**

Highway Engineers Comments: Direct from unclassified road.Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of

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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).

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: Railway to North

Flood Zone: 0.5% Flood Zone 2

Surface Water Flooding: Very 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 No

Conservation Area : No

Heritage asset (designated & non designated):  
No

**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:**

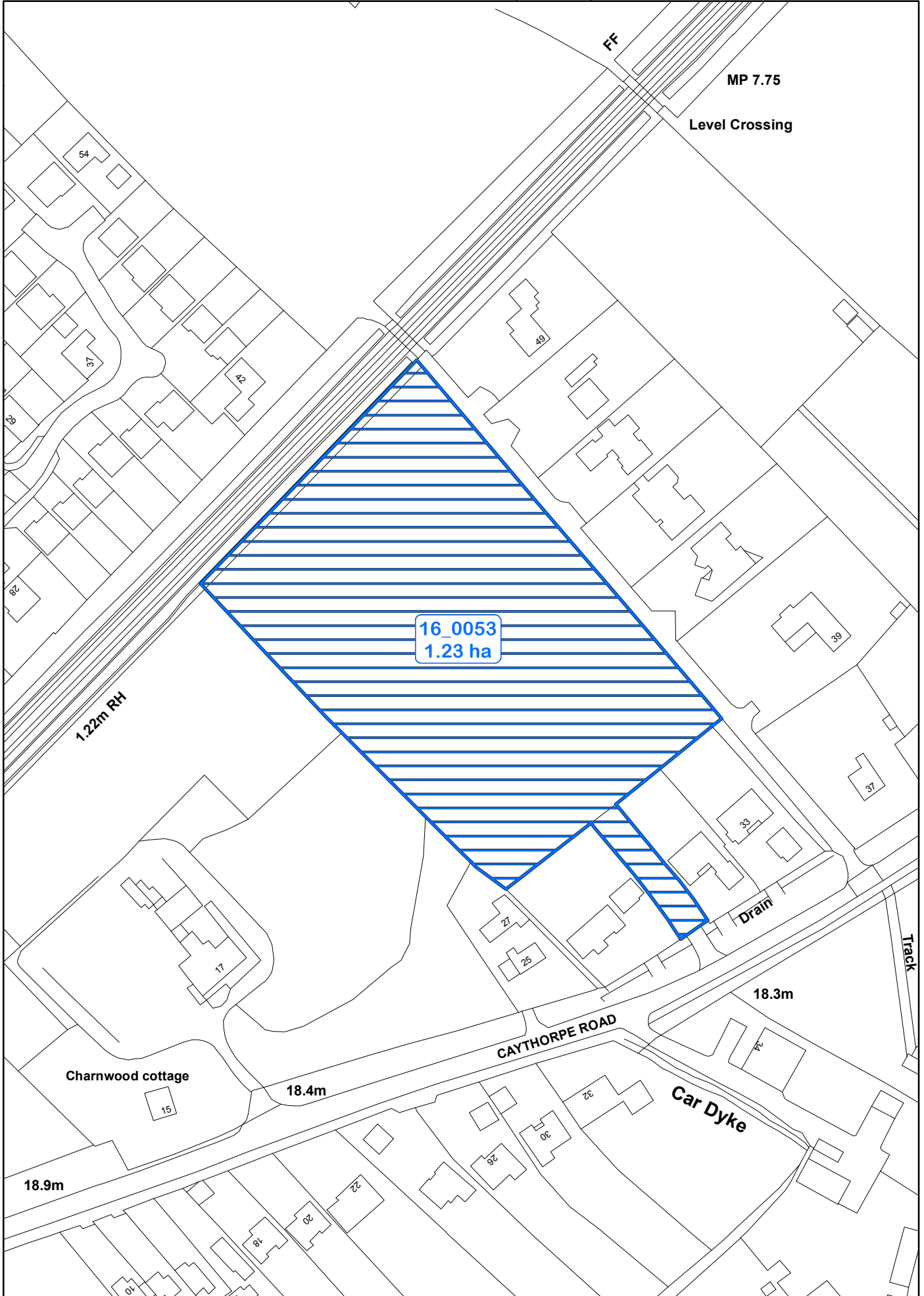
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**Achievability Conclusion:**

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



**Lowdham**

**Site Reference Number: 16\_0006 Site Address Off Epperstone Road, Lowdham**  
**Housing/Employment/Both: Housing Area (Ha): 2.18**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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 envelope) PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 2.18  
 Area Character: Residential/Agricultural  
 Setting : Green Belt  
 Current Use: Agricultural

**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>	<b>Within 30 mins travel by public transport</b>
Primary School: Yes      Bus Stop: No	Secondary School: No      Retail Area:
GP/Health Centre: Yes      Cash Machine Post Office:	Further Education: No      Hospital: No
Store of Local Importance:	Supermarket:      Employment: No
Proximity to town centre: Over 1km from a town centre	Proximity to Transport Node: Over 1km from a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 372m

**Physical Constraints :**

Highway Engineers Comments: Two potential accesses direct from unclassified. A limited development of up to 20 dwellings in total could be served by an adopted road along the line of the



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existing private access that serves number 12. Since the previous comments 4 dwellings have been approved off the existing private driveway.

Topography Constraints: slopes steeply up to the South.

Contaminated Land?: No                      Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good -      Access to Utilities:  
Moderate

Site Apparatus: No                                      Neighbour Issues: No

Flood Zone: 0.5% in Flood Zone 3                      Surface Water Flooding: 0.01% at high risk

Identified within the SFRA?:

SFRA Comments:

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

Impact on views: Site is within the greenbelt and would be visible from views from the north.      Impact on existing recreational use: No

Protected Species/Habitats :                                      Tree Preservation Order:

Natural Features on site No

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

**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:**

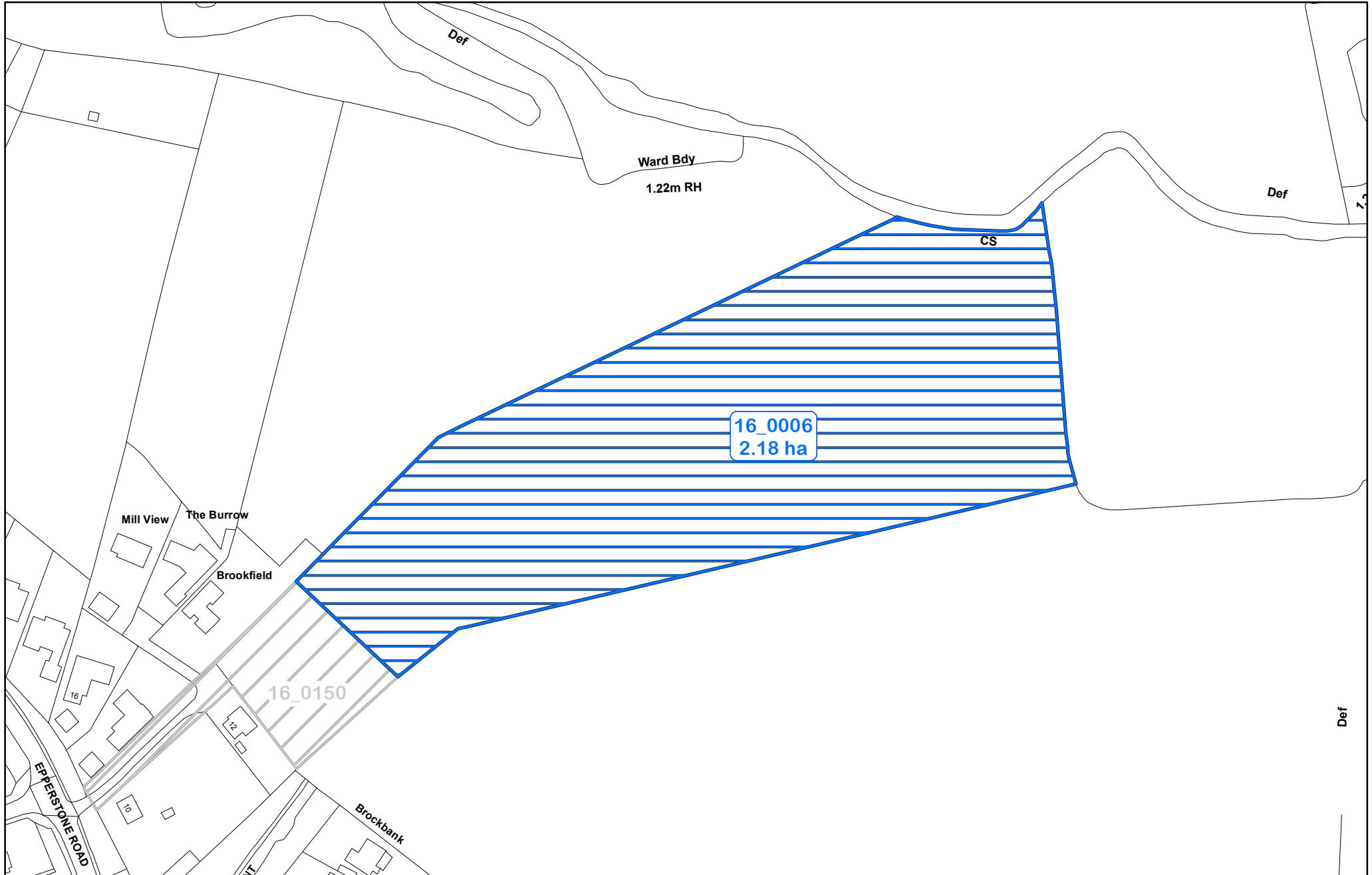
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**Achievability Conclusion:**

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0007 Site Address Land at Lowdham**  
**Housing/Employment/Both: Housing Area (Ha): 6.38**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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: Separated from village envelope PDL/Greenfield Greenfield  
 Area: PDL Area: Greenfield 6.38  
 Area Character: Residential and recreation land.  
 Setting : Green Belt  
 Current Use: Agriculture

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**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Within 1km of a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 174m	

**Physical Constraints :**

Highway Engineers Comments: Safe access is difficult to achieve without compromising the proposed improvement of the A612/A6097 junction.

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Topography Constraints: Land rises from east to west and from south to north.	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus: No	Neighbour Issues: Abuts a busy dual carriageway and roundabout.
Flood Zone: 7.5% Flood Zone 3, 2.5% Flood Zone 2	Surface Water Flooding: 1% of site at high risk, 3% at Medium risk, 6% at low risk
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
Impact on views: The northern part of the site is highly visible.	Impact on existing recreational use: LowdhamFP19 / LowdhamFP2 / LowdhamFP20 / LowdhamFP20 / LowdhamFP21
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

**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:**

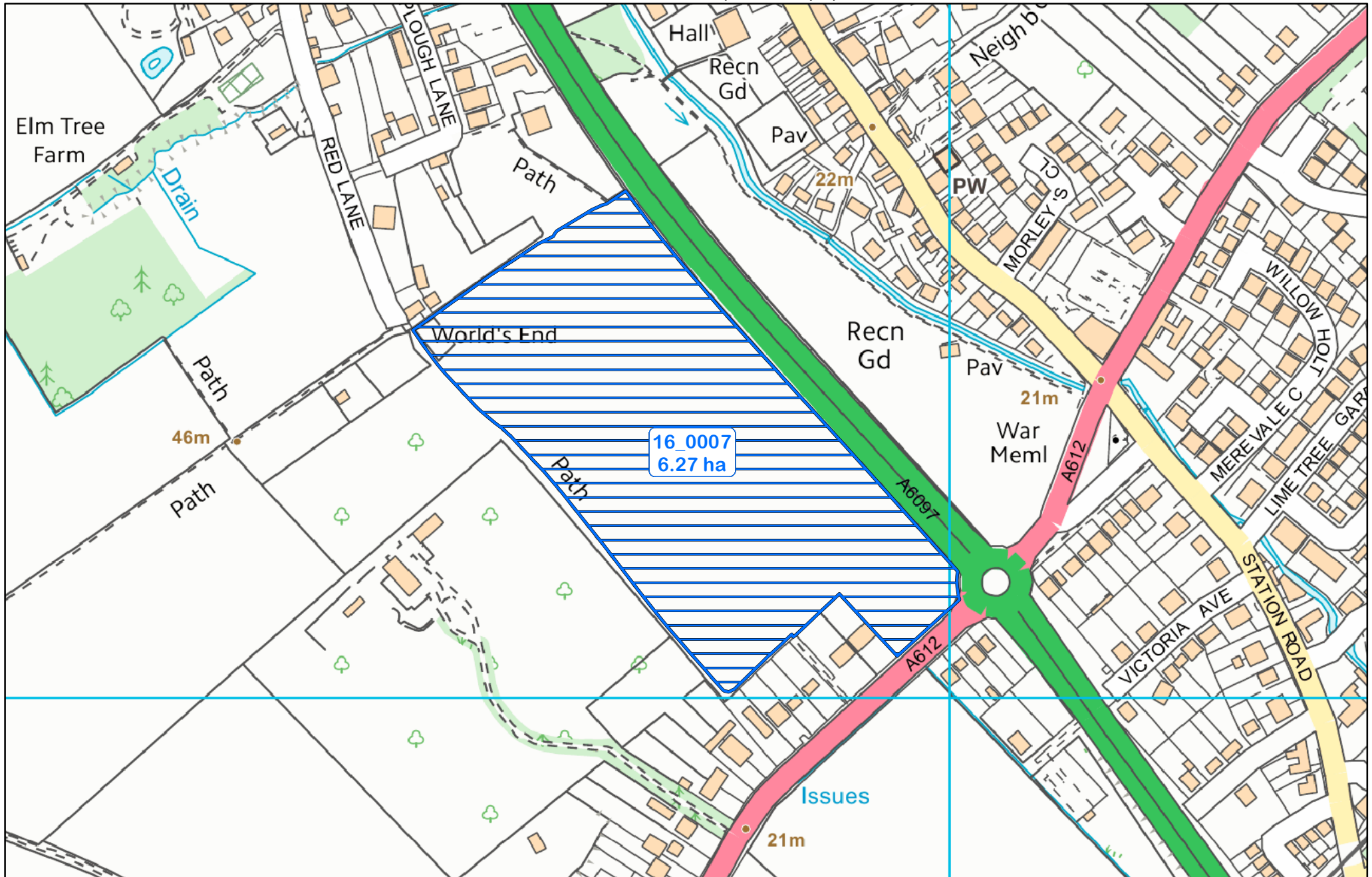
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**Achievability Conclusion:**

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area

# SHELAA 2016 Sites (Landscape)



**Site Reference Number: 16\_0149 Site Address Adjacent 28 Epperstone Road (Lo/Ho/1)**  
**Housing/Employment/Both: Housing Area (Ha): 0.25**  
**Parish: Lowdham Ward: Lowdham**

**Suitability Conclusion: Suitable**  
**Availability Conclusion: Available within 5 Years**  
 Availability Comments:  
**Achievability Conclusions: The site is economically viable/achievable**  
 Achievability Comments: No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope PDL/Greenfield Mixed  
 Area Character: Countryside/Residential Area: PDL Area: Greenfield  
 Setting : Countryside/Residential  
 Current Use: Agriculture

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**Policy: Suitable**

Current Policy Status: Allocated Lo/Ho/1 Other Policy Constraints:  
 Conflicting Issues: N/A

**Access to Services : Suitable**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 1923m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 980m	



**Physical Constraints : Suitable**

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).

Topography Constraints:  
 Contaminated Land?: Maybe      Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 3 Good -      Access to Utilities: Moderate

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding: Very 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):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: The site is economically viable/achievable

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale: 0-5 years      Availability Other Issues:

Viability Comments:

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**Availability Conclusion:** Available within 5 Years

**Achievability Conclusion:** The site is economically viable/achievable

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0150 Site Address South East of Brookfield, Epperstone Road (Lo/Ho/2)**

**Housing/Employment/Both: Housing**

**Area (Ha): 0.27**

**Parish: Lowdham**

**Ward: Lowdham**

**Suitability Conclusion:**

**Suitable**

**Availability Conclusion:**

**Available within 5 Years**

Availability Comments:

Full permission for 4 dwellings on this site

**Achievability Conclusions:**

The site is economically viable/achievable

Achievability Comments:

No evidence to suggest the site is not achievable at this point

**OVERALL CONCLUSION:**

**The site is allocated and has the benefit of Full Planning Permission . The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Within Village Envelope

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 0.27

Area Character: Countryside/Residential

Setting : Green Belt

Current Use: Agriculture

**Policy: Suitable**

Current Policy Status: Allocated Lo/Ho/2

Other Policy Constraints:

Conflicting Issues: N/A

**Access to Services : Suitable**

**Within 800m or 10mins walking**

Primary School: Yes

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 1208m

Green Space Standards: Over 400m from publicly accessible green space

**Within 30 mins travel by public transport**

Secondary School: No

Retail Area:

Further Education: No

Hospital: No

Supermarket:

Employment: No

Proximity to Transport Node: Over 1km from major public transport node

Green Space Strategy Comments: 615m

**Physical Constraints : Suitable**

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Highway Engineers Comments: Access approved as part of planning permission.

Topography Constraints:

Contaminated Land?: Maybe      Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 3 Good -      Access to Utilities:  
Moderate

Site Apparatus:      Neighbour Issues:

Flood Zone:      Surface Water Flooding: Very 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):

**Suitability Conclusion: Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:      Ownership Comments:

Legal Issues:      Legal Comments:

Timescale: 0-5 years      Availability Other Issues:

Viability Comments:

**Availability Conclusion: Available within 5 Years**

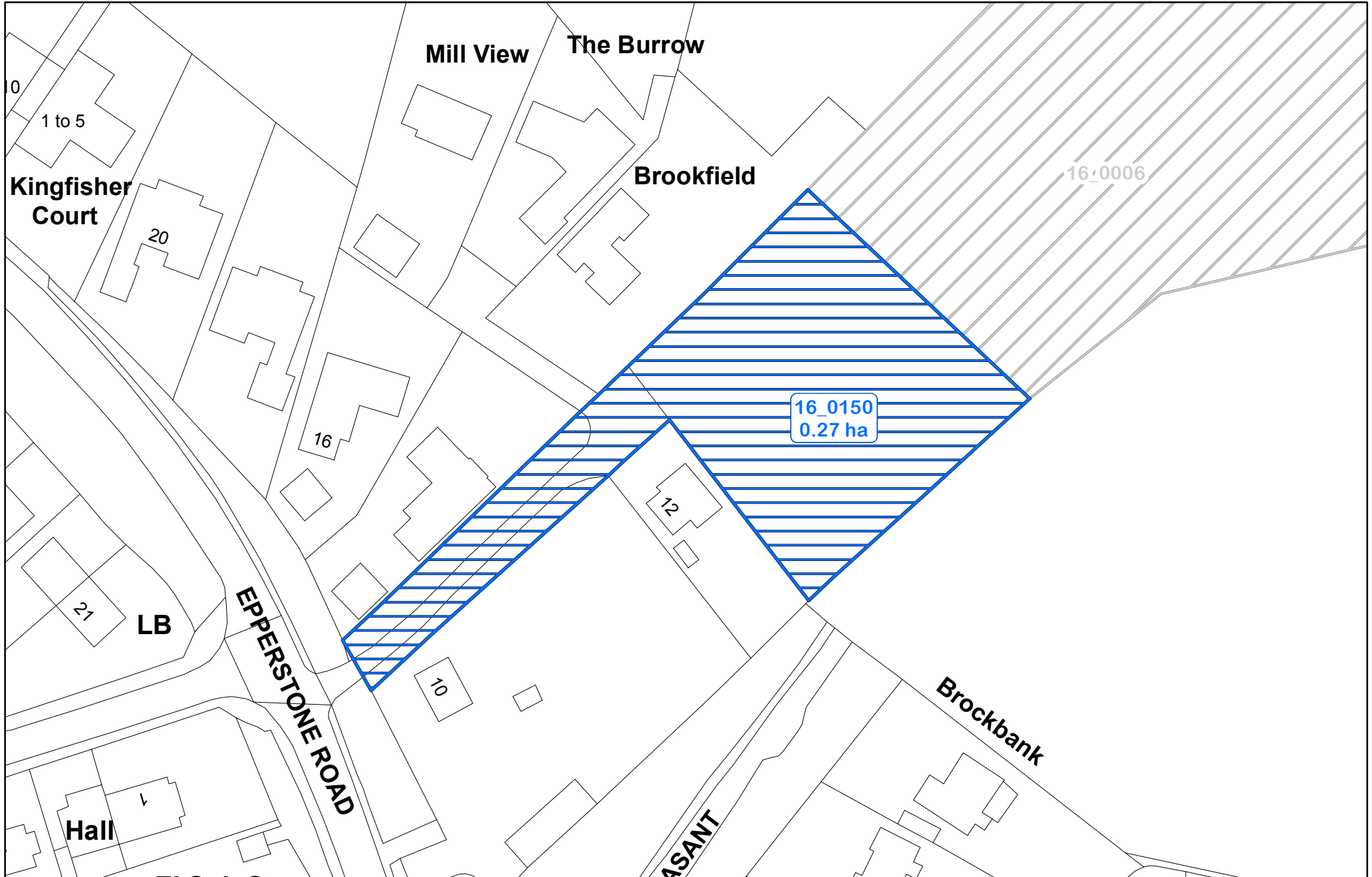
**Achievability Conclusion: The site is economically viable/achievable**

**Additional Comments**

14/02020/FUL Proposed erection of 4 No. dwellings and garages granted permission. Application pending for 5 dwellings

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



**Oxton**



**Site Reference Number: 16\_0062 Site Address Yew Tree House**  
**Housing/Employment/Both: Housing Area (Ha): 0.92**  
**Parish: Oxton Ward: Dover Beck**

**Suitability Conclusion: Green Belt - Not Suitable**  
**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: Within village PDL/Greenfield  
 Area: PDL 0.12 Area: Greenfield 0.80

Area Character: Residential and agricultural

Setting : Green Belt

Current Use: Residential / garden / paddock

**Policy:**

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

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 8452m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 147m	

**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

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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).

Topography Constraints: Site slopes up from Forest Road to rear of site.

Contaminated Land?: Maybe      Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 2 Very Good      Access to Utilities: Yes

Site Apparatus: No      Neighbour Issues: No

Flood Zone:      Surface Water Flooding: 8% at Medium risk, 19% 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 Mature trees on site.

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

**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:**

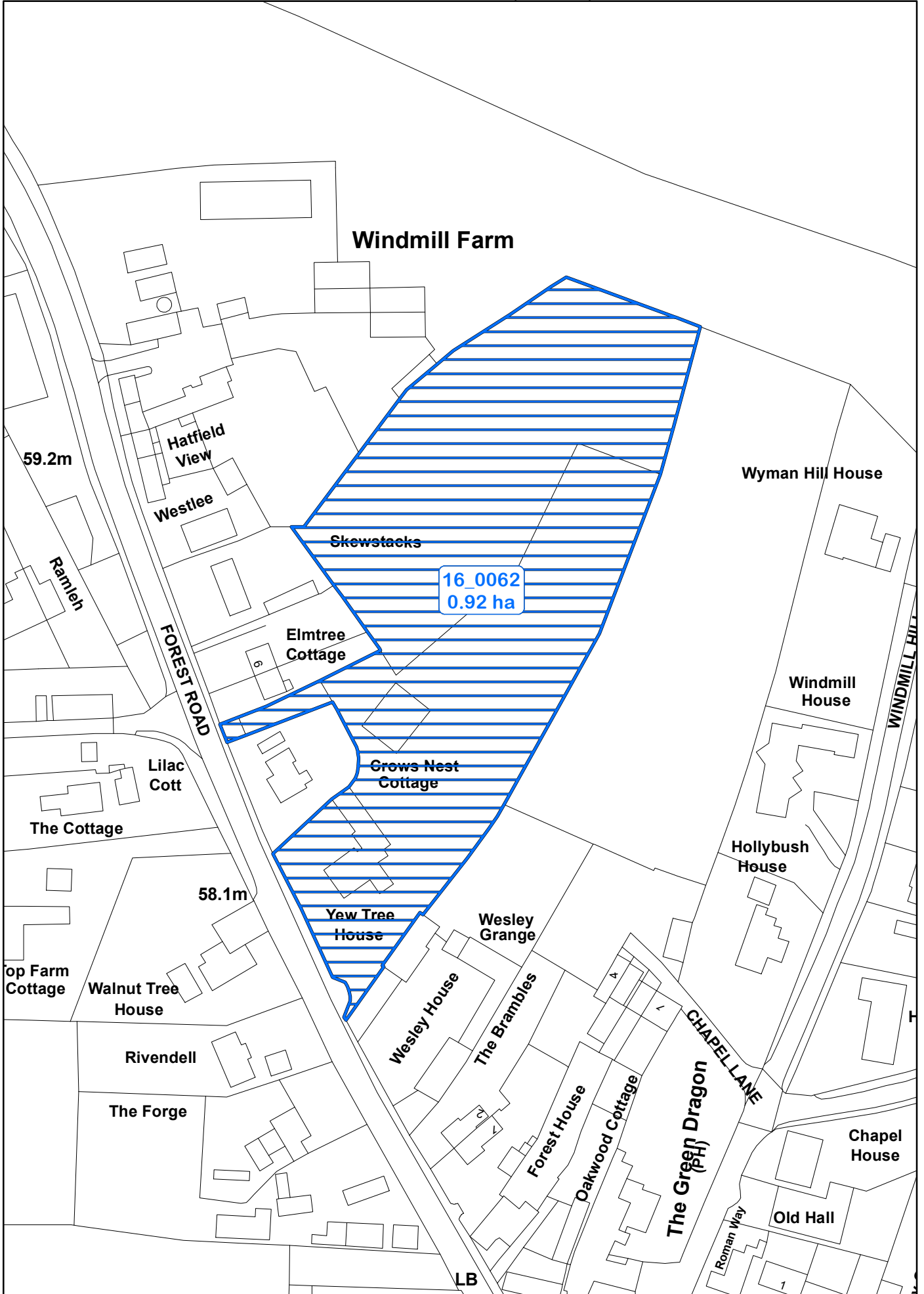
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**Achievability Conclusion:**

**Additional Comments**

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



<b>Site Reference Number: 16_0183 Site Address Residential garden land west of Forest Road</b>	
<b>Housing/Employment/Both:</b>	<b>Area (Ha):</b>
<b>Parish: Oxtou</b>	<b>Ward:</b>
<b>Suitability Conclusion:</b>	<b>Not suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Edge of settlement	PDL/Greenfield Greenfield
	Area: PDL      Area: Greenfield
Area Character: Countryside	
Setting : Countryside	
Current Use: Domestic garden	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green belt	

<b>Access to Services :</b>			
<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:	

<b>Physical Constraints :</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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**

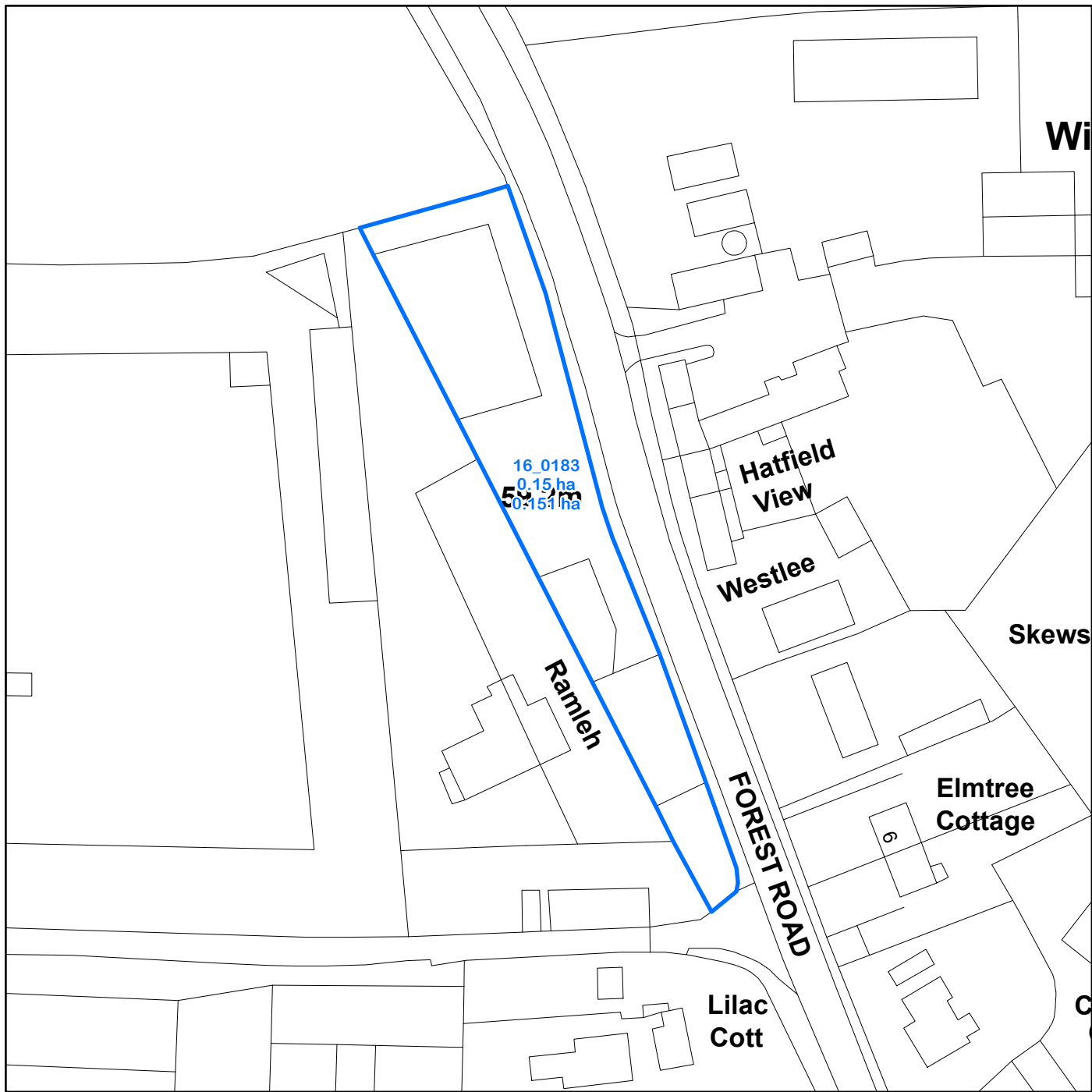
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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16\_0183  
0.15 ha

59.0m

Hatfield  
View

Westlee

FOREST ROAD

Elmtree  
Cottage

Lilac  
Cott

Skews

Wi

C

<b>Site Reference Number: 16_0184 Site Address Land off The Old Wood Yard</b>	
<b>Housing/Employment/Both:</b>	<b>Area (Ha):</b>
<b>Parish: Oxton</b>	<b>Ward:</b>
<b>Suitability Conclusion:</b>	<b>Not suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Countryside/edge of settlement	PDL/Greenfield Appears part of each
	Area: PDL      Area: Greenfield
Area Character: Edge of settlement	
Setting : Countryside	
Current Use:	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>			
<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:	

<b>Physical Constraints :</b>	
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:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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**

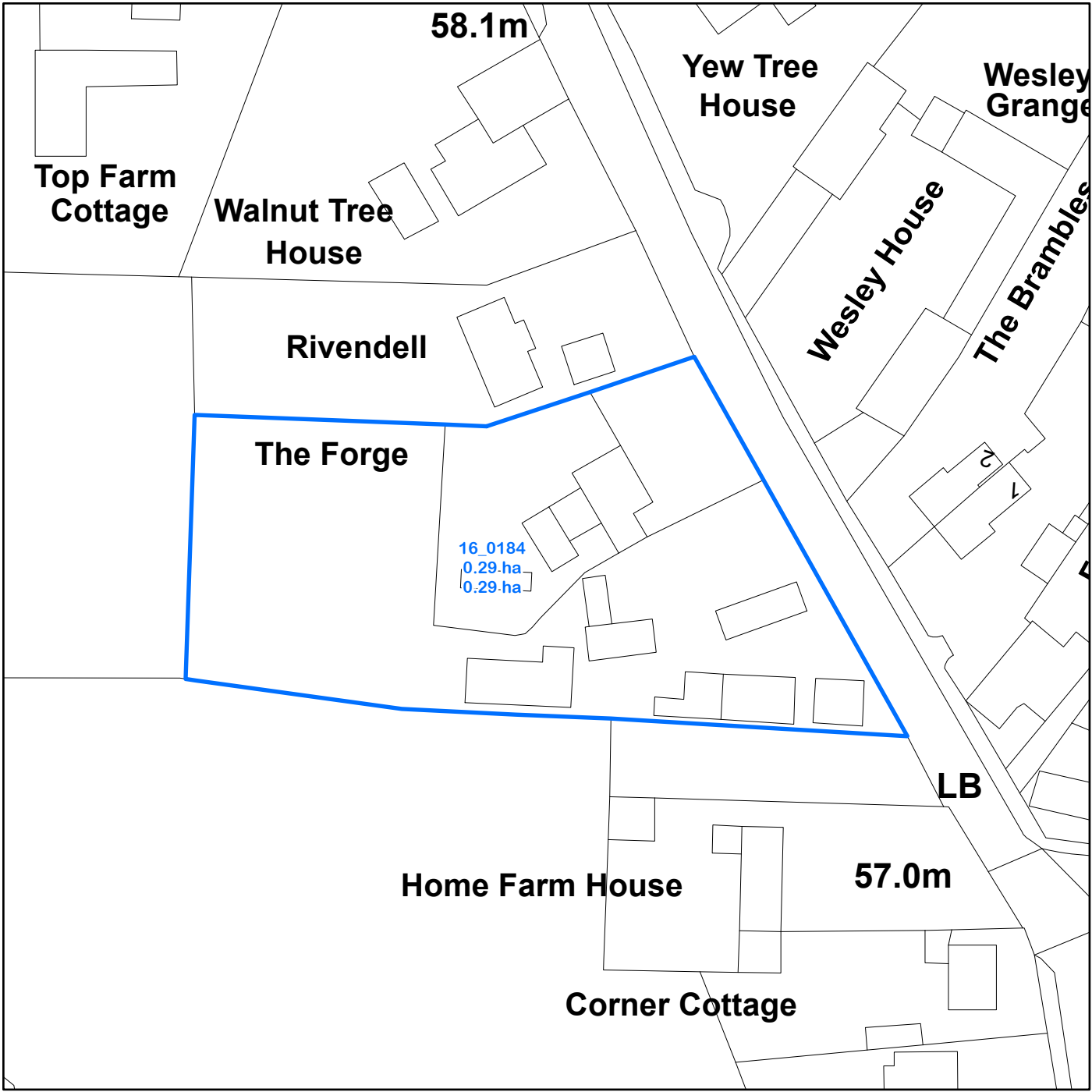
Availability Comments:	
Achievability Comments:	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	

**Availability Conclusion:**

**Achievability Conclusion:**

**Additional Comments**

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<b>Site Reference Number: 16_0185 Site Address Paddock north of Holly Tree Farm</b>	
<b>Housing/Employment/Both:</b>	<b>Area (Ha):</b>
<b>Parish: Oxtou</b>	<b>Ward:</b>
<b>Suitability Conclusion:</b>	<b>Not suitable</b>
<b>Availability Conclusion:</b>	
Availability Comments:	
<b>Achievability Conclusions:</b>	
Achievability Comments:	
<b>OVERALL CONCLUSION:</b>	
<b>Not fully assessed due to Green Belt location. Green Belt Boundary is not being amended as part of the Plan Review.</b>	

**SUITABILITY**

<b>Character Land Use Location:</b>	
Location: Within village	PDL/Greenfield Part PDL, majority Greenfield
	Area: PDL      Area: Greenfield
Area Character: Edge of settlement	
Setting : Rural	
Current Use: Appears as dwelling and paddock	
<b>Policy:</b>	
Current Policy Status: Green Belt	Other Policy Constraints:
Conflicting Issues: Green Belt	

<b>Access to Services :</b>			
<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:	

<b>Physical Constraints :</b>	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?:	Contamination Category:

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Agricultural land quality :	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding:
Identified within the SFRA?:	
SFRA Comments:	

<b>Landscape, Biodiversity and Built Heritage Constraints :</b>	
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**

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