

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

Site Reference	FER0121
Site Address	Land around Fernwood (NAP2c)
Parish	Fernwood
Ward	Farndon & Fernwood
Area (ha)	325.83ha
Housing/Employment/Both:	Mixed Use
Last Updated	June 2023
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 mixed use development 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 by Barratt / David Wilson Homes.	

SUITABILITY	
Character Land Use Location	
Location:	Within urban boundary
PDL/Greenfield:	Both
Area of PDL / Greenfield:	
Area Character:	Residential / countryside
Setting:	Residential / countryside
Current Use:	Residential / countryside
Policy	
Current Policy Status:	Allocation (NAP2c)
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	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	381m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access agreed as part of 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 to Moderate), 0.07% N/A (Urban)

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Site Apparatus:	Sewage works, overhead power line, underground gas and oil pipeline, and hazardous installation zones
Access to Utilities:	Yes
Neighbour Issues:	Site abuts A1 Trunk Road and Hazardous Installation Zone
Flood Zone:	Flood Zone 1, 2 and 3
Surface Water Flooding:	2% High Risk, 5% Medium Risk, 16% Low Risk
Identified within the SFRA?	
SFRA Comments	

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

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is under construction
Achievability Comment:	Nothing suggests the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	
Legal Issues:	None known
Legal Comments:	
Timescale:	0-15 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site contains, in whole or part, the following 2008 SHELAA sites: 08_0218, 08_0298, 08_0382, 08_0383, 08_0512, 08_0513, 08_0593 and 08_0692. Site is currently under construction.

Yield: 3,200 dwellings and 15ha employment land



Strategic Housing and Employment Land Availability Assessment 2023

