

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

Site Reference	OLB0002
Site Address	Cocking Hill (Land at Cocking Hill House)
Parish	Ollerton & Boughton
Ward	Boughton
Area (ha)	4.54ha
Housing/Employment/Both:	Both
Last Updated	August 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Similarly, the impact on the SSSI/SINC and Ancient Woodlands adjacent to the site (separated by the railway line) would also need to be investigated. Site may be suitable for development if the settlement boundaries were to be reviewed as part of a future Plan Review and highways issues are investigated and could be satisfactorily addressed.

SUITABILITY	
Character Land Use Location	
Location:	Outside (but adjacent to) urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.54ha (Greenfield)
Area Character:	Industrial / rural
Setting:	Industrial / rural
Current Use:	Agriculture
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	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Over 1,500m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	This site could present difficulties with access. A standard roundabout could potentially work, right on the apex of the bend, provided there is the land available to build to the Design Manual for Roads and Bridges and would need to pull in the Cocking Lane approach coming under the railway bridge. The required roundabout would be large and

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

	may take in Cocking Hill House and possibly also require some land to the north. As this would be the only acceptable junction type here, we would recommend that a feasibility layout is commissioned prior to this being considered further.
Topography Constraints:	No
Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Unknown
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:	Yes
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Unknown
Tree Preservation Order:	No
Natural Features on Site:	Vegetative border
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner confirms availability 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

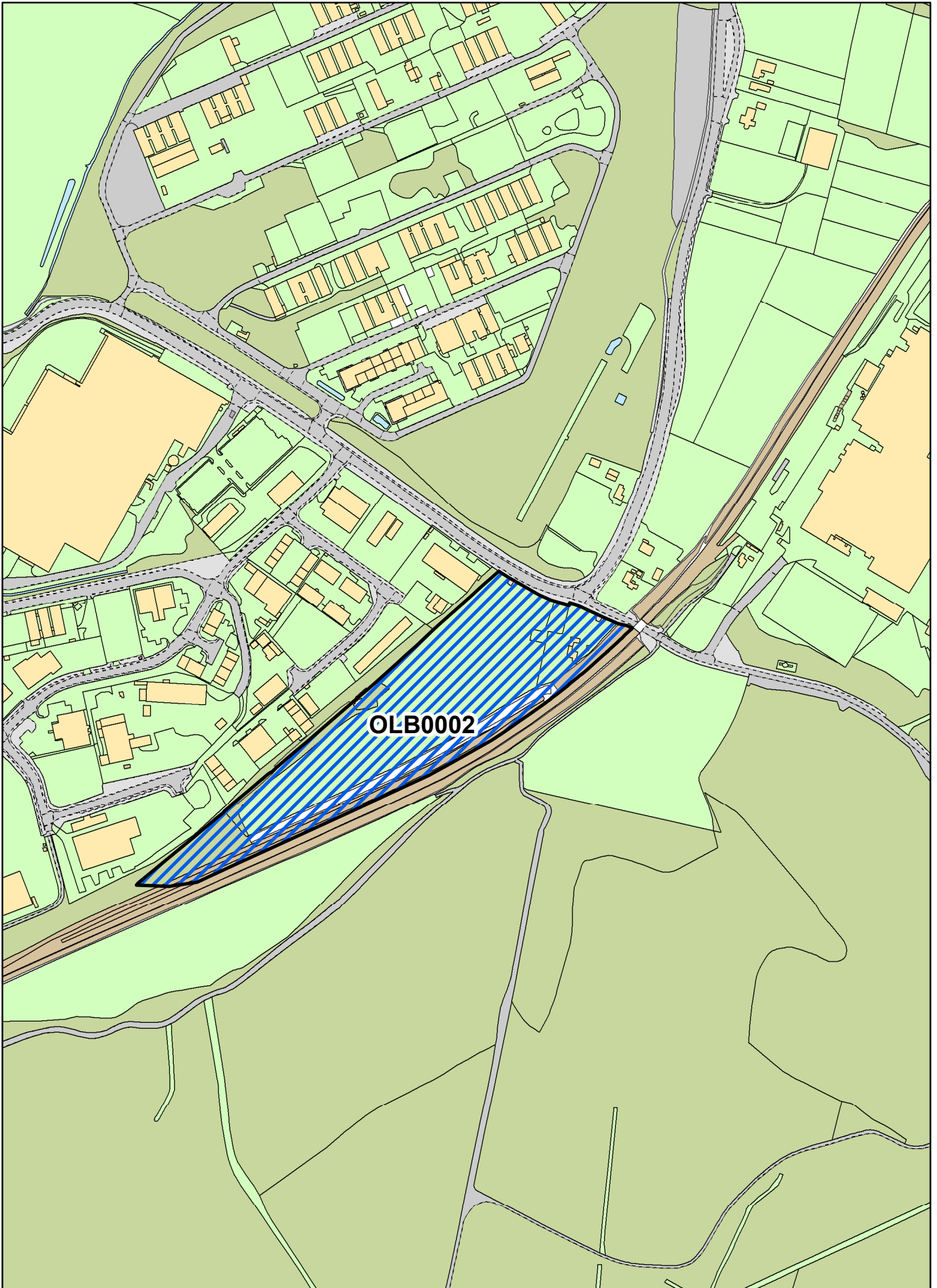
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Yield: 68 dwellings or 2.26ha of employment land. Landowner is promoting an additional station on the Robin Hood line alongside employment or residential uses.



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OLB0042
Site Address	Harrow Lane (Land east of)
Parish	Ollerton & Boughton
Ward	Boughton
Area (ha)	14.55ha
Housing/Employment/Both:	Housing
Last Updated	November 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	Site is available within the next 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site is adjacent to the urban boundaries of Ollerton & Boughton and may be considered suitable for development if the boundary is reviewed as part of a future Plan Review. The site is both available and achievable. Significant highway access improvements will be needed to maximise development potential. Other highways limitations means that development would be restricted to 150 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. A very small portion of the site lies within Flood Zone 3 where residential development should be resisted. Part of the site is subject to varied levels of risk of surface water flooding, and proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site, as well as the impact on the adjacent Local Wildlife Site (SINC). 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	
Location:	Outside, but adjacent to, the urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	
Area Character:	Rural / agricultural
Setting:	Rural / agricultural
Current Use:	Agriculture
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	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No

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

Distance from Public Open Space	Over 400m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently, this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Highway design should comply with the Highway Authority'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.
Topography Constraints:	Slopes up to the south
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good – Moderate)
Site Apparatus:	Major pylon line along southern boundary, telegraph poles and line on western boundary
Access to Utilities:	Yes
Neighbour Issues:	Sewage works abuts the southern boundary
Flood Zone:	Flood Zone 3 on small portion of site along eastern edge
Surface Water Flooding:	1.23% High Risk, 2.53% Medium Risk, 16% 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:	Yes, Potential Species Habitat. Site abuts SINC 2/773 – Boughton Scrub. Close to SINC 5/312 – Boughton Railway Banks. Also, near SINC 5/2151 Ollerton Colliery. Indirect impacts might occur to all.
Tree Preservation Order:	No
Natural Features on Site:	Boughton Dyke on eastern boundary
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Impact on local interest building, potential archaeological interest, historic core of Boughton (listed buildings) and Jordan Castle Scheduled Monument.

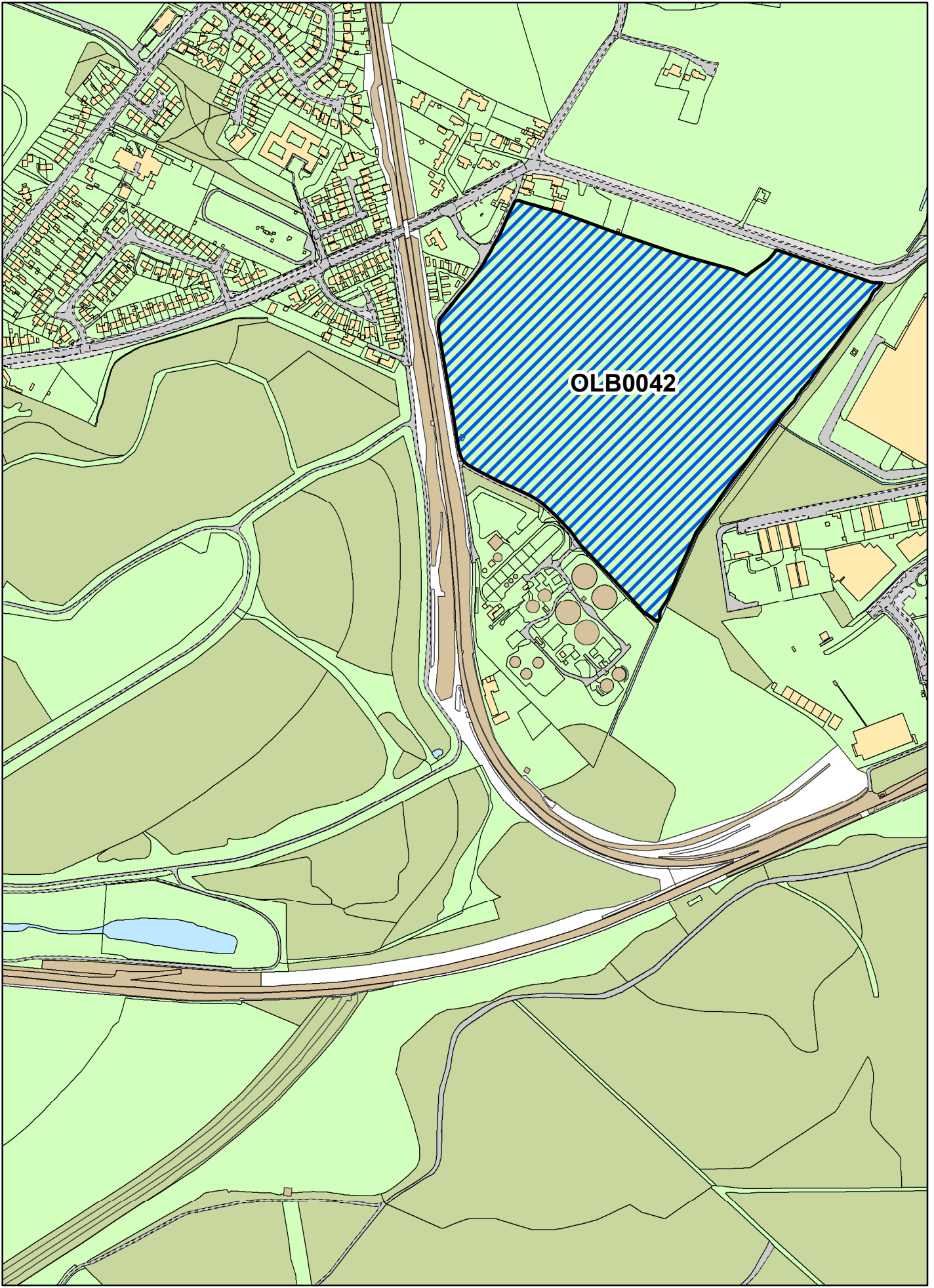
SUITABILITY CONCLUSION: May be Suitable

**Newark & Sherwood Strategic Housing & Employment Land Availability
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AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	Housebuilder has the site under option and confirms site remains available
Achievability Comment:	Nothing suggests 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	
Formerly 08_0153	
Yield: 150 (due to highways constraints)	



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OLB0154
Site Address	Land between Kirk Drive, Stepnall Heights and Hallam Road (OB/MU/2)
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	12.96ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 10-15 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for residential and open space development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The Council are in control of the land. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation 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	
Location:	Within urban boundary
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	12.96ha (Greenfield)
Area Character:	Open space / residential
Setting:	Open space / residential
Current Use:	Open space
Policy	
Current Policy Status:	Allocated OB/MU/2
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
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	320m	Proximity to Transport Node	Over 1km

Physical Constraints:

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

Highway Engineers Comments:	Highway design should comply with Highway Authority's relevant design guide 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.
Topography Constraints:	Gently rolling
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	85.02% Grade 3 (Good to Moderate), 14.98% N/A (Urban)
Site Apparatus:	Unknown
Access to Utilities:	Unknown, but likely
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	0.5% high risk, 1.4% medium risk, 6.6% low risk
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	SP8 Open Space, footpath on a SW boundary
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Council controls the land and it remains 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:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

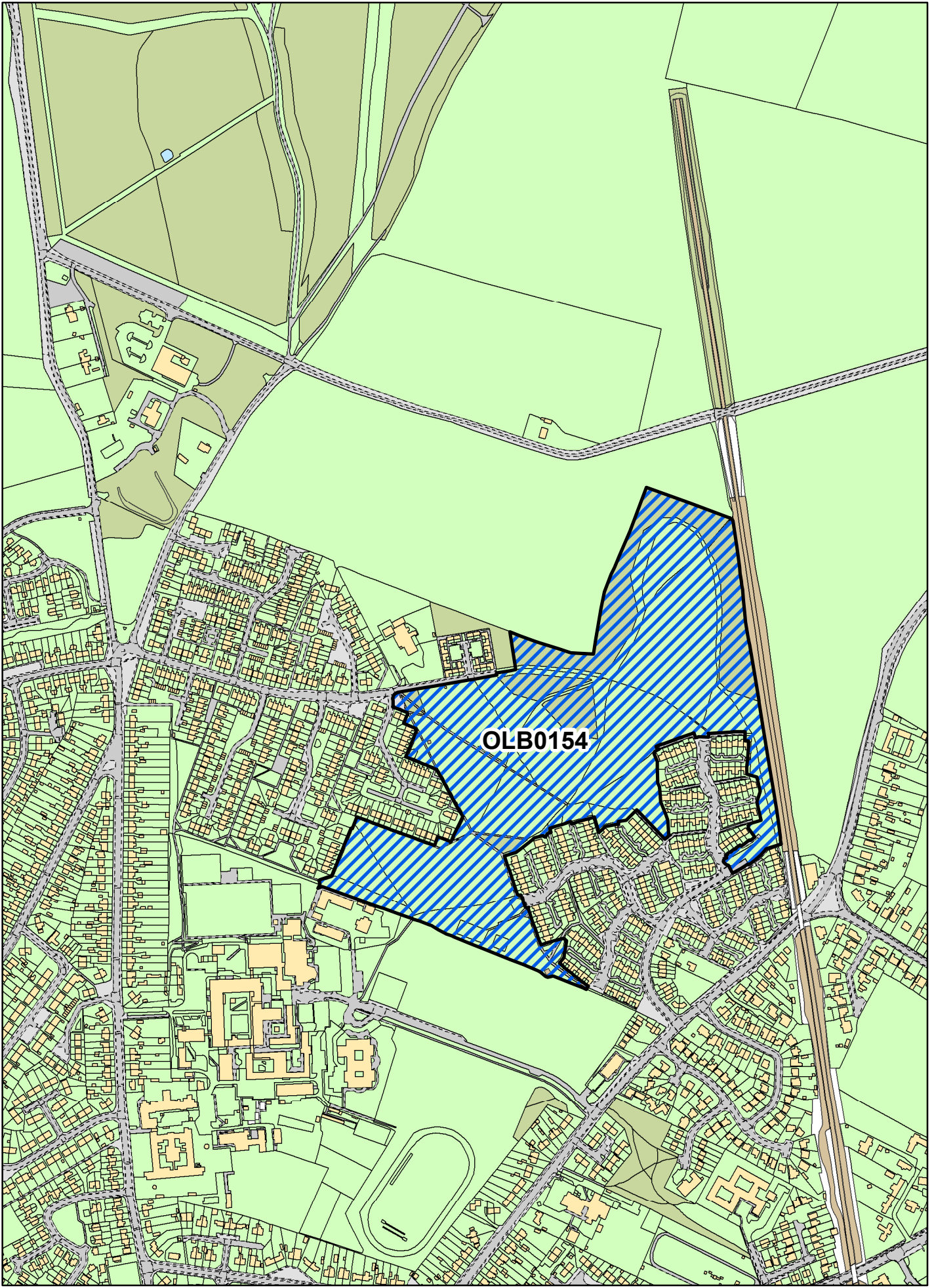
ADDITIONAL COMMENTS

Work continues on the Neighbourhood Study. Allocation for 120 dwellings including provision to meet the requirements of SP8.

Yield: 120 dwellings plus retail element.



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	OLB0158
Site Address	Rufford Avenue (Land at) – OB/RE/1
Parish	Ollerton & Boughton
Ward	Ollerton
Area (ha)	0.32ha
Housing/Employment/Both:	Retail
Last Updated	August 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	No evidence to suggest the site is not achievable

OVERALL CONCLUSION:

The site is allocated for retail development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The land is owned by Ollerton Town Council. Potentially contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species as necessary. The site lies within an area of former coal mining activity and any development in this defined area will need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location

Location:	Within urban boundary
PDL/Greenfield:	PDL
Area of PDL / Greenfield:	0.32ha (PDL)
Area Character:	Residential / commercial
Setting:	Urban
Current Use:	Vacant

Policy

Current Policy Status:	Allocated OB/RE/1
Other Policy Constraints:	
Conflicting Issues:	

Access to Services

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Within 400m	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	460m	Proximity to Transport Node	Over 1km

Physical Constraints:

Highway Engineers Comments:	Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate,
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**Newark & Sherwood Strategic Housing & Employment Land Availability
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	development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	100% N/A – Urban
Site Apparatus:	Remaining hardstanding from previous use (demolished)
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% medium risk, 2% 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:	Potential species habitat
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is allocated and available
Achievability Comment:	Owners await favourable market conditions
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

Site was previously known as 08_0670. The owner, the Ollerton Town Council, has purchased a small additional piece of land which is reflected in an updated plan and size on this assessment. Site benefits from extant permission 11/00469/FULM for which access works have been undertaken.



Strategic Housing and Employment Land Availability Assessment 2023

