

## 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\_0121Site Address Land at Fernwood (NAP 2C)Housing/Employment/Both: MixedArea (Ha): 325.83Parish: FernwoodWard: 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.

#### S**UITABILITY**

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		Proximity to Transport No	ode: Over 1km from a		
town centre		major public transport no	ode		
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Cor	nments: 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		Category: A – Potentially contaminative usage ified 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,		
Identified within the SFRA?:		5% at medium risk, 16% at low risk		
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	

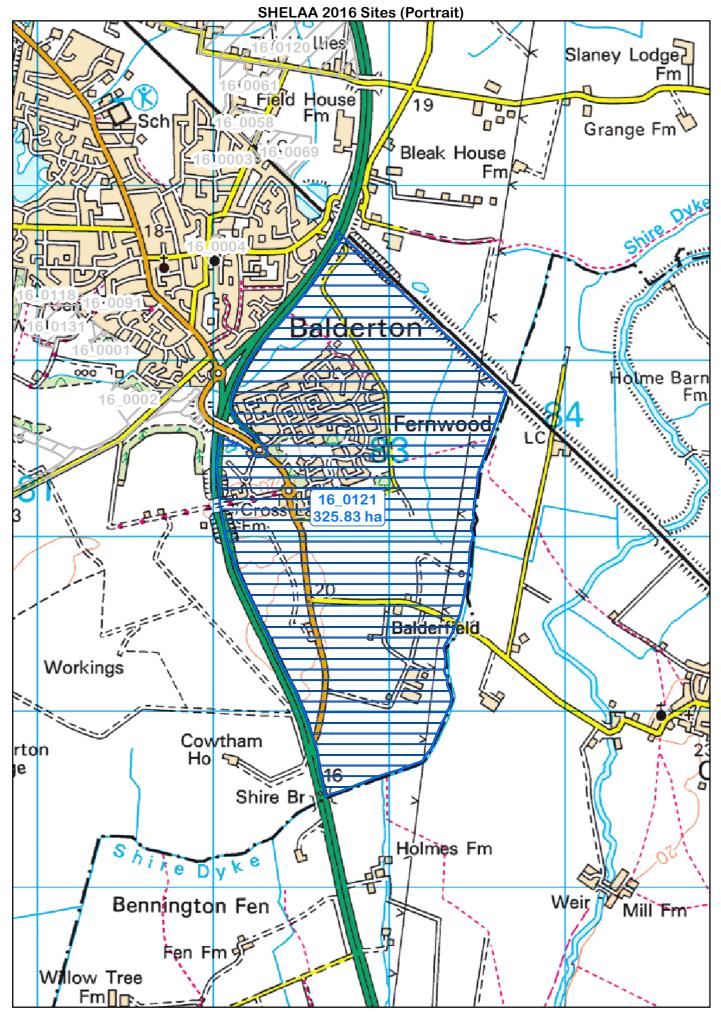
### Suitability Conclusion: Suitable

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



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