

Farndon Parish

- 5.90** Within Farndon Parish, 19 sites have been through the full Assessment process. 18 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.91** 1 site may be considered suitable for development and could provide for approximately 17 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.92** The following sites within the parish of Farndon have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Sites not Considered Suitable

- **08_0072**
- **08_0086**
- **08_0100**
- **08_0176**
- **08_0281**
- **08_0304**
- **08_0321**
- **08_0322**
- **08_0323**
- **08_0324**
- **08_0325**
- **08_0326**
- **08_0502**
- **08_0503**
- **08_0504**
- **08_0505**
- **08_0506**
- **08_0507**

Sites which May be Considered Suitable

- **08_0359**

- 5.93** The following sites have also been submitted, but are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken:

- 08_0191 Land to rear of Cross Lane Farmhouse, Cross Lane, Farndon
- 08_0349a Staveley Court, Farndon
- 08_0349b Staveley Court, Farndon

5.94 However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: Woodlands, Fosse Road**08_0072****Area(ha): 0.33****Parish: FARNDON****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has shown an interest in the site. Site available for development within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** PDL**Area Character:** Countryside**Area Greenfield:****Setting:** Countryside**Area PDL:** 0.33**Current Use:** Residential and Kennels Building in Use**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, PU1 Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4236m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 369m**Physical Constraints The site is suitable****Highway Engineers Comments:** Site accessed from the A46 Trunk Rd. Advice should be sought from the Highways Agency as to access to this site.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good) Part Grade 2/Part Grade 3**Site Apparatus:** Telephone wires about the north west corner of the site**Neighbour Issues:** Adjacent to A46**Identified in SFRA:** No**Site within a flood zone?:** In zone 3

Site Ref: Woodlands, Fosse Road

08_0072

Area(ha): 0.33

Parish: FARNDON

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has shown an interest in the site. Site available for development within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA site 08_0321.

The map displays a rural landscape with a proposed development site highlighted in a hatched pattern. The site is labeled '08/0072' and '0.33 Hectares'. It is situated next to a road marked 'A 46' with a width of '13.1m'. To the north of the site is a 'Woodlands' area. To the east, there is a 'Bathwork' area and a 'Drain'. The map also shows 'Farndon-CP' and a '12.5m' dimension. The surrounding area includes residential buildings and a 'Drain'.



Date:	08/03/2010
Scale:	1:2,500

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Site Ref: Land off Fosseyway,

08_0086

Area(ha): 1.90

Parish: FARNDON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information supplied: Site available for development within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: Greenfield

Area Character: Mixed countryside/village

Area Greenfield: 1.9

Setting: Countryside adjacent to village

Area PDL:

Current Use: Agriculture

Proposed Use:

Policy The site may be suitable

Allocated Site: Countryside

Other: Policies C1-5, C12 and C15-18 Conservation Areas, NE1 Development in the Countryside, PU1 washlands

Conflicting Issues Yes Outside Village Envelope

Access to Services The site is suitable

Within 800m or 10 mins walking

Primary school: No **Bus stop:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Store of Local Importance: Yes

Within 30 mins travel by public transport

Secondary school: Yes **Retail Area:** Yes

Further Education: Yes **Hospital:** Yes

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 4203m

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

GreenSpace Standards: Within 400m of publicly accessible green space

GreenSpace Strategy Comments: 332m

Physical Constraints The site is not suitable

Highway Engineers Comments: This site has no connection to the county highway network. However, it does abut the A46 Trunk road, advice should therefore be sought from the Highways Agency.

Topography Constraints: No slight slope to southwest

Access to Utilities? No

Contaminated Land?: No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land off Fosseway,

08_0086

Area(ha): 1.90

Parish: FARNDON

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: none

Neighbour Issues: Adjacent to A46

Site within a flood zone?: In zone 3

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: Site available for development within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years Joint ownership- however all parties are aware of and support submission.

Ownership Comments: Joint ownership- however all parties are aware of and support submission.

Legal Issues: No

Legal Comments:

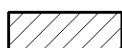
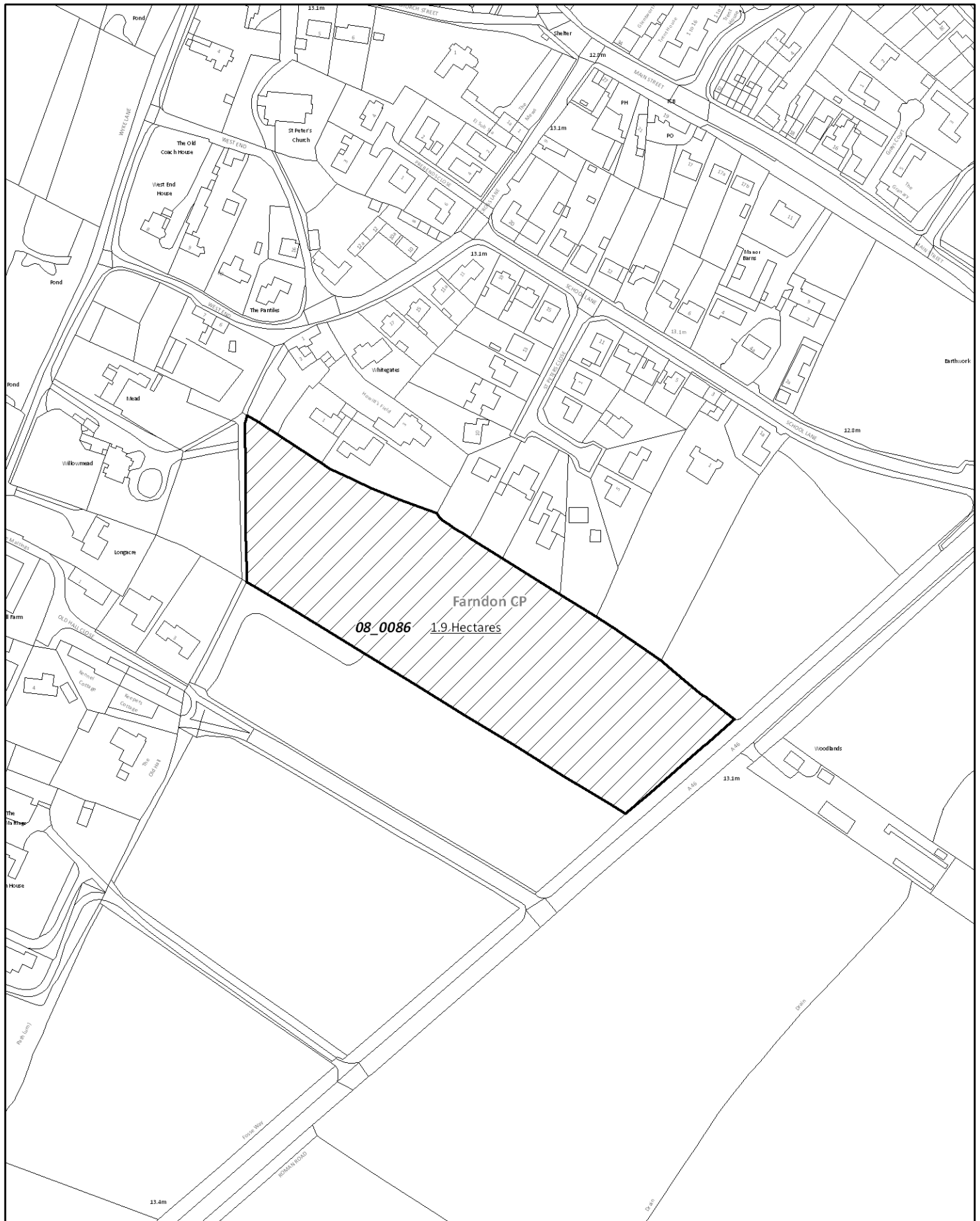
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0086 - Land Off Fosseway,
Farndon**

Date:	08/03/2010
Scale:	1:2,500

Site Ref: Land off School Lane**08_0100****Area(ha):** 1.05**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information supplied: site available within 5 years

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed residential/agricultural**Area Greenfield:** 1.05**Setting:** Countryside abuts village and Trunk Road**Area PDL:****Current Use:** grazing/woodland Vacant Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** C1-5, C12 and C15-18 Conservation Areas, NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4000m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 339m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Access may be viable onto School Lane subject to detail. The site abuts the A46 Trunk Road, advice should also be sought from the Highways Agency as to suitability of the site for development.

Topography Constraints: No flat land**Access to Utilities?** 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-moderate)**Site Apparatus:** None**Neighbour Issues:** Abuts the A46(T)**Site within a flood zone?:** In zone 3**Identified in SFRA:** No

Site Ref: Land off School Lane

08_0100

Area(ha): 1.05

Parish: FARNDON

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Wide belt of trees on eastern side. Trees on other edges of site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: site available within 5 years

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

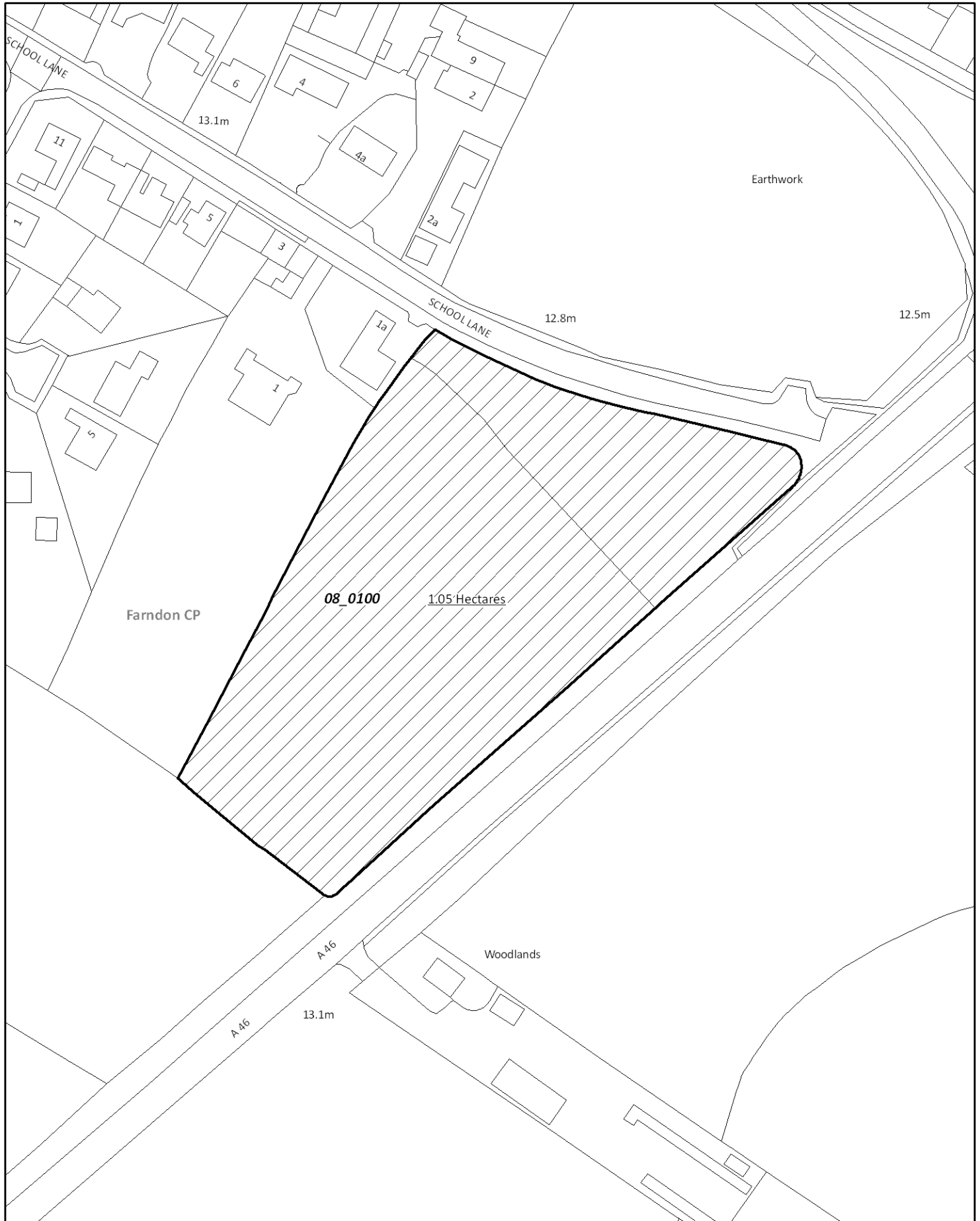
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA sites 08_0086 and across School Lane from 08_0506.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Fosse Road**08_0176****Area(ha):** 11.52**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation and the potential protected species habitat, and also and detrimental impact from the Sewage Works which the site surrounds. Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted, making this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation and the potential protected species habitat, and also and detrimental impact from the Sewage Works which the site surrounds. Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted, making this site unsuitable for development.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideAgricultural/ Sewage Works**Area Greenfield:** 11.52**Setting:** Countryside Agricultural/ Sewage Works**Area PDL:****Current Use:** Sewage WorksAgriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, A large part of the site is within PU1- Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3558m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 750m**Physical Constraints** The site is not suitable

Site Ref: Land off Fosse Road**08_0176****Area(ha):** 11.52**Parish:** FARNDON**Proposed Yield :**

Highway Engineers Comments: The site is in close proximity or affected by the proposed A46 Dualling. Refer to the Highways Agency.

Topography No Flat land
Constraints:

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 2 (Very good) Part
Grade 2/Part Grade 3

Site Apparatus: None

Neighbour Issues: Sewage works adjacent to site

Identified in SFRA: No

Site within a flood zone?: In zone 3 Also within Zone 2

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Northern boundary abuts River Devon

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Abuts 2/588 - River Devon (North of Cotham). Indirect impacts might occur. Potential Protected species habitat.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

Achievability Comments:

Ownership Constraints owner constraints 6-10 years currently held under an agricultural tenancy agreement

Ownership Comments: currently held under an agricultural tenancy agreement

Legal Issues: No

Legal Comments:

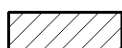
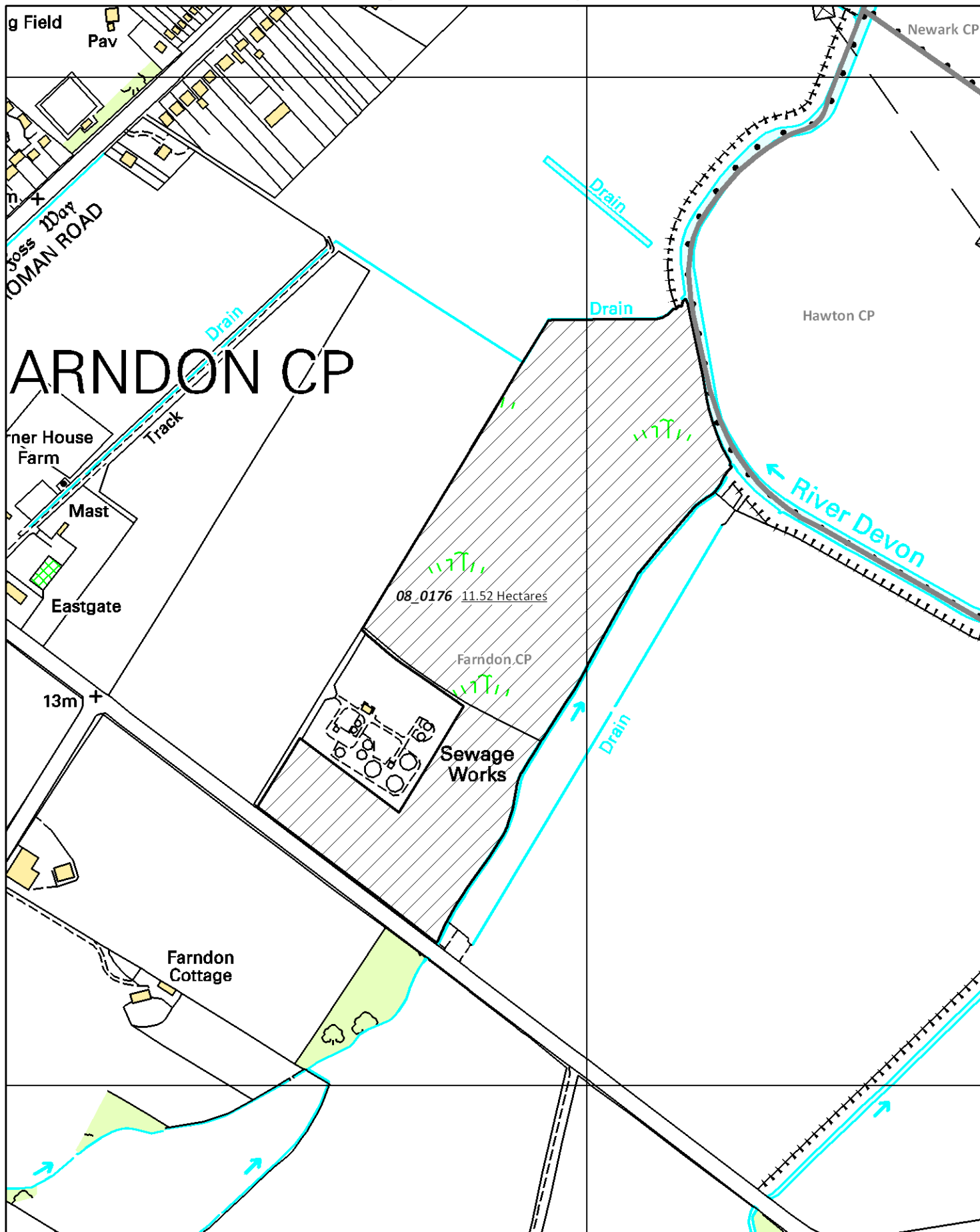
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Residential or Employment uses proposed. Abuts SHLAA site 08_507.

Strategic Housing Land Availability Assessment 2010



**08_0176 - Land Off Fosse Road,
Farndon**

Date: 08/03/2010

Scale: 1:5,000

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Site Ref: Land to Rear of Brockton Avenue**08_0281****Area(ha):** 1.36**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer has shown interest in the site. The developer has already invested in the site. Available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.36**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS2 Open Breaks Between Settlements**Conflicting Issues** Yes Open Breaks Between Settlements**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 2693m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 561m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no access to the public highway and is therefore unsatisfactory. However, if combined with plot 0359 an acceptable highway infrastructure may be feasible. The site is also affected by a proposed Marsh lane Link.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons on border to site;**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly in Zones 2 & 3**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Land to Rear of Brockton Avenue

08_0281

Area(ha): 1.36

Parish: FARNDON

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees border site

**Impact on existing
Recreational Use:** No

Listed Bldg / Local Interest Bldg: No

**ProtectedSpecies/
Habitats:** No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information Supplied: Developer has shown interest in the site. The developer has already invested in the site. Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

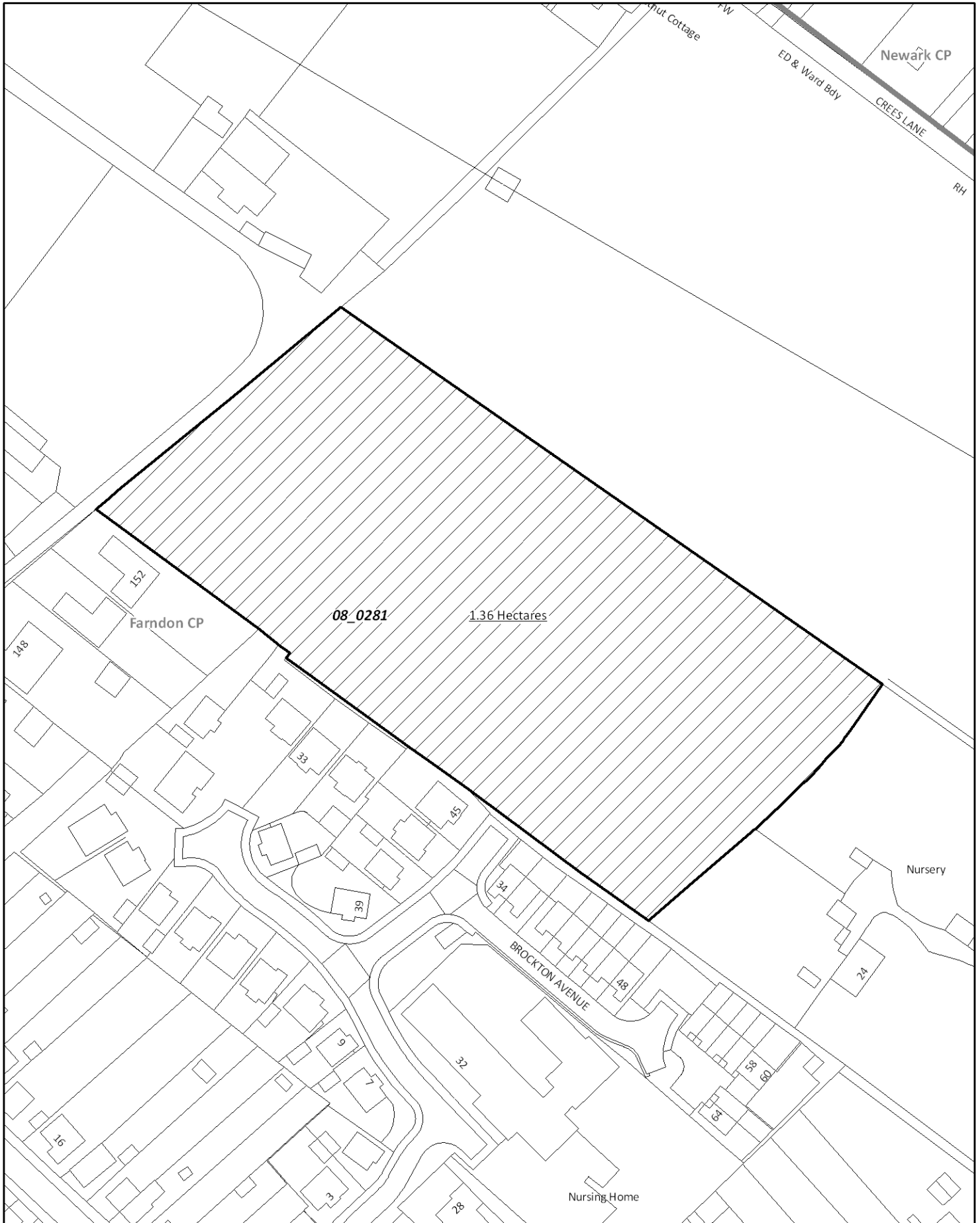
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Site adjacent to SHLAA Sites 08_0304 and 08_0359.
NCC report this site may be affected by the route of the Marsh Lane Link Scheme although it should be noted that this scheme would not be needed if the A46 is dualled by the Highways Agency.

Strategic Housing Land Availability Assessment 2010



**08_0281 - Land To Rear Of Brockton Avenue,
Farndon**

Date: 08/03/2010

Scale: 1:1,250

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Site Ref: 24 Fosse Road

08_0304

Area(ha): 0.95

Parish: FARNDON

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:

Availability Comments:

Information provided: Developer has shown an interest in the site. 35-40 dwellings detailed in submission. Site available within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Any possible development would need to mitigate against any detrimental impact from the A46 Trunk Road adjacent to the site. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Any possible development would need to mitigate against any detrimental impact from the A46 Trunk Road adjacent to the site. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable

Location: Village (outside but adjoining Boundary)

PDL/Greenfield: PDL

Area Character: Countrysidehousing

Area Greenfield:

Setting: Countryside urban

Area PDL: 0.95

Current Use: Residential

Proposed Use:

Policy The site may be suitable

AllocatedSite: Open break/Green Wedge

Other: FS2 Open breaks between settlements, NE1 Development in the countryside

Conflicting Issues Yes Open breaks between settlements

Access to Services The site is suitable

Within 800m or 10 mins walking

Primary school: Yes **Bus stop:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Store of Local Importance:

Within 30 mins travel by public transport

Secondary school: Yes **Retail Area:** Yes

Further Education: Yes **Hospital:** Yes

Supermarket: Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 2577m

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

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 523m

Physical Constraints The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. Access to this site would be off the Trunk Road but within the 40 mph limit. Access to limited development i.e. up to 5 dwellings may be acceptable.

Topography Constraints: No Flat site

Access to Utilities? Yes

Contaminated Land?: No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: 24 Fosse Road

08_0304

Area(ha): 0.95

Parish: FARNDON

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: Trunk Road to south

Site within a flood zone?: In zone 3 Also in zone 2

Identified in SFRA: No

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Numerous trees on site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has shown an interest in the site. 35-40 dwellings detailed in submission. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

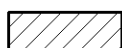
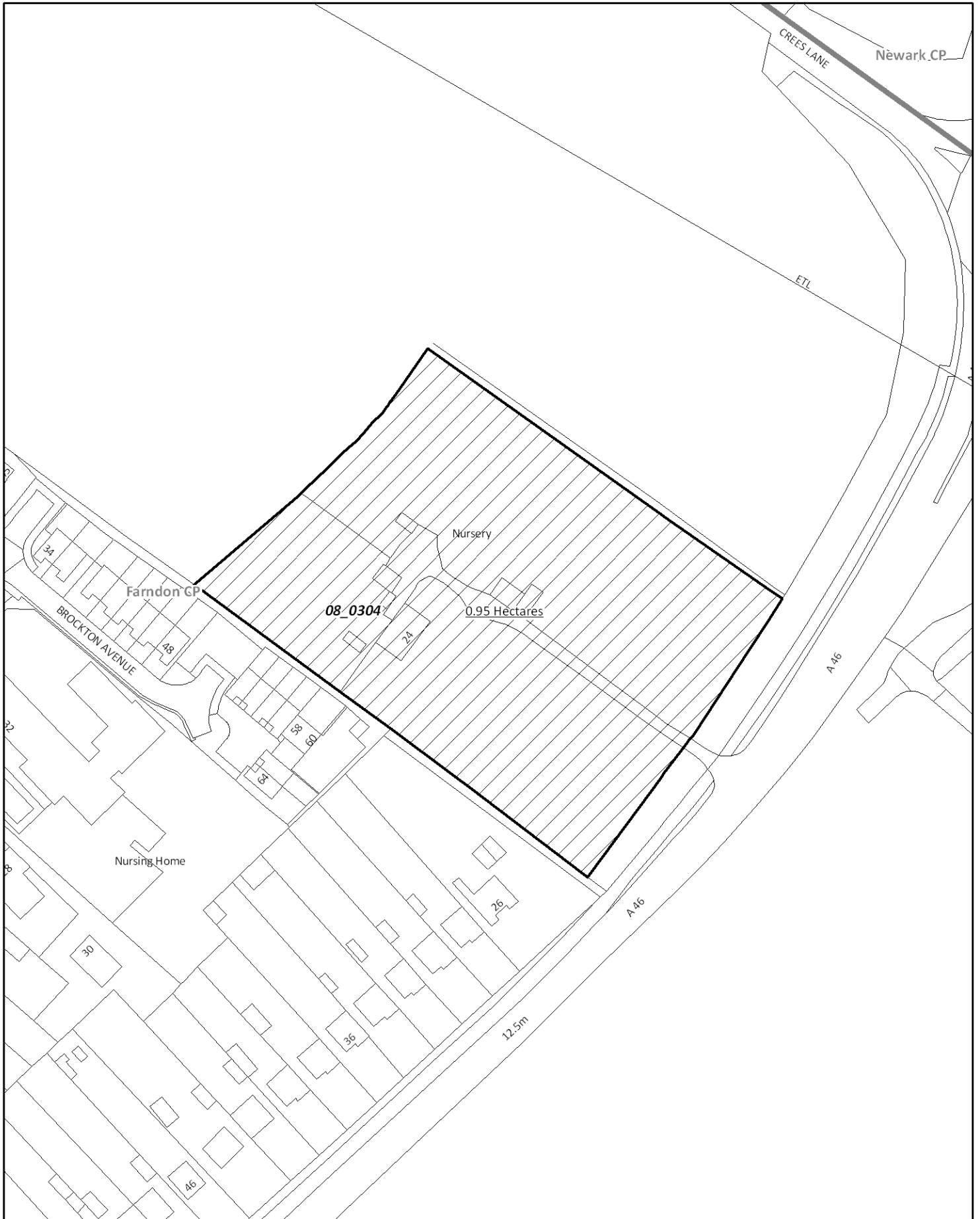
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjacent to SHLAA Site 08_0281. Existing dwelling on site and one disused building

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Fosse Road (A46)**08_0321****Area(ha):** 71.94**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. The frontages of the site lie within Environment Agency Flood Zone 3 where residential development should be resisted. Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Not presently suitable due to level of separation from existing settlement.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. The frontages of the site lie within Environment Agency Flood Zone 3 where residential development should be resisted. Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 71.94**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, PU1: Washlands**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site may be suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 4592m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 992m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site is affected by the proposed A46 dualling. Advice should therefore be sought from the Highways Agency**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Land at Fosse Road (A46)**08_0321****Area(ha):** 71.94**Parish:** FARNDON**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) / Grade 3**Site Apparatus:** Telephone wires run through site NW-SE, multiple pylons through site NW-SE**Neighbour Issues:** Close to HV overhead power line (See notes) A46**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Approx 90% in Zone 2, 50% in Zone 3**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Farndon FP11**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Residential, employment, industrial, community and leisure to be developed in conjunction with SHLAA Site 08_0326 which lies accross Thorpe Lane. Adjacent to SHLAA site 08_0072. The site is near to a scheduled ancient monument to the south-west, which contains a Roman settlement. Given the current open nature of land as this point, there is likely to be a significant impact on the setting of the SAM which may affect how this site is developed (if at all). There is also a high potential for further archaeological remains to be found within the SHLAA site itself (given its proximity to the SAM), requiring further investigation at the earliest opportunity. (EH)
Also in Thorpe Parish.

The map displays the Farndon Civil Parish (CP) area, bounded by the River Trent to the west and north. Key features include:

- Geographical Features:** The River Trent flows along the western and northern boundaries. Several drains and tracks are marked throughout the landscape.
- Settlements and Landmarks:**
 - Farndon:** Located in the north-east, featuring a playing field, a hall, and a cemetery.
 - Thorpe:** Located in the south, featuring a church, a row of houses, and a manor lodge.
 - Willow Holt Farm:** A large green area in the south-west.
 - Lady Masham Fox Covert:** A green area in the south-east.
 - Copper Beaches:** A small green area near Willow Holt Farm.
- Infrastructure and Boundaries:**
 - 08 0321:** A specific area or boundary line is labeled with this code.
 - 71.94 Hectares:** A large area is labeled with this measurement.
 - 13m:** Multiple points along the River Trent and other features are marked with '13m', likely indicating a specific elevation or distance.
- Other Labels:** Various other locations are labeled, including 'Rolleston CP', 'Howitt's Field', 'Woodlands', 'Farndon Cottage', and 'Honey Lane Farm'.



Date:	08/03/2010
Scale:	1:10,000

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Site Ref: land off Fosse Road**08_0322****Area(ha):** 1.12**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information provided: Developer has invested in site. Available within 5 years.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.12**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside

Other: Ne1- Development in the Countryside, C1-C5, C12 and C15-18 Conservation Areas, PU1 Washlands

Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Store of Local Importance: Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Newark Town Centre 4150m

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

GreenSpaceStandards: Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 397m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Advice with regard to access to this site should be sought from the Highways Agency as the A46 is a Trunk Rd

Topography Constraints: No Flat land

Access to Utilities? Yes**Contaminated Land?:** No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural Land Quality: Grade 2 (Very good) / Grade 3

Site Apparatus: None

Site Ref: land off Fosse Road

08_0322

Area(ha): 1.12

Parish: FARNDON

Proposed Yield :

Neighbour Issues: Abuts A46

Identified in SFRA: No

Site within a flood zone?:

In zone 3 Wholly in Zones 2 and 3

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No Trees surrounding site

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has invested in site. Available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

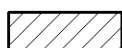
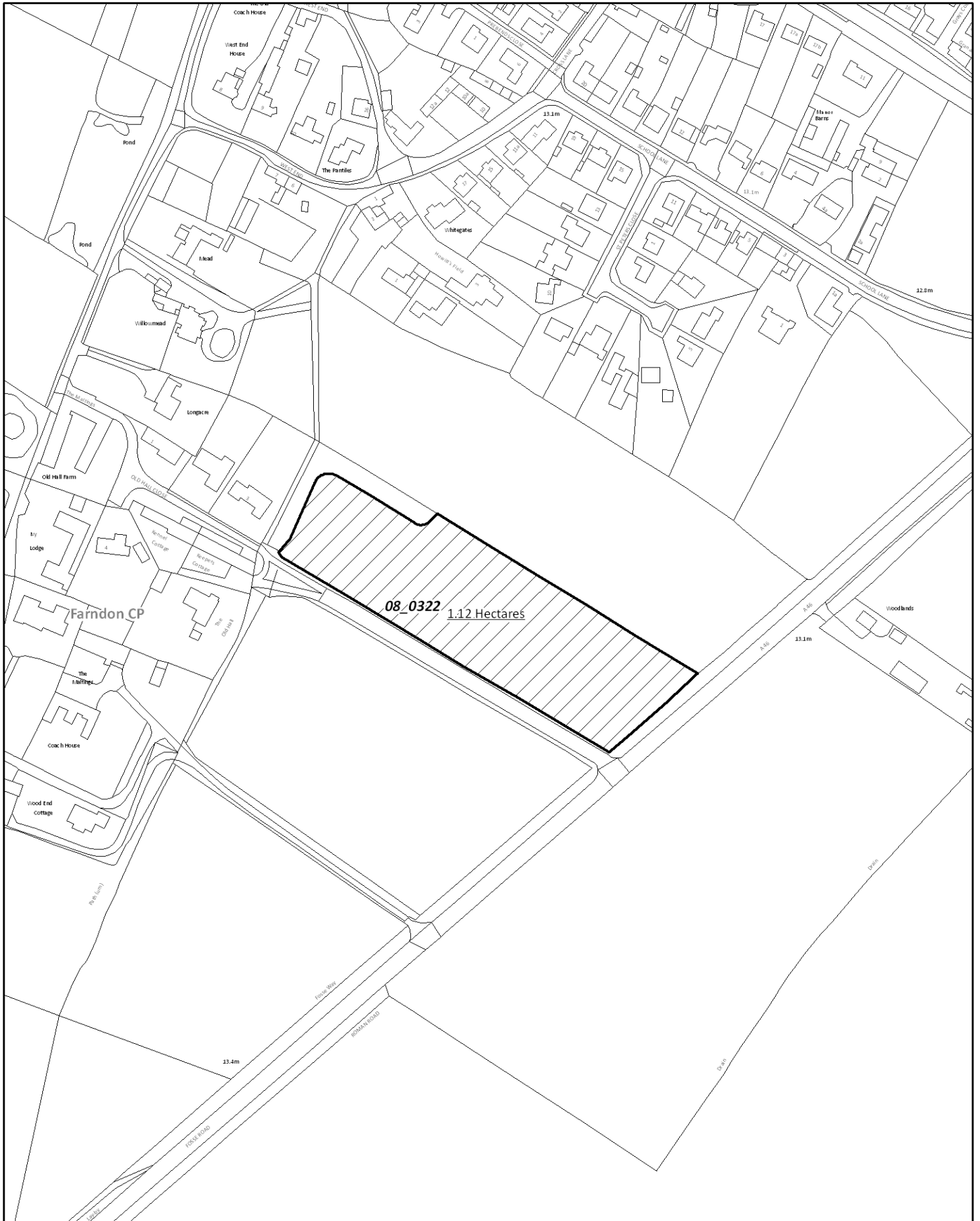
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Fosse Road (A46)**08_0323****Area(ha):** 2.19**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer already invested in the site. Available within all timescales.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

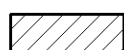
Overall Final Conclusion:

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.19**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside,C1-C5, C12 and C15-18 Conservation Areas, PU1 Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4322m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 592m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Advice with regard to access to this site should be sought from the Highways Agency as the A46 is a Trunk Rd.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land at Fosse Road (A46)**08_0323****Area(ha):** 2.19**Parish:** FARNDON**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) /Grade 3**Site Apparatus:** Telephone wire through site, pylons next to site on South side**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within Zone 3 and 2**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Many trees on site- grown for nursery**Impact on existing Recreational Use:** Yes Footpath. Farndon FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer already invested in the site. Available within all timescales.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Adjacent to SHLAA sites 08_0324 and 08_0505.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Fosse Road (A46)**08_0324****Area(ha):** 1.68**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer already invested in the site. Available within all timescales.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Access can only be taken direct from the A46 Trunk Road which would currently be unacceptable. However, the situation may change once the dualling of the A46 has taken place and the present road is de-trunked. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

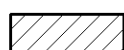
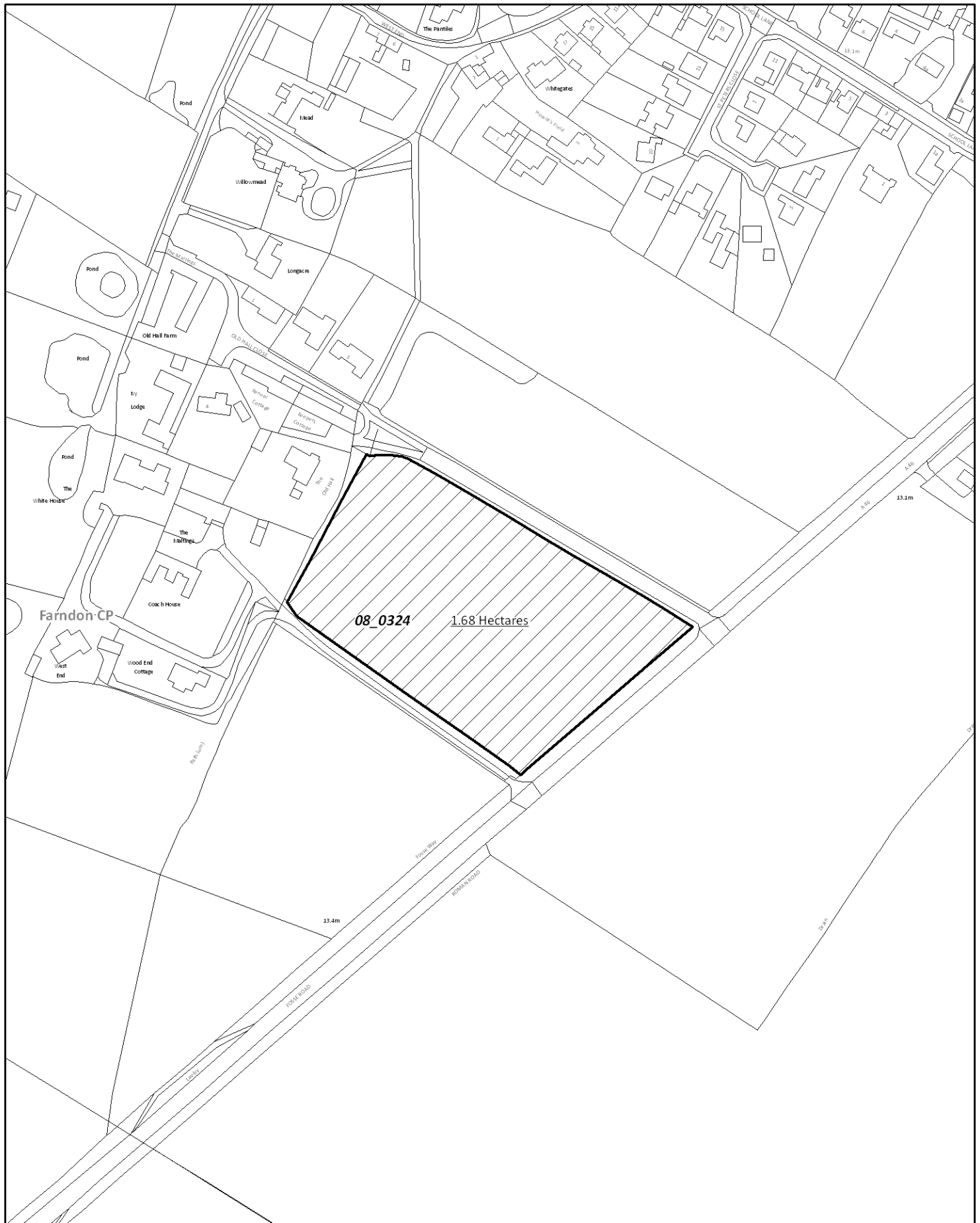
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.68**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside,C1-C5, C12 and C15-18 Conservation Areas, PU1 Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4173m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 474m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Advice with regard to access to this site should be sought from the Highways Agency as the A46 is a Trunk Rd.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land at Fosse Road (A46)**08_0324****Area(ha):** 1.68**Parish:** FARNDON**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) /Grade 3**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:**

In zone 3 Wholly wiithin Zones 3 and 2

SFRA Comments:**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Footpath. Farndon FP12**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer already invested in the site. Available within all timescales.**Achievabilty Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Adjacent to SHLAA sites 08_0322 and 08_0323

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Wyke Lane**08_0325****Area(ha): 0.33****Parish: FARNDON****Proposed Yield :****Suitability Conclusion**

The site is not suitable

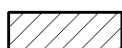
Availability Conclusions:**Availability Comments:**

Information Supplied: Developer already invested in the site. Number/type of dwellings in mind: 10 homes. Available within all timescales.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Not suitable due to environmental constraints, the whole of the site is recognised as a Site of Interest for Nature Conservation. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Overall Final Conclusion:****Not suitable due to environmental constraints, the whole of the site is recognised as a Site of Interest for Nature Conservation. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 0.33**Setting:** Countryside Village**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside,C1-C5, C12 and C15-18 Conservation Areas, PU1 Washlands, NE8 MLA**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4349m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 192m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Although this site abuts the adopted highway of Wyke Lane Wyke Lane is subject to flooding and access may be an issue at certain times of the year.**Topography Constraints:** No Flat land**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land at Wyke Lane**08_0325****Area(ha):** 0.33**Parish:** FARNDON**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** None**Site Apparatus:** Telephone running along eastern border**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Wholly within Zone 3 and Zone 2**SFRA Comments:****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** No**Natural Features:** Yes Grassland, shrubs and reeds form part of nature conservation site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes 5/362 - Wyke Lane Grassland and Ponds**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer already invested in the site. Number/type of dwellings in mind: 10 homes. Available within all timescales.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:****Additional Comments:** Adjacent to SHLAAs site 08_0504 and 08_0505

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Honey Lane**08_0326****Area(ha):** 74.73**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Developer already invested in the site. Available within all timescales.

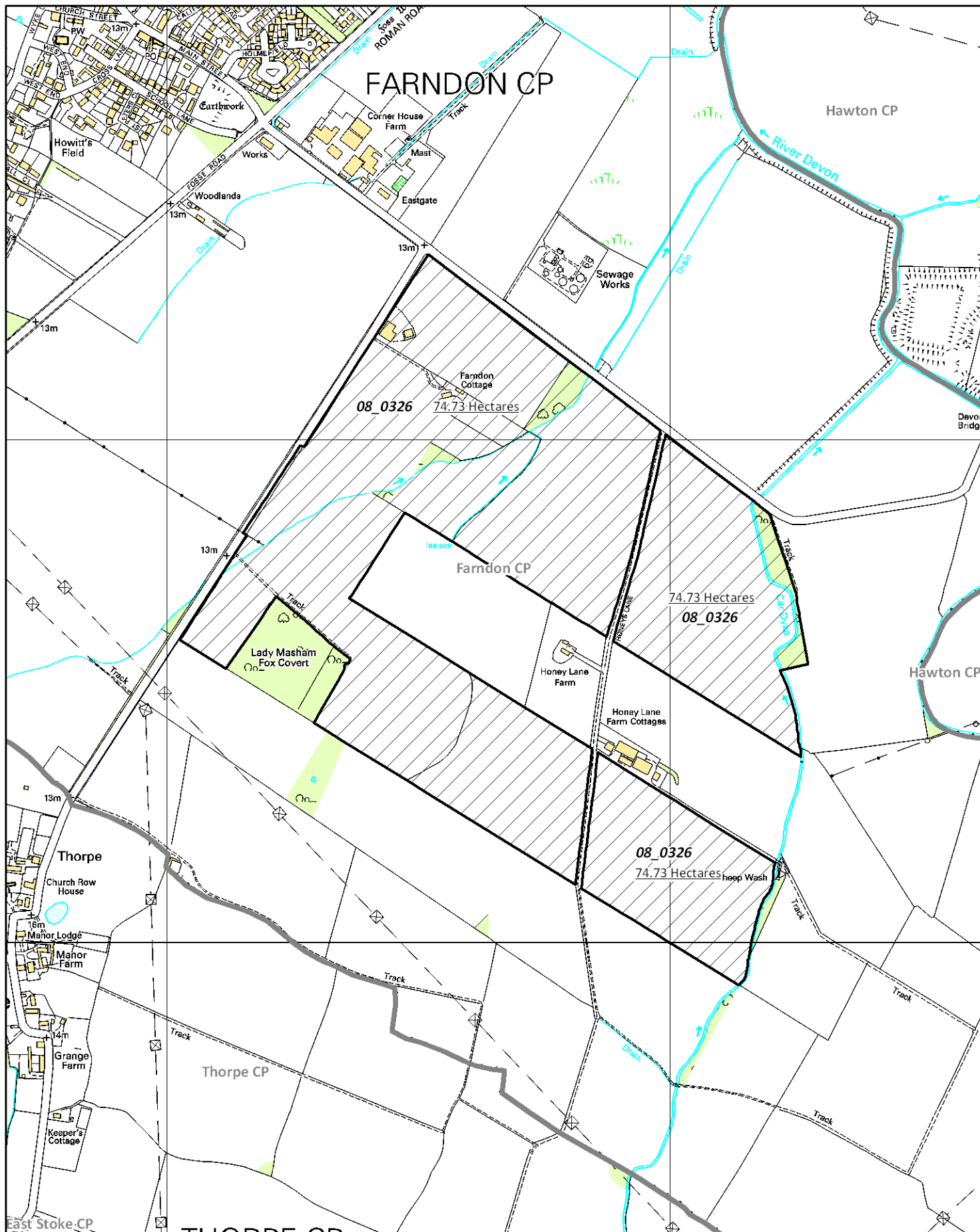
Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Not presently suitable due to level of separation from existing settlement.****Overall Final Conclusion:****Potential flooding issues. Further information would need to be provided to justify development in this location. Not presently suitable due to level of separation from existing settlement.****Character Land Use Location The site is not suitable****Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 74.75**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Development in the Countryside**Access to Services The site may be suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**GP/ Health Centre:** No **Cash Machine/PO:** No**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** No **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 4797m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 1305m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Close to the A46 dualling, refer to the Highways Agency. The affect on the county road network would need to be addressed by a TA**Topography Constraints:** No Very slight slope to NW**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Underground Gas pipeline (See notes) Telephone wires NW-SE through site**Neighbour Issues:**

Site Ref: Land at Honey Lane**08_0326****Area(ha):** 74.73**Parish:** FARNDON**Proposed Yield :****Identified in SFRA:** No**Site within a flood zone?:**

In zone 3 approx 15% in Zone 3 and 50% in zone 2

SFRA Comments:**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes**Natural Features:** Yes Trees and hedgerows within site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: Developer already invested in the site. Available within all timescales.**Achievability Comments:****Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years Electricity pylons run north-south through the centre and east of the land**Availability Other Issues:** other constraints 0-5 years**Viability Comments:****Additional Comments:** Residential, employment, industrial, community and leisure to be developed in conjunction with SHLAA site 08_0321.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land Opposite 152 Marsh Lane**08_0359****Area(ha):** 1.94**Parish:** FARNDON**Proposed Yield :** 17**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Developer has shown interest in the site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Area reduced by 70% to reflect Flood Zone 3, no on-site POS but POS commuted sum. No of dwellings 17.

Overall Draft Conclusion:

Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 70% of site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although flooding constraints could prevent 70% of the site from being developed, some areas could accommodate development. If the Village Envelope and Open Break designation is changed through the Development Plan process, part of the site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Possible off site highways mitigation works may be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. 70% of site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although flooding constraints could prevent 70% of the site from being developed, some areas could accommodate development. If the Village Envelope and Open Break designation is changed through the Development Plan process, part of the site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 1.94**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** FS2 Open Breaks, NE1 Development in the Countryside**Conflicting Issues** Yes Open Breaks between Newark and Farndon**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 2880m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 424m

Site Ref: Land Opposite 152 Marsh Lane

08_0359

Area(ha): 1.94

Parish: FARNDON

Proposed Yield : 17

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works and traffic statement required. Access to this site would need to be upgraded i.e. natural extension to Marsh Lane which may require third party land. The site is also affected by a proposed Marsh Lane Link.

Topography No Slight slope to
Constraints: north east

Access to Utilities? Yes

Contaminated Land?: Maybe

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Neighbour Issues: None

Site Apparatus: Telephone wire on site north to south, pylons running north west to south east, near ne border of site

Identified in SFRA: No

Site within a flood zone?: In zone 3 Zone 2. Approximately 70% of site in Flood Zone 3.

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees

Impact on existing Yes Farndon FP5
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ No
Habitats:

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information Supplied: Developer has shown interest in the site. Available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Comments: Viable - Area reduced by 70% to reflect Flood Zone 3, no on-site POS but POS commuted sum. No of dwellings 17.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

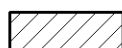
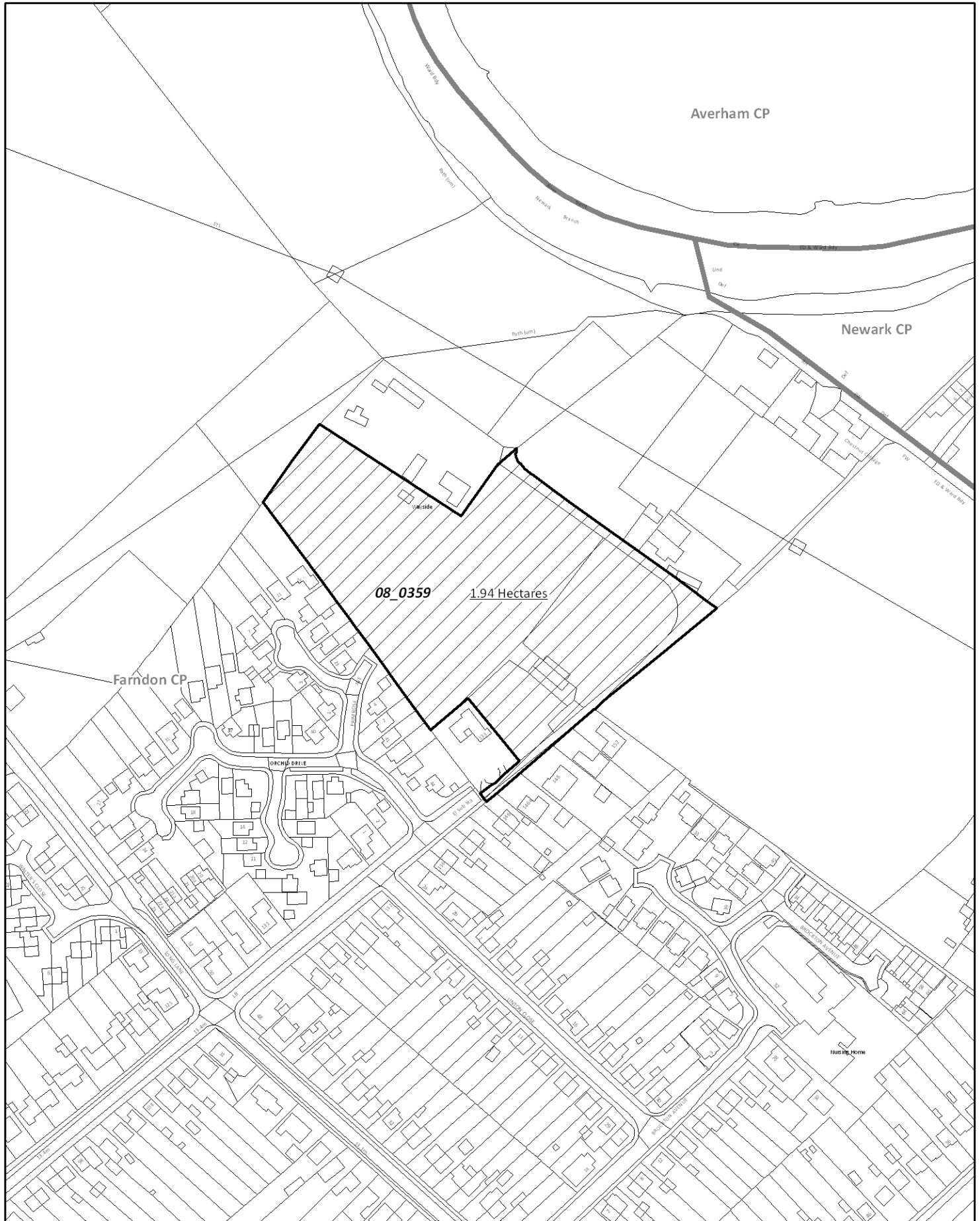
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Area reduced by 70% to reflect Flood Zone 3, no on-site POS but POS commuted sum. No of dwellings 17.

Additional Comments: NCC report this site may be affected by the route of the Marsh Lane Link Scheme although it should be noted that this scheme would not be needed if the A46 is duelled by the Highways Agency.
Adjacent to SHLAA site 08_0281

Strategic Housing Land Availability Assessment 2010



**08_0359 - Land Opposite 152 Marsh Lane,
Farndon**

Date:	09/03/2010
Scale:	1:2,500

Site Ref: Rear of Orchid Drive**08_0502****Area(ha):** 1.12**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedCountryside/Residential**Area Greenfield:****Setting:** Countryside**Area PDL:** 1.12**Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Not Allocated**Other:** NE1 - Development in the Countryside, PU1 - Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3129m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 259m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography No Constraints:****Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Wholly within zone 2 and 3..

Site Ref: Rear of Orchid Drive

08_0502

Area(ha): 1.12

Parish: FARNDON

Proposed Yield :

SFRA Comments:

Impact on Landscape Biodiversity The site is not suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Farndon FP4
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Yes Coincides with Sinc
Habitats: 2/776 - Long Lane Grassland,
Farndon. Direct impacts can
be expected.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

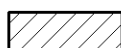
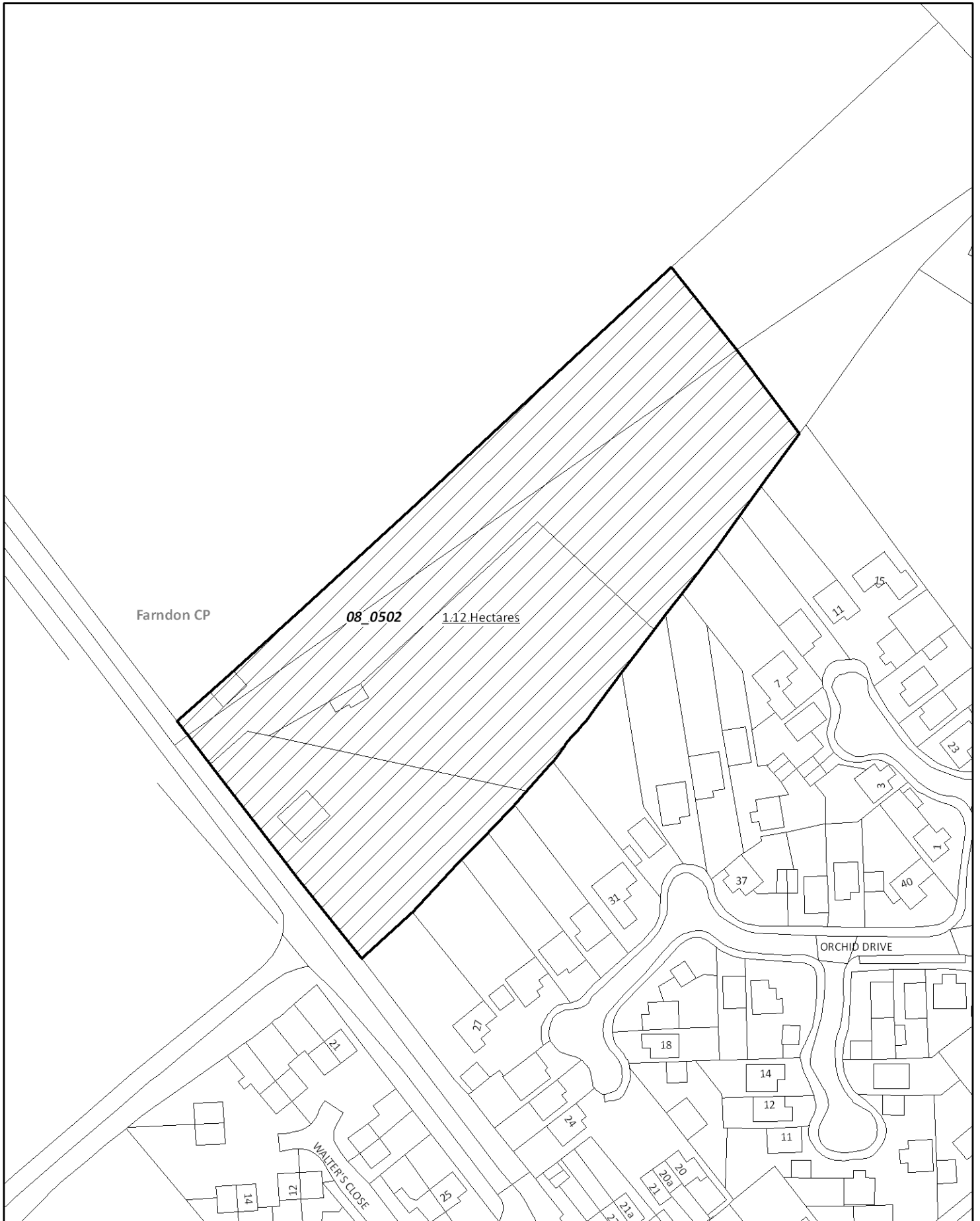
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Parish Council Comments: In the event of the River Trent being in flood, this area is one of the main areas to flood. This area is deemed by the Environment Agency as being a flood plain.
Adjacent to SHLAA Site 08_0503.

Strategic Housing Land Availability Assessment 2010



**08_0502 - Rear Of Orchard Drive,
Farndon**

Date:	09/03/2010
Scale:	1:1,250

Site Ref: Rear of Walters Close**08_0503****Area(ha):** 1.01**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Highway access constraints in this location, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Highway access constraints in this location, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 1.01**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Not Allocated**Other:** Ne1 - Development in the Countryside, PU1 - Washlands**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3401m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 93m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** This site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Wholly within zone 2 and 3.**SFRA Comments:**

Site Ref: Rear of Walters Close

08_0503

Area(ha): 1.01

Parish: FARNDON

Proposed Yield :

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Farndon FP3
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ No Adjacent to SINC to north
Habitats: east.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

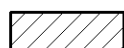
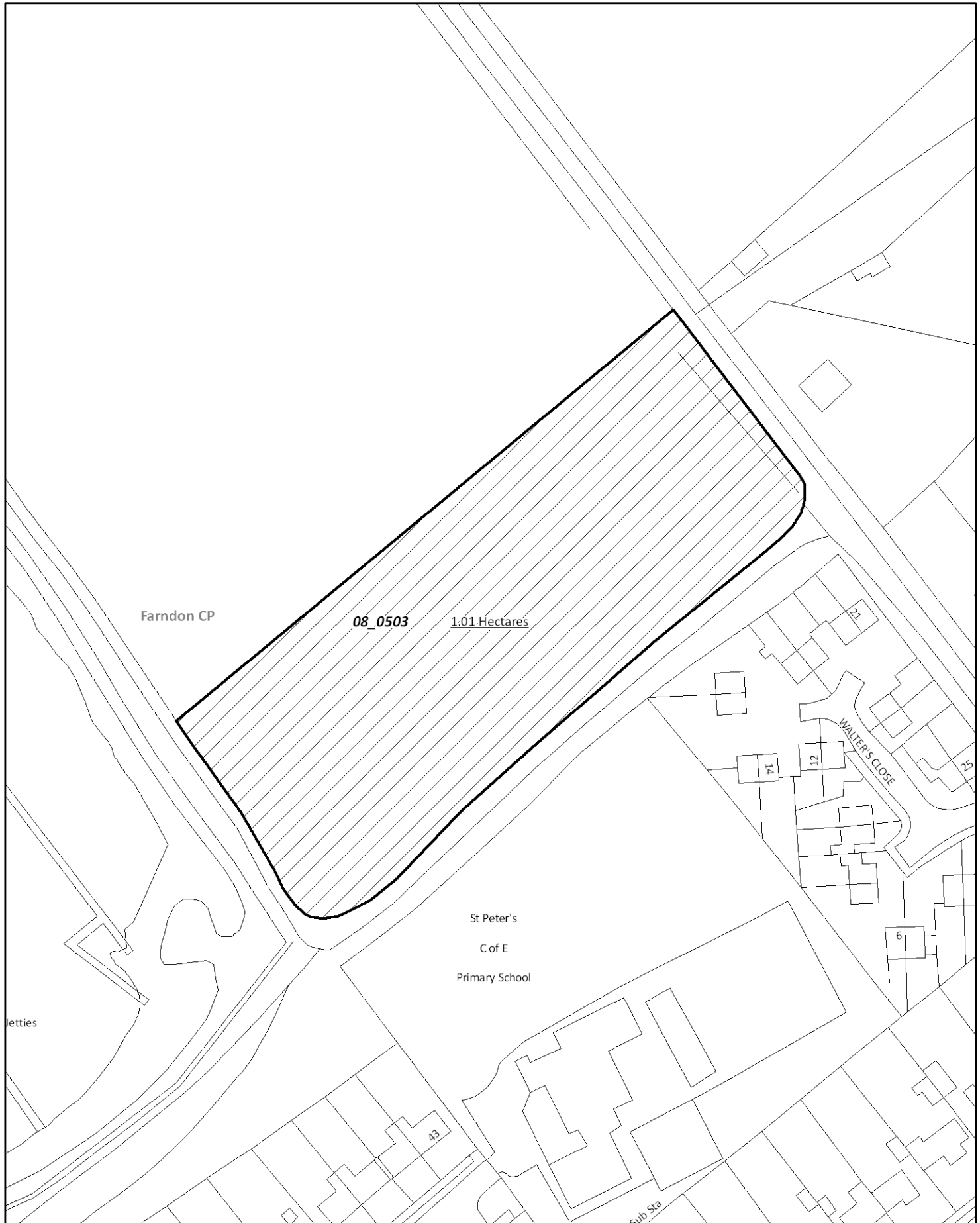
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Parish Council Comments: In the event of the River Trent being in flood, this area is one of the main areas to flood. This area is deemed by the Environment Agency as being a flood plain.
Adjacent to SHLAA Site 08_0502.

Strategic Housing Land Availability Assessment 2010



Site Ref: West of Wyke Lane**08_0504****Area(ha): 2.03****Parish: FARNDON****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

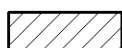
Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedCountryside/Residential**Area Greenfield:** 1.8**Setting:** Countryside**Area PDL:** 0.23**Current Use:** Public convenience, car park plus undeveloped areaLand & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Not Allocated**Other:** NE1 - Development in the Countryside, PU1 - Washlands, R11 - Farndon Riverside, NE8 - Mature Landscape Areas, C1-C5, C12,C15-C18 - Conservation Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 4220m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 193m**Physical Constraints The site is not suitable**

Highway Engineers Comments: A long linear tract of land fronting Wyke Ln which is an adopted highway. Wyke Lane has a narrow carriageway, no pedestrian facility and therefore unsuitable for any significant increase in vehicular movement. It should also be noted that Wyke lane is subject to flooding.

Site Ref: West of Wyke Lane**08_0504****Area(ha):** 2.03**Parish:** FARNDON**Proposed Yield :****Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph poles along eastern boundary**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In zone 3 Wholly within zone 2 and 3**SFRA Comments:****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** No**Natural Features:** Yes Some trees, watercourse through centre of site, hedgerows within southern part of site.**Impact on existing Recreational Use:** Yes Farndon BW1.**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/Habitats:** Yes Partially coincides with 2/774 - Farndon Willow Holt, 5/363 - Wyke Lane Grassland and Ponds. Farndon Willow Holt NWT Reserve. Direct impacts can be expected. Site within SINC- Farndon Willow Holt Nature Reserve.**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Parish Council Comments: In the event of the River Trent being in flood, this area is one of the main areas to flood. This area is deemed by the Environment Agency as being a flood plain.
Adjacent to SHLAA site 08_0325.

Strategic Housing Land Availability Assessment 2010



Site Ref: East of River Trent**08_0505****Area(ha):** 3.97**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Highway access constraints in this location, in conjunction with other environmental considerations, make this site unsuitable for development. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedResidential/Countryside**Area Greenfield:** 3.97**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Not Allocated

Other: NE1 - Development in the Countryside, PU1 - Washlands, NE8 - Mature Landscape Areas, C1-C5,C12,C15-C18 - Conservation Areas.

Conflicting Issues Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Store of Local Importance: Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes

Proximity to Town centre: Over 1km from a town centre
Newark Town Centre 4489m

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

GreenSpaceStandards: Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 477m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Wyke Lane has a narrow carriageway, no pedestrian facility and therefore unsuitable for any significant increase in vehicular movement. It should also be noted that Wyke lane is subject to flooding.

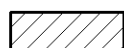
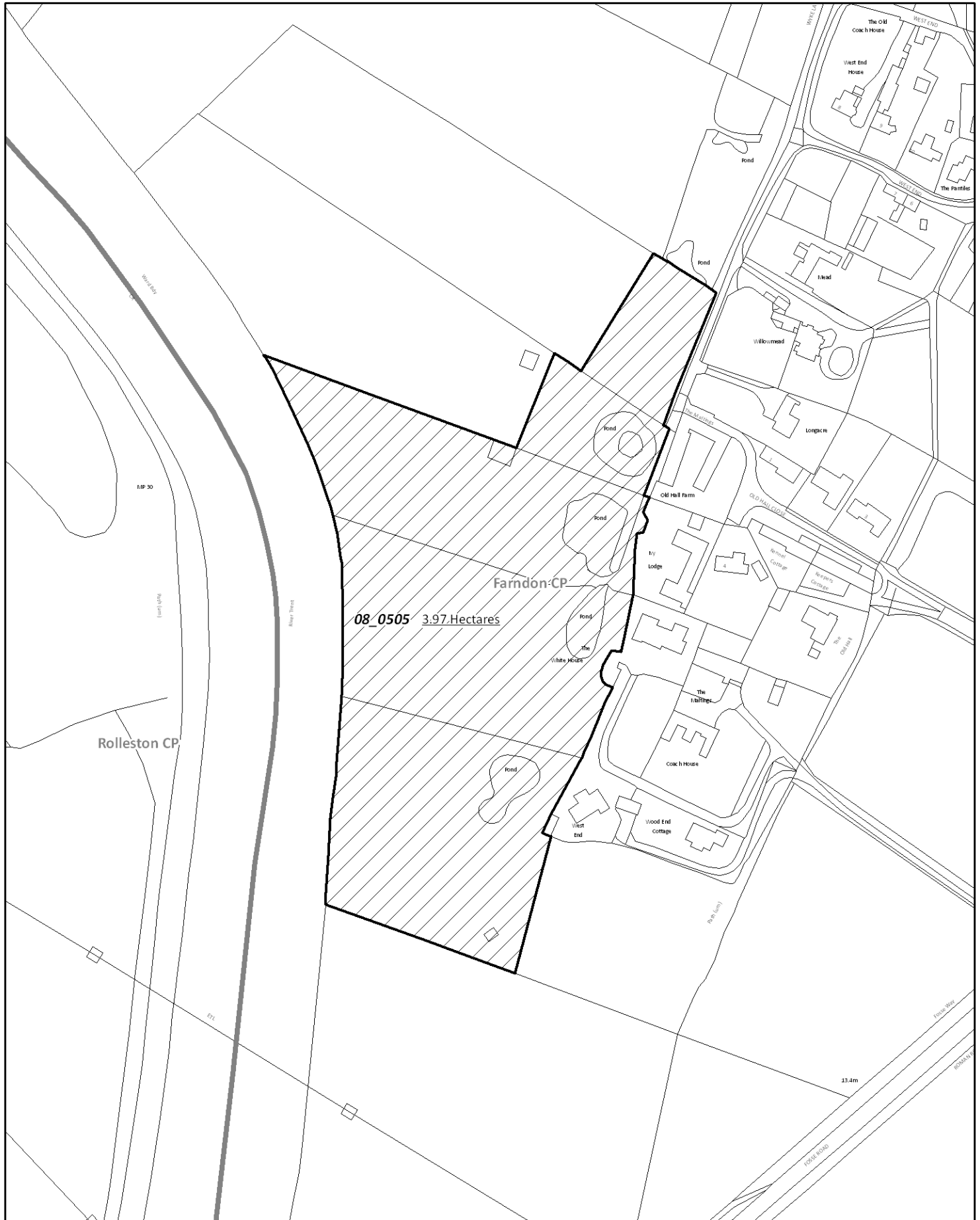
Topography Constraints: No

Access to Utilities? Unknown**Contaminated Land?:** No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: East of River Trent**08_0505****Area(ha):** 3.97**Parish:** FARNDON**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In zone 3 Wholly within zone 2 and 3.**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is not suitable**Impact on views:** No**Natural Features:** Yes Several ponds on site.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Sinc 5/362 - Wyke Lane Grassland and Ponds**Tree Preservation Order:** Yes**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Parish Council Comments: In the event of the River Trent being in flood, this area is one of the main areas to flood. This area is deemed by the Environment Agency as being a flood plain.
Adjacent to SHLAA site 08_0325 and also 08_0323.

Strategic Housing Land Availability Assessment 2010



**08_0505 - East Of River Trent,
Farndon**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Fardon Crossroads**08_0506****Area(ha):** 0.92**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** MixedCountryside/Residential**Area Greenfield:** 0.92**Setting:** Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside**Other:** NE1 - Development in the Countryside, C1-C5,C12,C15-C18 - Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Newark Town Centre 3769m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 257m**Physical Constraints** The site is not suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. Access to this site may only be viable off Main St . As Fosse Rd is a Trunk Rd advice should be sought from the Highways Agency as to development on this site.

Topography Constraints: No**Access to Utilities?** Unknown**Contaminated Land?:** No**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telegraph pole south east corner of the site.**Neighbour Issues:** None however site adjoins A46.

Site Ref: Fardon Crossroads**08_0506****Area(ha):** 0.92**Parish:** FARNDON**Proposed Yield :****Identified in SFRA:** No**Site within a flood zone?:**

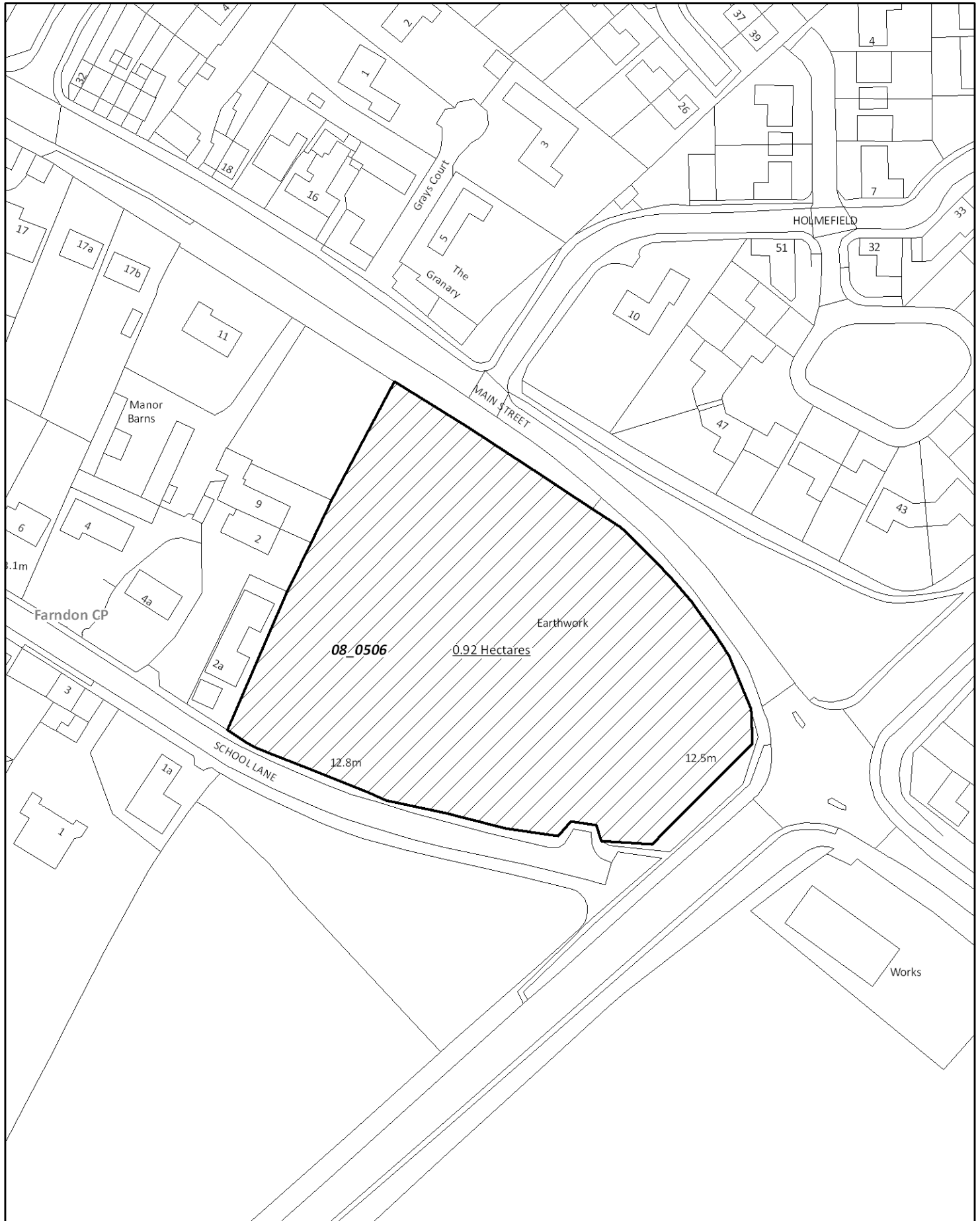
In zone 3 Wholly within zone 2 and 3.

SFRA Comments:**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** Yes Some trees plus see above.**Impact on existing Recreational Use:** Yes Farndon BW16**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Parish Council Comments: This area is deemed by the Environment Agency as being a flood plain. Planning permission was refused for the building of a dwelling within this area due to it being on a flood plain, by the Newark District Council Planning Department.
Farndon – Site Ref 0506

The site contains earthworks and is identified by English Heritage's National Monuments Record as forming part of Farndon's Civil War defences. Although the site is not scheduled, the archaeological significance is likely to be very high and will require further investigation and discussion with the county council. This site highlights the need to check archaeological issues with every site, not just those which are scheduled

Borders SHLAA Site 08_0100.

Strategic Housing Land Availability Assessment 2010



Site Ref: East of the Fosse**08_0507****Area(ha):** 48.23**Parish:** FARNDON**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Sites off the A46 Farndon east side are likely to be affected by the route of the proposed dualling of the A46 Trunk Road. Site lies within Environment Agency Flood Zone 3 where residential development should be resisted.

Overall Final Conclusion:**Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** MixedResidential/Countryside**Area Greenfield:** 45.41**Setting:** Countryside**Area PDL:** 2.82**Current Use:** Mostly agriculture, commercial uses in south west corner.Other**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Open break/Green Wedge**Other:** NE1 - Development in the Countryside, PU1 - Washlands, FS2 - Open Breaks Between Settlements, NE8 - Mature Landscape Areas**Conflicting Issues** Yes Outside Village Envelope/Open Breaks**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** Yes**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Newark Town Centre 3252m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 398m**Physical Constraints The site is not suitable****Highway Engineers Comments:** This site is affected by the proposed A46 Dualling therefore advice should be sought from the Highways Agency as to its development suitability.**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good) Grade 3**Site Apparatus:** A number of mobile phone masts on the site**Neighbour Issues:** None

Site Ref: East of the Fosse

08_0507

Area(ha): 48.23

Parish: FARNDON

Proposed Yield :

Identified in SFRA: No

Site within a flood zone?:

In zone 3 Approx 98% within zone 3. 100% in zone 2.

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes A number of dykes, power line runs towards north east boundary. River Devon runs adjacent to the site.

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No SINC on adjacent site.

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

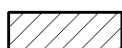
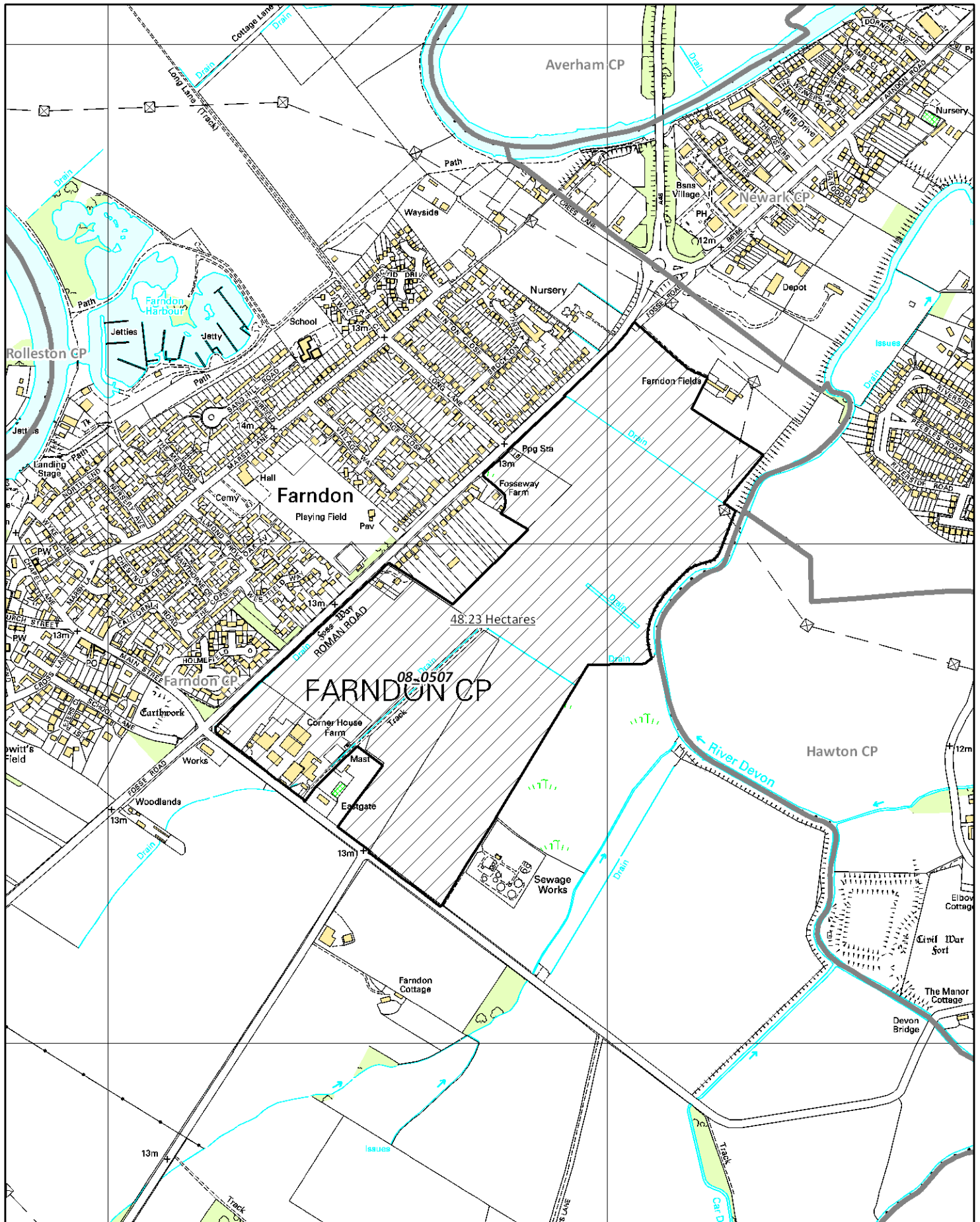
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Parish Council Comments: This area is deemed by the Environment Agency as being a flood plain. The area is now designated as being part of the route of the Dualling of the A46 from Widmerpool to Newark.

Strategic Housing Land Availability Assessment 2010



**08_0507 - East Of The Fosse,
Farndon**

Date: 09/03/2010
Scale: 1:10,000

FARNDON – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0191	Land to rear of Cross Lane Farmhouse Cross Lane	Farndon	Site below 0.25ha. Not included in study.
08_0349a	Staveley Court	Farndon	Site below 0.25ha. Not included in study.
08_0349b	Staveley Court	Farndon	Site below 0.25ha. Not included in study.

Strategic Housing Land Availability Assessment 2010

