

Farnsfield Parish

- 5.95** Within Farnsfield, 7 sites have been through the full Assessment process. 2 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.96** 5 sites may be considered suitable for development and could provide for approximately 353 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.
- 5.97** The following sites within the parish of Farnsfield 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_0286**
- **08_0510**

Sites which May be Considered Suitable

- **08_0071**
- **08_0374**
- **08_0508**
- **08_0509**
- **08_0511**

Site Ref: Ash Farm, Cockett Lane**08_0071****Area(ha): 3.86****Parish: FARNSFIELD****Proposed Yield : 100****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown an interest in the site. 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/acheivable for housing

Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 100.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Importance to Nature Conservation. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Importance to Nature Conservation. If the Village Envelope designation is changed through the Development Plan process, this 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:** MixedCountryside/Village**Area Greenfield:** 3.86**Setting:** Countryside**Area PDL:****Current Use:** Horse grazingCountryside**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, NE23 Greenwood Community Forest, PU4 Aquifer Protection Zones**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:** No**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 7564m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 554m**Physical Constraints The site may be suitable**

Site Ref: Ash Farm, Cockett Lane**08_0071****Area(ha): 3.86****Parish: FARNSFIELD****Proposed Yield : 100**

Highway Engineers Comments: Visibility and on site Highway Layout to be provided to standard. Off site highway works required. Traffic Assessment required. Two points of access possible onto Cockett Lane but would need to provide adequate visibility from these positions. Cockett Lane has no footway to this side of the road , a facility would need to be provided.

Topography Constraints: No Slopes up to the north

Access to Utilities? Yes

Contaminated Land?: Yes

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

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Pylons run through the middle of the site

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Entire site is Flood zone 1 therefore suitable for all forms of development

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: Yes Abuts 2/541 Farnsfield Disused Railway and southwell Trail LNR. Indirect impacts might occur.

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 provided: Developer has shown an interest in the site. 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 - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 100.

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

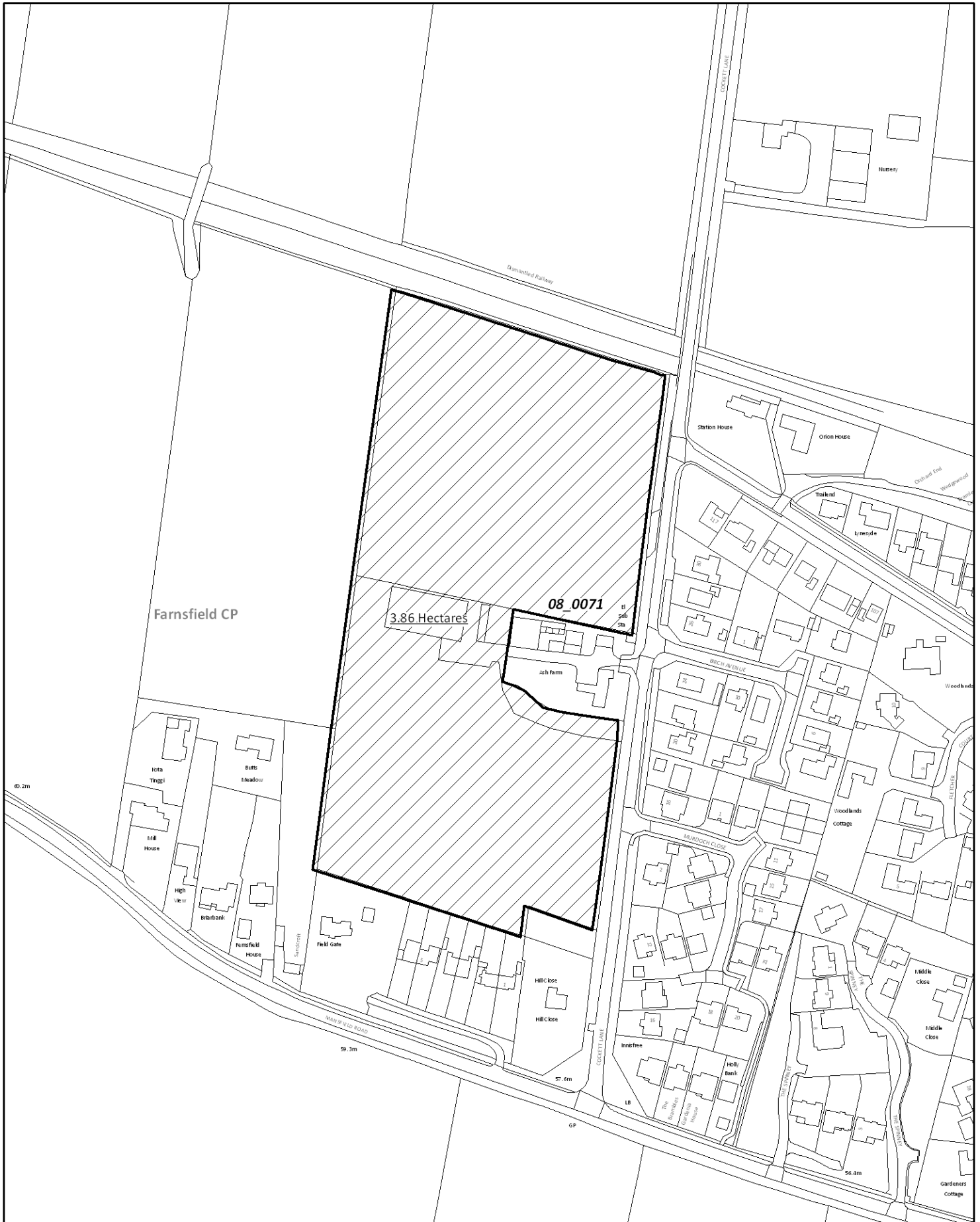
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments: Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 100.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0071 - Ash Farm, Cockett Lane,
Farnsfield**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Land of Cockett Lane**08_0286**

Area(ha): 2.98

Parish: FARNSFIELD

Proposed Yield :

Suitability Conclusion

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: Available within 5 years.

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 adjacent Site of Interest for Nature Conservation and Local Nature Reserve. Possible highway constraints in this location, in conjunction with other considerations, make 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 adjacent Site of Interest for Nature Conservation and Local Nature Reserve. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.98**Setting:** Countryside Village**Area PDL:****Current Use:** Possible agriculture useVacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, NE9-SFSLA, PU4- Aquifer Protection Zone**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:** Yes **Cash Machine/PO:** No**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 7392m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 291m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visibility to be provided to standard. Off side highway works and traffic assessment required. The site could only be accessed from Cockett Lane. However, the close proximity of the crest of the bridge to the south would likely prevent a safe access to this site. Also there is no pedestrian link over the rail bridge.

Site Ref: Land of Cockett Lane**08_0286**

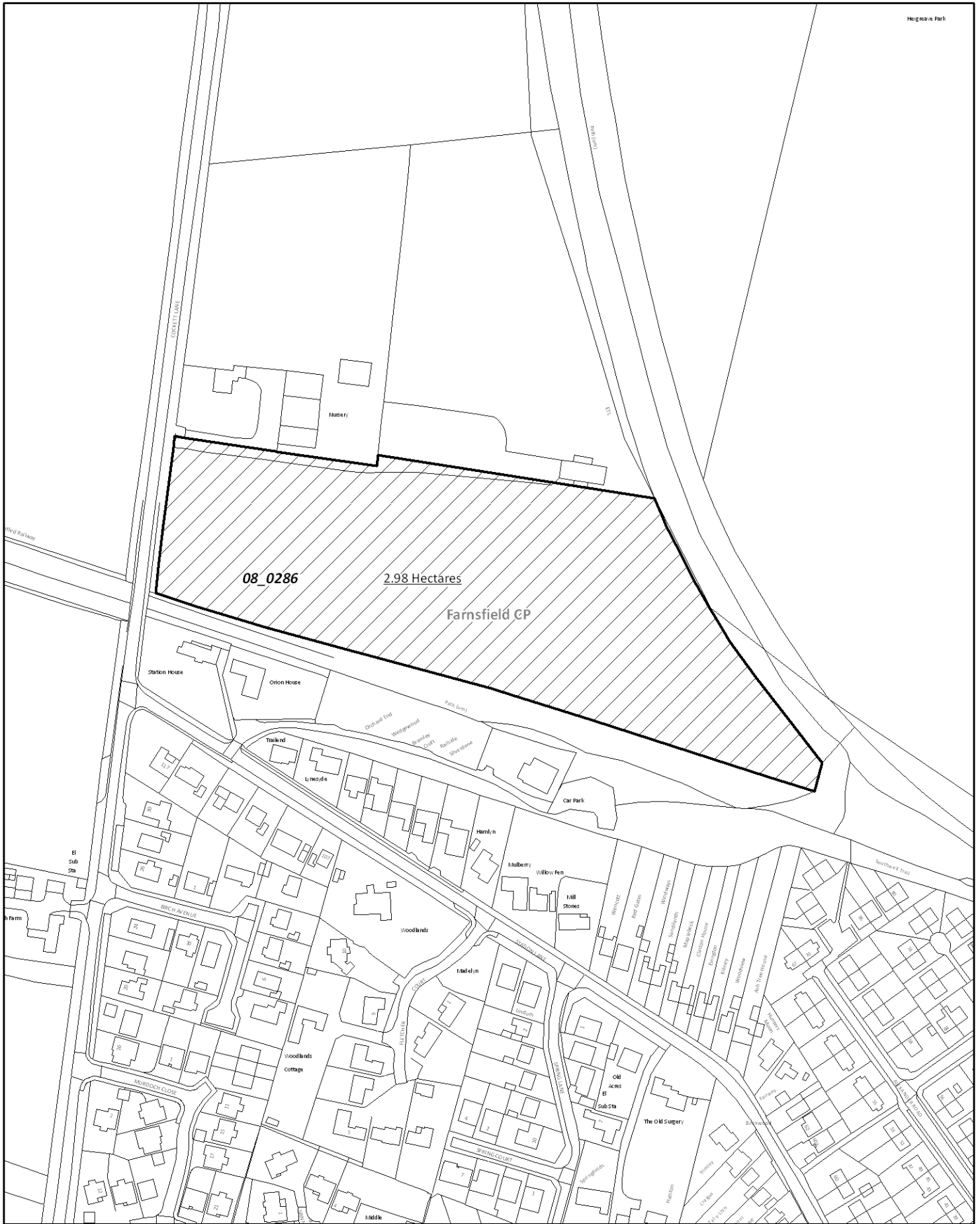
Area(ha): 2.98

Parish: FARNSFIELD

Proposed Yield :

Topography No slopes down
Constraints: to South**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons across site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Flood Zone 1- Suitable for all forms of development.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes Southwell Trail runs adjacent to site.**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts 2/541 Farnsfield Disused Railway and southwell Trail LNR. Indirect impacts might occur.**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: 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



**08_0286 - Land Of Cockett Lane,
Farnfield**

Date: 09/03/2010

Scale: 1:2,500



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Site Ref: Off Milldale, Ridgeway Estate,**08_0374**

Area(ha): 2.60

Parish: FARNSFIELD

Proposed Yield : 67

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 an 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/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 67.

Overall Draft Conclusion:**Potential contamination issues in the locality 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 adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues in the locality 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 adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this 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:** Countryside**Area Greenfield:** 2.6**Setting:** Countryside**Area PDL:****Current Use:** Pasture LandAgriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside, NE8-MLA, PU4- Aquifer Protection Zone**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:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6648m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 284m**Physical Constraints The site is suitable****Highway Engineers Comments:** On site highway layout to be provided to standard. Traffic Assessment required. There may be ransom strips between this site and the existing public highway.

Site Ref: Off Milldale, Ridgeway Estate,**08_0374****Area(ha): 2.60****Parish: FARNSFIELD****Proposed Yield : 67**

This site may also fall foul of the number of dwellings that the current infrastructure could safely accommodate. A TA should highlight this.

Topography Constraints: No Flat land

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)

Site Apparatus: Telephone wire running South to East; shed on site

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Flood Zone 1- Suitable for all types of development

Impact on Landscape Biodiversity: The site is suitable

Impact on views: No

Natural Features: Yes Hedge runs through site from north to south

Impact on existing Recreational Use: Yes Footpath to North of site. Farnsfield FP14

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/Habitats: No Close to Farnsfield Trail SINC

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 an 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 - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 67.

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 - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 67.

Additional Comments: Adjacent to SHLAA site 08_0508

Strategic Housing Land Availability Assessment 2010



 **08_0374 - Off Milldale, Ridgeway Estate, Farnfield**

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

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Site Ref: North of Brickyard Lane**08_0508**

Area(ha): 4.50

Parish: FARNSFIELD

Proposed Yield : 106

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 106.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this 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.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation adjacent to the site. If the Village Envelope designation is changed through the Development Plan process, this 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:** Countrysideand residential**Area Greenfield:** 4.5**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area, PU4 Aquifer Protection Zone**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:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6701m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 414m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Insufficient information to give advice. Traffic assessment required. Brickyard

Site Ref: North of Brickyard Lane**08_0508**

Area(ha): 4.50

Parish: FARNSFIELD

Proposed Yield : 106

Lane is generally narrow with pinch points over its length and little if any pedestrian facility. It is unlikely that the traffic generated from this site could safely be accommodated on the existing highway infrastructure

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 3 (Good-moderate)

Site Apparatus: Power lines run east to west across northern part of site

Neighbour Issues: Electricity sub station

Identified in SFRA: No

Site within a flood zone?: In Floodzone 1

SFRA Comments:

Impact on Landscape Biodiversity: The site may be suitable

Impact on views: No

Natural Features: Yes Trees and hedges across middle of the site running east to west.

Impact on existing Recreational Use: Yes Farnsfield FP14

Listed Bldg / Local Interest Bldg: No

Protected Species/Habitats: Yes Abuts Sinc 2/541 - Farnsfield Disused Railway and Southwell Trail LNR. Indirect impacts might occur.

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:

Achievability Comments: Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 106.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

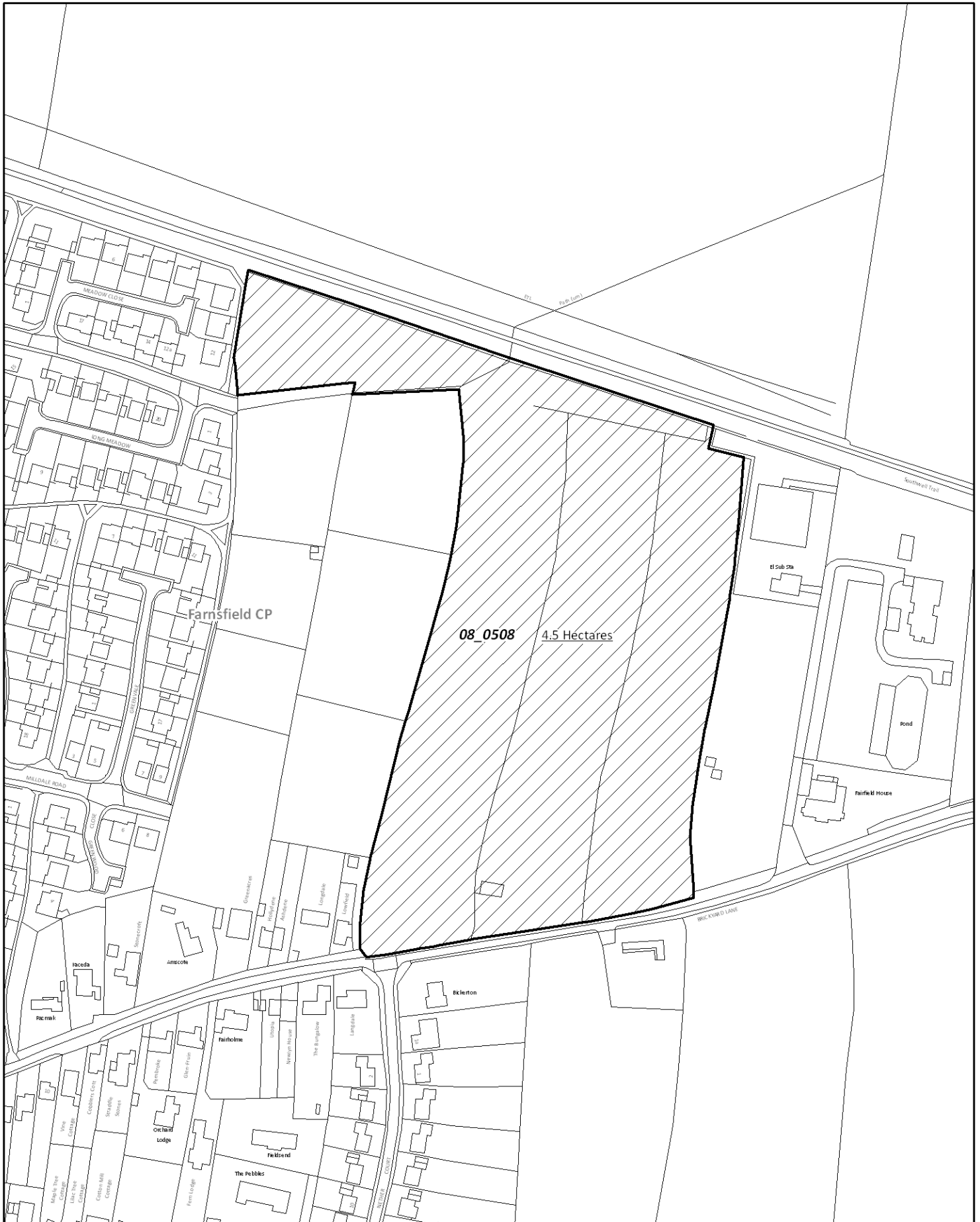
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 106.

Additional Comments: Adjacent to SHLAA site 08_0374

Strategic Housing Land Availability Assessment 2010



**08_0508 - North Of Brickyard Lane,
Farnsfield**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Rear of Nether Court**08_0509**

Area(ha): 2.64

Parish: FARNSFIELD

Proposed Yield : 68

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 68.

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects/ subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countrysideand residential**Area Greenfield:** 2.64**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area, PU4 Aquifer Protection Zone**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:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 5934m**Proximity Transport Node:** Over 1km from a major public transport node**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 305m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Traffic assessment required. Due to the low standard of infrastructure to the Brickyard Ln side of the site the only means of access to a site of this size would be from Southwell Rd , that is provided that an appropriate standard of access could be provided. TA required.

Site Ref: Rear of Nether Court**08_0509**

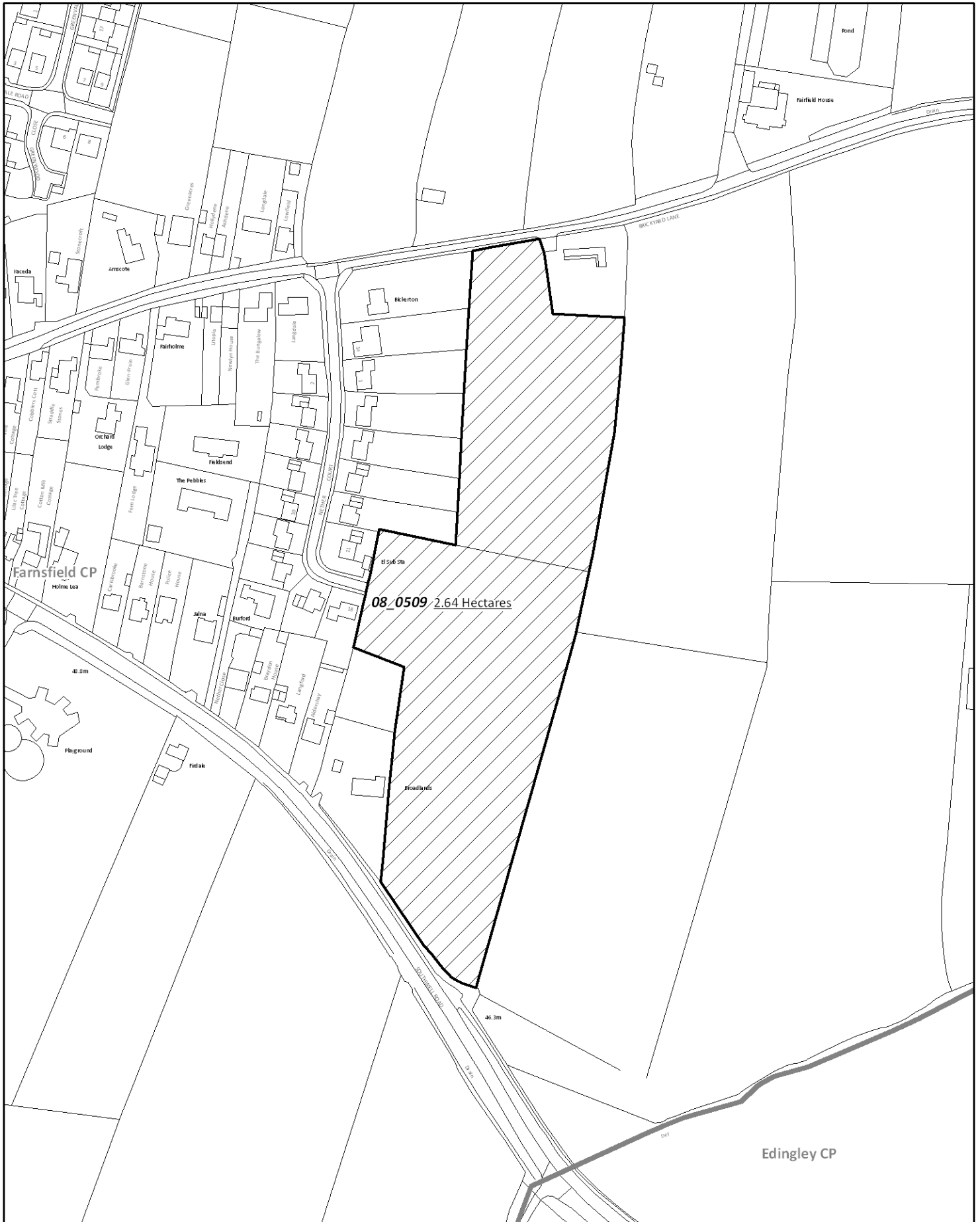
Area(ha): 2.64

Parish: FARNSFIELD

Proposed Yield : 68

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:** Power lines cross middle of the site.**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**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:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 68.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 68.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



**08_0509 - Rear Of Nether Court,
Farnsfield**

Date: 09/03/2010

Scale: 1:2,500

Site Ref: Cotton Mill Lane**08_0510**

Area(ha): 1.13

Parish: FARNSFIELD

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

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

Overall Final Conclusion:

Possible highway constraints in this location, in conjunction with other 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:** Countryside and residential**Area Greenfield:** 1.13**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Countryside**Other:** NE1 Development in the Countryside, NE8 Mature Landscape Area, NE9 Sherwood Special Landscape Area, PU4 Aquifer Protection Zone**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:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6191m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 153m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** Traffic statement required. The highway infrastructure serving this site is at its limit. The main access route to this site, being Quaker Lane, has no pedestrian facility once it is past Gregory Gardens thereby raising a highway safety issue for any pedestrians**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: Cotton Mill Lane

08_0510

Area(ha): 1.13

Parish: FARNSFIELD

Proposed Yield :

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: None

Neighbour Issues: None

Site within a flood zone?:

In zone 3 Approx 90% in Zone 3 and 95% in Zone 2.

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: 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:

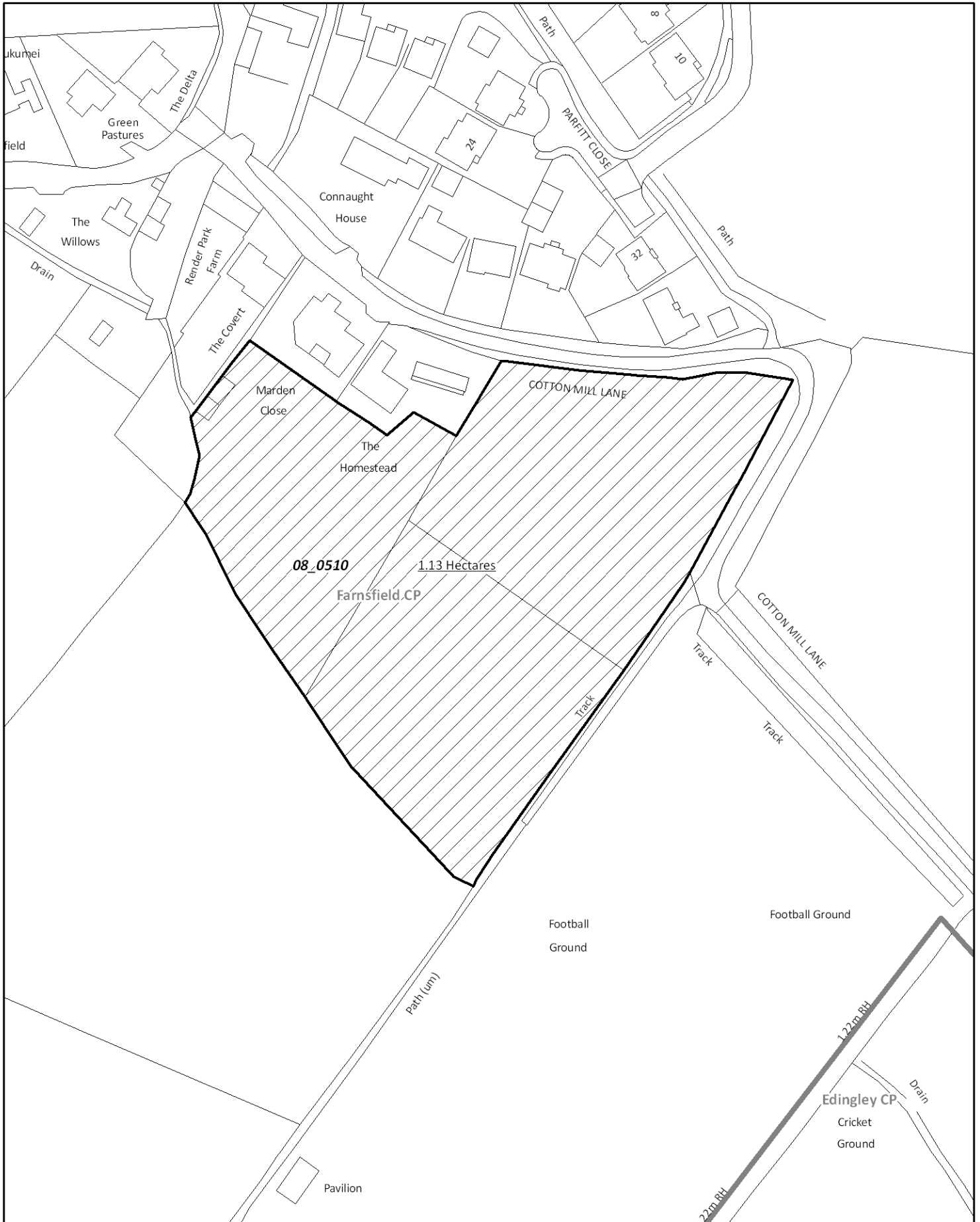
Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0510 - Cotton Mill Lane,
Farnsfield**

Date: 09/03/2010

Scale: 1:1,250

Site Ref: South of Mansfield Road**08_0511**

Area(ha): 2.59

Parish: FARNSFIELD

Proposed Yield : 12

Suitability Conclusion

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/acheivable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 85% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development (approx 15%). If the Village Envelope designation is changed through the Development Plan process, a small part of this 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.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Possible highway constraints in this location. Although constraints could prevent part of the site from being developed, some areas could accommodate development (approx 15%). If the Village Envelope designation is changed through the Development Plan process, a small part of this 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:** MixedCountryside and Residential**Area Greenfield:** 2.59**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:**

Other: NE1 Development in the Countryside, NE8 Mature Landscape Area, NE9 Sherwood Special Landscape Area, PU4 Aquifer Protection Zone 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:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** Yes **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 6854m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 221m

Site Ref: South of Mansfield Road**08_0511**

Area(ha): 2.59

Parish: FARNSFIELD

Proposed Yield : 12**Physical Constraints** **The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Traffic assessment required. Access would not be allowed off Blidworth Rd due to its narrow carriageway and the lack of footway. Access off Mansfield Rd may be possible but would need further investigation.

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: None

Neighbour Issues: None

Site within a flood zone?: In zone 3 Zone 3 runs through middle of the site approx 20%, Zone 2 approx. 25%

Identified in SFRA: No

SFRA Comments:**Impact on Landscape Biodiversity** **The site is suitable**

Impact on views: No

Natural Features: Yes Hedge through site north to south

Impact on existing Recreational Use: Yes Farnsfield FP2

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

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:

Achievability Comments: Viable - Assessed at 30 DPH with 85% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

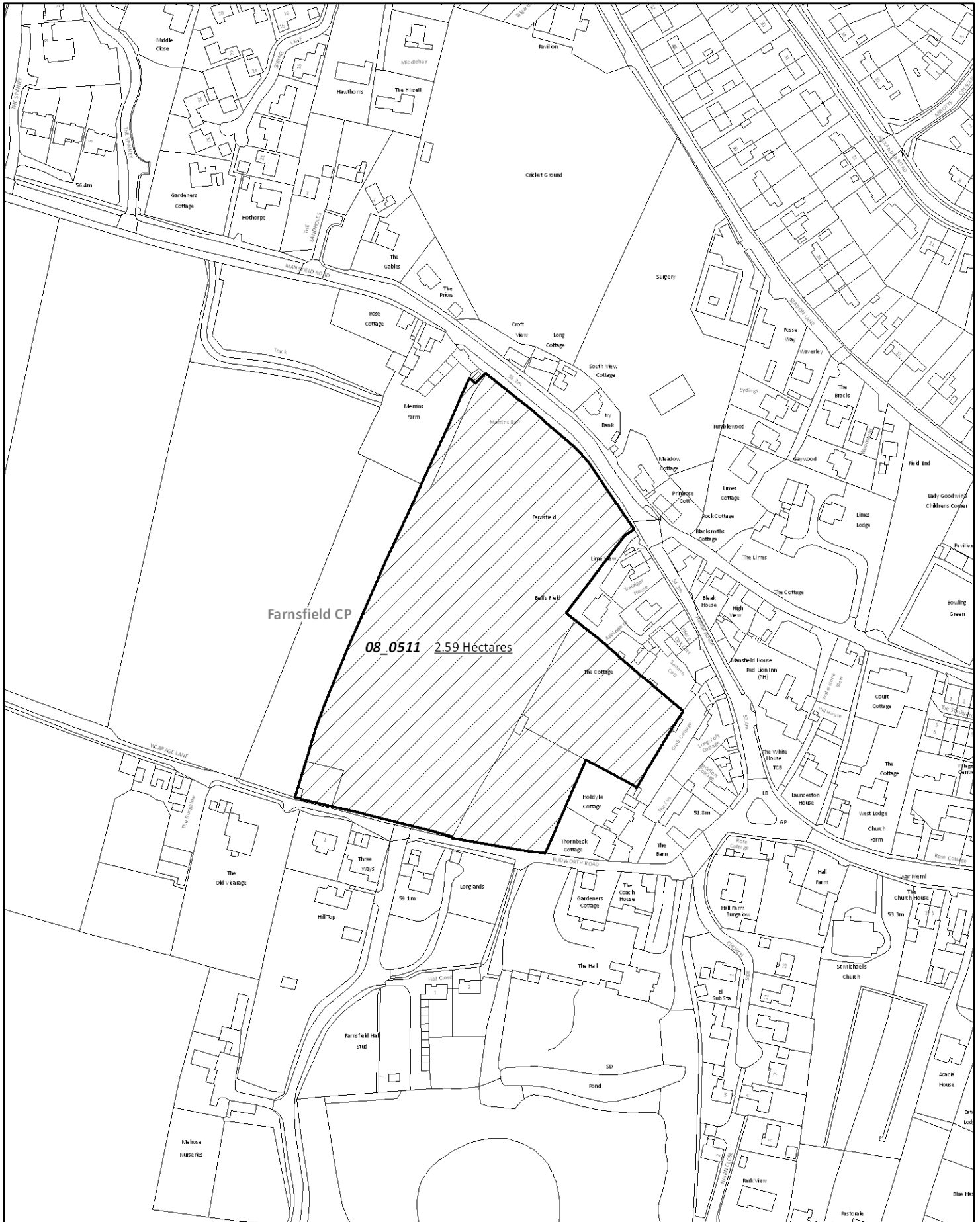
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 85% site area reduction no on-site POS but POS commuted sum. No. of dwellings 12.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0511 - South Of Mansfield Road,
Farnfield**

Date: 09/03/2010

Scale: 1:2,500

