



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

FERNWOOD PARISH – SITE ASSESSMENTS

2021

Fernwood Parish

The following site have been submitted within the Parish of Fernwood.

Site Reference Number: 16_0121 Site Address Land at Fernwood (NAP 2C)
Housing/Employment/Both: Mixed Area (Ha): 325.83
Parish: Fernwood Ward: Farndon & Fernwood

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 0-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for residential development (and other uses) and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site benefits from planning permission and is currently under construction.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Mixed
 Area: PDL Area: Greenfield

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Residential / Countryside

Policy: Suitable

Current Policy Status: Allocated (NAP2C) Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: Yes
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: Within 400m of publicly accessible green space		Green Space Strategy Comments: 381m	

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

Physical Constraints : Suitable

Highway Engineers Comments: Benefits from planning permission

Topography Constraints: None

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 99.93% Grade 3 (Good-Moderate), 0.07% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Sewage Works, Overhead Power Line, Underground Gas and Oil Pipeline and Hazardous Installation Zones Neighbour Issues: Site abuts A1 Trunk Road and Hazardous Installation Zone

Flood Zone: 1, 2 & 3 Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No Impact on existing recreational use: two footpaths on or around the site

Protected Species/Habitats : Site abuts a Local Wildlife Site Tree Preservation Order: 181 trees, 11 groups and 7 woodland areas

Natural Features on Site: trees, hedges etc.

Conservation Area : No Heritage asset (designated & non designated): Tower and Hall

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site remains available at June 2019.

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

Site contains, in whole or part, the following old references: 08_0218, 08_0298, 08_0382, 08_0383, 08_0512, 08_0513, 08_0593 and 08_0692.

Yield: 3,200 and 15ha

SHELAA 2016 Sites (Portrait)

