



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**FARNSFIELD PARISH – SITE ASSESSMENTS**

**2021**

## **Farnsfield Parish**

The following sites have been submitted within the Parish of Farnsfield.

**Site Reference Number: 16\_0072 Site Address Old Manor Farm, Main Street, Farnsfield**  
**Housing/Employment/Both: Housing Area (Ha): 0.81**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Part Suitable / Part May be Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 0-5 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is nothing to suggest the site is not achievable

**OVERALL CONCLUSION:**  
**Part of the site is now complete, part of the site has yet to be delivered. The site lies within an area of former coal mining activity. There are potential contamination issues on the site.**

**SUITABILITY**

**Character Land Use Location: Suitable**

Location: Village (within boundary) PDL/Greenfield: Mixed  
 Area: PDL Area: Greenfield  
 Area Character: Village Centre  
 Setting : Residential  
 Current Use: Residential Garden / Orchard

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**Policy: Suitable**

Current Policy Status: Within Village Envelope Other Policy Constraints:  
 Conflicting Issues:

**Access to Services : Suitable**

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

**Physical Constraints : Suitable**

Highway Engineers Comments:

A restricted private development has already been granted on appeal under 17/02135/FUL

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : N/A

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: footpath on the southern edge (Farnsfield FP9)

Protected Species/Habitats : potential- orchard

Tree Preservation Order: No

Natural Features on site Trees

Conservation Area : Yes

Heritage asset (designated & non designated): Potential archaeological interest. Development on the field beyond existing permissions would erode setting of heritage assets and fragment conservation area.

**Suitability Conclusion: May be Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: The agent confirms the residual site not included in the successful appeal decision 3199422 remains available as at July 2019.

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

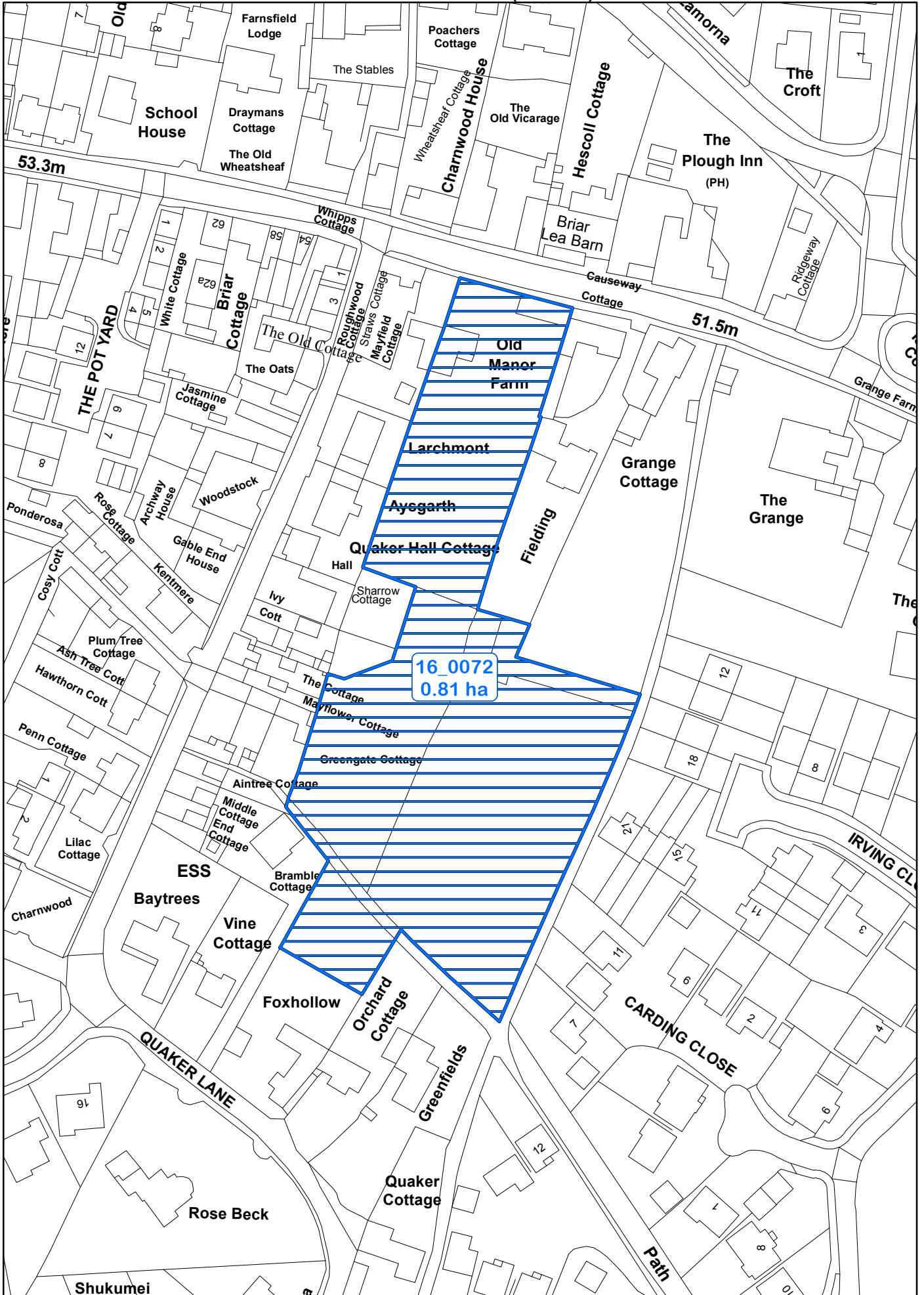
**Achievability Conclusion:** Achievable

**Additional Comments**

Part of the site benefits from full permission 17/02135/FUL allowed at appeal for 4 dwellings and conversion scheme (total 5) and changes to the frontage which enable suitable access.

Yield: 5. Given tree cover and access considerations it's hard to see the balance of the land delivering any beyond the current permission.

SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0236 Site Address Land off Cockett Lane**  
**Housing/Employment/Both: Housing Area (Ha): 2.98**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is considered not suitable for development as it is separate from the village boundary and separated by the Southwell Trail. Potential contamination issues at the site would need to be investigated. Highways constraints mean safe access is unlikely to be achieved.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separate from Village (separated from village boundary by nature reserve) PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 2.98  
 Area Character: Agricultural  
 Setting : Rural  
 Current Use: Agricultural

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**Policy: Not Suitable**

Current Policy Status: Site is outside village envelope, separated by Southwell Trail/dismantled railway. Other Policy Constraints:  
 Conflicting Issues: SP3 / DM8

**Access to Services: Suitable**

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

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**Physical Constraints : May be 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.

Topography Constraints: No

Contaminated Land?: Yes

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities:

Site Apparatus: Pylons across the site

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: No

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use Bridle way to east, footpath to south (Southwell Trail)

Protected Species/Habitats : Southwell Trail Local Wildlife Site

Tree Preservation Order: No

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

**Suitability Conclusion: Not Suitable**



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

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent confirms land remains available at June 2019

Achievability Comments: Nothing to suggest the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

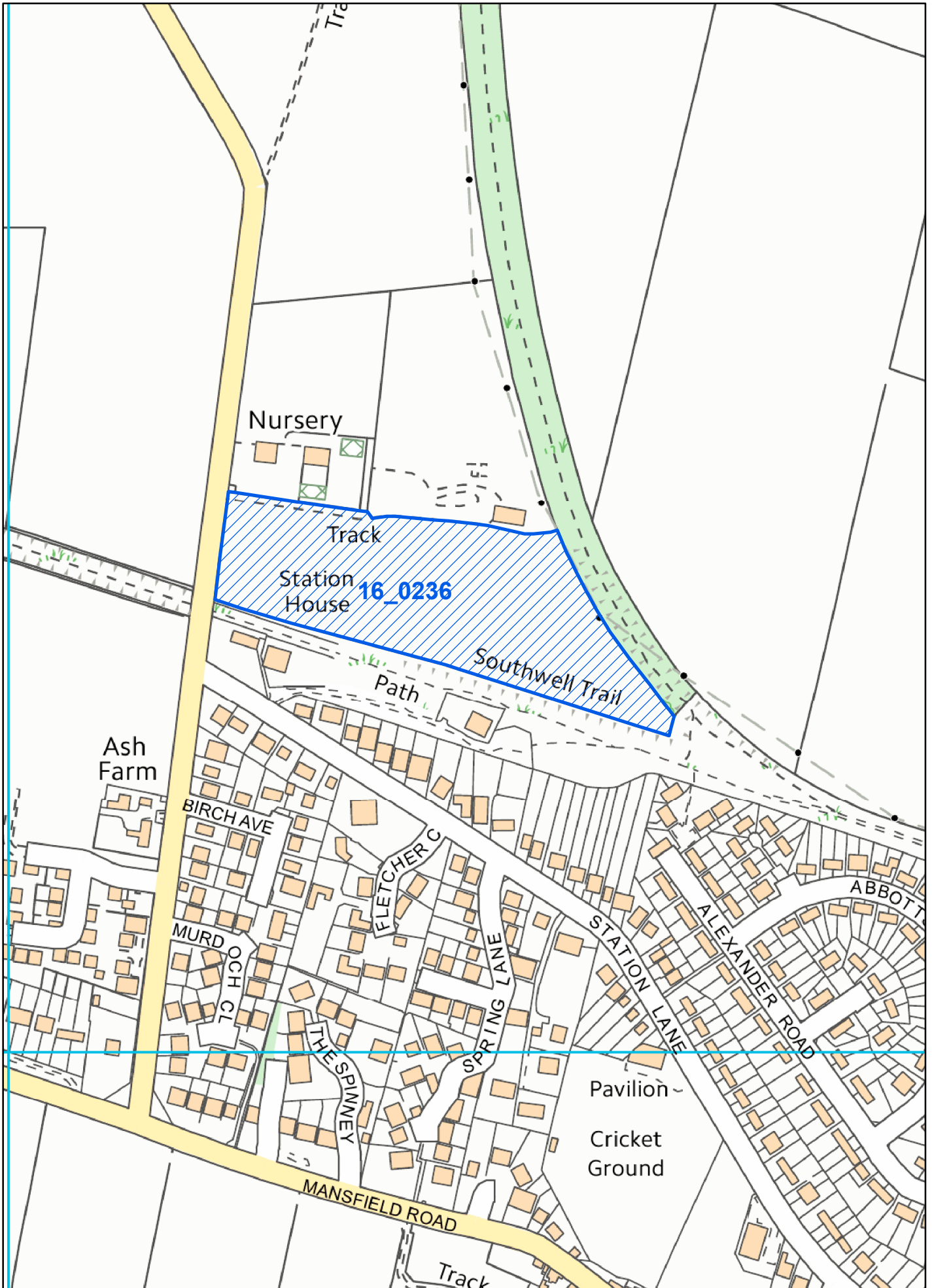
**Additional Comments**

Site was previously known as 08\_0286

Yield: 54



# SHELAA 2016 Sites (Portrait)



**Site Reference Number: 16\_0266 Site Address Land off Mansfield Road, Farnsfield**  
**Housing/Employment/Both: Housing/Both Area (Ha): 60**  
**Parish: Farnsfield Ward: Farnsfield**

**Suitability Conclusion: Not Suitable**  
**Availability Conclusion: Available**  
 Availability Comments: The site is available within 5-10 years  
**Achievability Conclusions: Achievable**  
 Achievability Comments: There is no evidence to suggest the site is not achievable.

**OVERALL CONCLUSION:**  
**The site is separate from the urban boundary of Farnsfield and is therefore considered not suitable for development. Mansfield Road is derestricted with no footways or lighting. The site has limited sustainability with no pedestrian access to facilities or services.**

**SUITABILITY**

**Character Land Use Location: Not Suitable**

Location: Separated from Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 60ha  
 Area Character: Predominantly Agricultural, Some Commercial uses to edge of site

Setting : Rural / Agricultural

Current Use: Agriculture

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**Policy: Not Suitable**

Current Policy Status: In the open countryside Other Policy Constraints:

Conflicting Issues: SP3 / DM8

**Access to Services: May be Suitable**

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

**Physical Constraints : Not Suitable**

Highway Engineers Comments:

Mansfield Road is derestricted, with no footways, and is unlit. Transport sustainability is questionable given the site is remote from amenities/local services.

Topography Constraints: No

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

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: Unknown

Neighbour Issues: Unknown

Flood Zone: 1

Surface Water Flooding: Unknown

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints : May be Suitable**

Impact on views: No

Impact on existing recreational use: bridle way crosses site

Protected Species/Habitats : No

Tree Preservation Order: Yes

Natural Features on site: Various

Conservation Area : No

Heritage asset (designated & non designated): Lurcher Farm is non-designated asset, some archaeological interest.

**Suitability Conclusion: Not Suitable**

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments: Agent says the site would be available within 5 years.

Achievability Comments: No evidence submitted to show site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

**Availability Conclusion:** Available

**Achievability Conclusion:** Achievable

**Additional Comments**

15/01173/CMA – gas-to-grid anaerobic digestion plant, withdrawn.

13/01031/FUL wind turbine

12/01585/FUL caravan/camping site for 15 caravans and 15 tents (refused)

12/00355/FUL replacement dwelling (permitted)

Yield: 1,451 (via promoter's documents)



# SHELAA 2016 Sites (Portrait)

