

**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	FAR0001
Site Address	Brickyard Lane (Land north of)
Parish	Farnsfield
Ward	Farnsfield
Area (ha)	4.48ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	May be Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	May be Achievable
Achievability Comments:	Suitable access may be required via third party land
OVERALL CONCLUSION:	
The site is outside, but adjacent to the village envelope and may be suitable for development if the settlement boundary were to be reviewed in a future Development Plan. The site is currently in open countryside and any proposals would be assessed under Policies SP3 / DM8. Highways issues have been identified and it is noted that there are ongoing discussions with third party landowners in respect of securing a suitable highways access.	

SUITABILITY	
Character Land Use Location	
Location:	Outside but adjacent village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	4.48ha (Greenfield)
Area Character:	Rural / residential
Setting:	Rural / residential
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	No
Open Space Strategy Comments	650m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Brickyard Lane is not suitable to accommodate any additional traffic generated by additional dwellings. It is narrow with poor alignment, no footway and no opportunity to improve this along its length (particularly the area around The Cottage/Pear Tree Cottage). Green is adopted highway – narrow points of circa 3.7 to 4m. In theory, access

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	could be taken off Pasture Way to the north, subject to the findings of a Transport Assessment (and noting that Pasture Way is subject to a S38 Agreement, but this is not yet adopted). This would mean there is only a single point of access to this area and so the internal road network should form a loop rather than a series of cul-de-sacs. However, Land Registry identifies that the land does not link to Pasture Way and there appears to be a ransom strip running around the entire edge of the Pasture Way Development.
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified on or in close proximity to the site.
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	Adjacent to electricity distribution site and pumping station
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath runs through the site connecting to Southwell Trail
Protected Species/Habitats:	Adjacent to LNR and LWS
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and vegetation
Conservation Area:	No
Heritage Assets (Designated & Non-Designated):	No
Conservation Comments:	The proposal site is to the northeast of the village in an area of open countryside. The brickyard pattern of fields running north to south on the site can be traced on Sanderson and later 19th century maps. There are no designated heritage assets within the proposal site. There are a number of potential non-designated heritage assets identified on the Notts HER within and close to the proposal site. The very tip of the site to the north is identified as 'earthworks at Farnsfield', possibly associated with medieval/post-medieval settlement patterns, specifically comprising ridge and furrow, terraced grounds and a bank (HER ref L10395). To the east, there is an unregistered park identified as 'grounds at Farnsfield pumping station' (HER ref MNT26711). To the south of Brickyard Lane are the remains of the former brickyard (HER refs M2826 and M2808). These features will need to be considered in any planning applications. Archaeological

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	<p>advice should be sought on what level of pre-determination assessment might be required furthermore. The land to the west has been developed (the Ridgeway/Milldale Rd development, ref 14/01576/OUTM) and is characterised by modern suburban type houses. Farnsfield Conservation Area is located to the southwest of the site, further down Brickyard Lane. It is anticipated that further residential development along this part of the lane will have limited impact on the setting of the conservation area. This assumes that building layouts and heights will be commensurate to adjacent housing stock. Cumulative impact of expanded housing development in this area should also be considered. There are several listed buildings within Hexgreave Park to the north, all of which are Grade II listed. The distance between the proposal site and these assets is such that there is unlikely to be any detrimental impacts. Nevertheless, we encourage improving green infrastructure on the northern boundary which may help mitigate landscape impact in longer views from Hexgreave Park. It should be noted that a potential review of the existing conservation area is on the Council's forward plan. Any advice at this stage is therefore without prejudice. It feels unlikely that potential boundary changes might be considered this far down Brickyard Lane as modern housing development predominates.</p>
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SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in January 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	Access is required from third party land
Ownership Comments:	Discussions on going with third party landowners re. access
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

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Newark & Sherwood Strategic Housing & Employment Land Availability Assessment (SHELAA) – Site Assessment Form

Site Reference	FAR0002
Site Address	Southwell Road (Land at)
Parish	Farnsfield
Ward	Farnsfield
Area (ha)	7.41ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is separate from the village boundary and therefore is not suitable for development. The draft Amended Allocations & Development Management DPD proposes to amend the village envelope, the implications of which will mean that the southern portion of the site will remain outside but become adjacent to the village envelope. Potential contamination issues would need to be investigated and addressed where necessary. However, the site is not suitable for development at the current time.

SUITABILITY	
Character Land Use Location	
Location:	Separate from village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	7.4ha (Greenfield)
Area Character:	Rural / residential
Setting:	Rural / residential
Current Use:	Agricultural land
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	320m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility to the south is restricted to a distance suitable for 40mph approach speeds, but this is a national speed limit approach. The lack of frontage development in this area would make this tricky to achieve but would be possible if the development were visible along its

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	southernmost boundary. There would need to be gateway works including amendments to speed limits and re-siting of the village signs. (Note: the Esam Close development to the north had a S106 obligation drafted for a contribution for a speed limit change but was thrown out by the inspector as unnecessary/not proportionate, but as a required highway safety measure it is currently having to be provided at the tax payers expense so it would be good to have this requirement for any further development here as part of any policy).
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified on or within close proximity to the site.
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows and vegetation
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No
Conservation Comments:	<p>The proposal site is to the east of the village in an area of open countryside. The fields running north to south on the site can be traced on Sanderson and later 19th century maps. There are no designated heritage assets within the proposal site. There are a number of potential non-designated heritage assets identified on the Notts HER within and close to the proposal site. The Notts HER indicates the potential remnants of a former brickyard within the top portion of the site and an associated clay pit adjacent (HER refs M2826 and M2808). To the north of Brickyard Lane, there is an unregistered park identified as 'grounds at Farnsfield pumping station' (HER ref MNT26711). These features will need to be considered in any planning applications. Archaeological advice should be sought on what level of pre-determination assessment might be required furthermore.</p> <p>The land to the west and northwest of the proposal site has been developed and is characterised by modern suburban</p>

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	<p>type houses. Farnsfield Conservation Area is located further to the west. It is felt that further residential development along this part of Brickyard Lane and along Southwell Road could have a limited impact on the setting of the conservation area, notably when experienced on approach to the conservation area along Southwell Road. The cumulative impact of expanded housing development in this area is material to the suitability and sustainability of this site. Importantly, it is the sense of urban encroachment along the important entrance to the CA from the east. This could be mitigated to some extent by setting development back from Southwell Road and encouraging a lower density of housing with a positive strategy for green infrastructure.</p> <p>There are several listed buildings within Hexgreave Park to the north, all of which are Grade II listed. The distance between the proposal site and these assets is such that there is unlikely to be any detrimental impacts. It should be noted that a potential review of the existing conservation area is on the Council’s forward plan. Any advice at this stage is therefore without prejudice. It feels unlikely that potential boundary changes might be considered this far down Brickyard Lane as modern housing development predominates.</p>
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SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	Land is in single ownership and abuts the highway
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

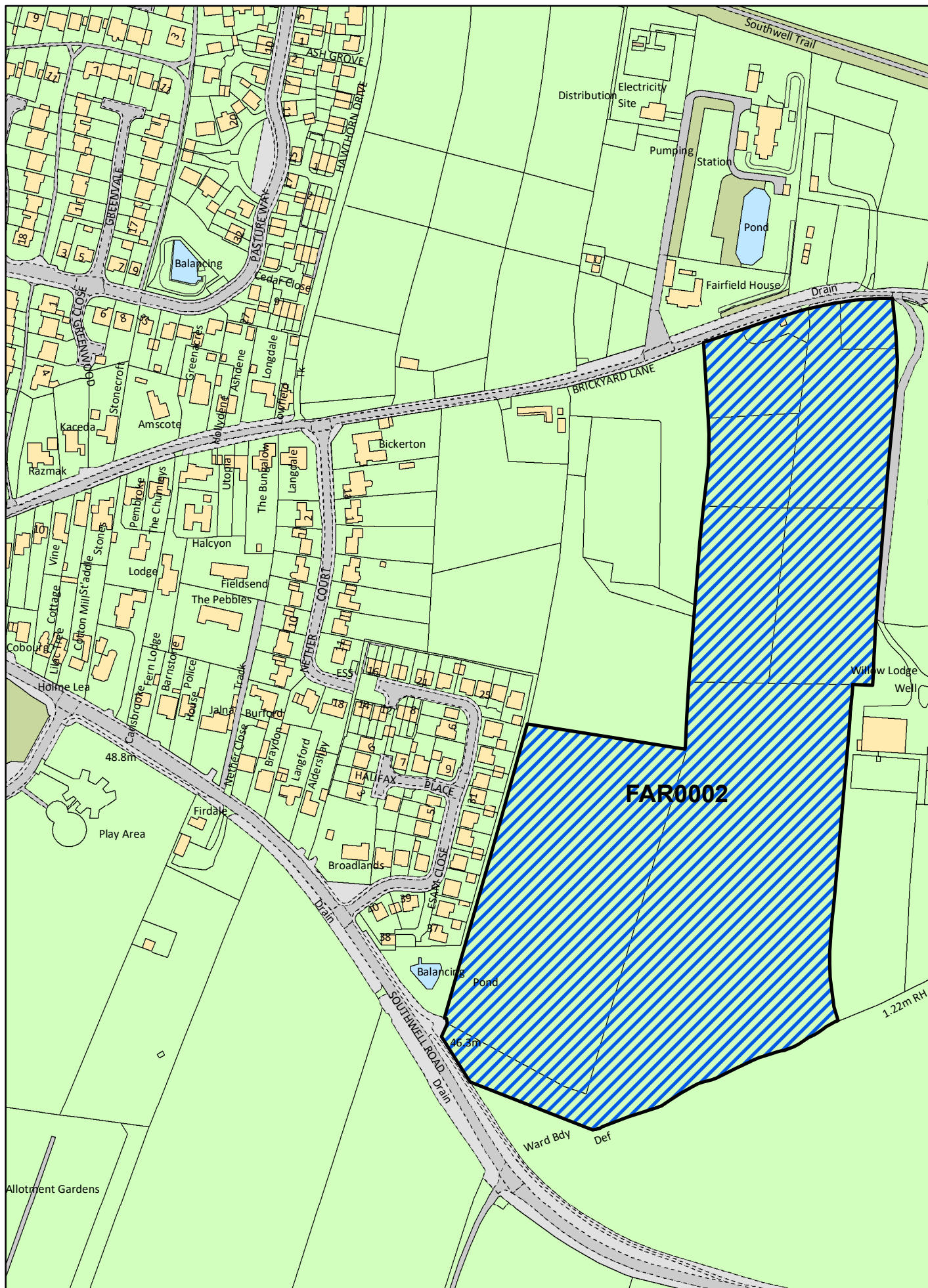
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

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Strategic Housing and Employment Land Availability Assessment 2023



**Newark & Sherwood Strategic Housing & Employment Land Availability
Assessment (SHELAA) – Site Assessment Form**

Site Reference	FAR0072
Site Address	Main Street (Old Manor Farm)
Parish	Farnsfield
Ward	Farnsfield
Area (ha)	0.58ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site originally comprised of a bigger area, but this has been reduced to reflect planning permission which was granted for 1 dwelling and subsequently completed (19/02033/FUL). Unclear if site has access from the highway. Previous application on southern portion of the site took site from Quaker Lane, but was refused at appeal in part due to the intrusive nature of the access in relation to the public footpath. Issues surrounding access and setting of the conservation area means the site is not suitable for development.	

SUITABILITY	
Character Land Use Location	
Location:	Within village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.58ha (Greenfield)
Area Character:	Village centre
Setting:	Residential
Current Use:	Residential garden / orchard
Policy	
Current Policy Status:	Within village envelope
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Unclear if residual balance of site can be accessed from the Highway.
Topography Constraints:	No

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Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	N/A
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	FP9 on southern edge of site
Protected Species/Habitats:	Potential – orchard
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	Potential archaeological interest. Development on field beyond existing permissions would erode setting of heritage assets and fragment conservation area

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms land remains available at June 2023
Achievability Comment:	Nothing suggests the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

The site originally comprised of a bigger area, but this has been reduced to reflect planning permission which was granted for 1 dwelling and subsequently completed (19/02033/FUL). Unclear if site has access from the highway. Previous application on southern portion of the site took site from Quaker Lane, but was refused at appeal in part due to the intrusive nature of the access in relation to the public footpath.

**Newark & Sherwood Strategic Housing & Employment Land Availability
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Site Reference	FAR0236
Site Address	Cockett Lane (Land off)
Parish	Farnsfield
Ward	Farnsfield
Area (ha)	2.87ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is not considered suitable as it is separate from the village boundary and separated by the Southwell Trail. Potential contamination issues would need to be investigated and addressed. Highways constraints mean safe access is unlikely to be achieved.	

SUITABILITY	
Character Land Use Location	
Location:	Separate from village (separated by nature reserve)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	2.87ha (Greenfield)
Area Character:	Agricultural
Setting:	Rural
Current Use:	Agricultural
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space		Employment	Yes
Open Space Strategy Comments		Proximity to Transport Node	Over 1km

Physical Constraints:	
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

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Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Pylons across the site
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Bridleway 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 Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was previously known as 08_0286



Strategic Housing and Employment Land Availability Assessment 2023

