

Fernwood Parish

- 5.98** Within Fernwood Parish, 7 sites have been through the full Assessment process. After consultation with developers these sites have now been merged to form 1 site.
- 5.99** 1 site may be considered suitable for development and could provide for approximately 3200 dwelling units. For development of this site to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made. In addition, there is a site which is within more than one Parish which is listed at paragraph 5.101. This is not included within the summary details for Fernwood but it is also being allocated as part of the Core Strategy and should be read in conjunction with the Parish figures below.
- 5.100** The following sites within the parish of Fernwood have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Sites Merged

- **08_0218**
- **08_0298**
- **08_0382**
- **08_0383**
- **08_0512**
- **08_0513**
- **08_0593**

Sites which May Be Considered Suitable

- **08_0692**

- 5.101** The following site is also partly within Fernwood Parish:

08_0318 Hawton CP, Farndon Ward

- 5.102** However, in order to prevent double counting, they have been included only in the summary figures for the Parish which contains the majority of the site, as detailed above.

Site Ref: Land around Fernwood**08_0692** Area(ha): 247.71 Parish: FERNWOOD**Proposed Yield : 3200**

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available within 5 years
Availability Comments:	Consultation response indicates site could be available in the short to medium timeframe.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	The yield of 3200 dwellings is based on discussions between the developers and the Local Planning Authority
Overall Draft Conclusion:	N/A Newly created site: made up of fomer sites 08_0218, 08_0298, 08_0382, 08_0383, 08_0512, 08_0512 and 08_0593.
Overall Final Conclusion:	Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. Any possible development would need to mitigate against any detrimental impact from the Oil and Gas Pipelines running beneath the site and would also need to mitigate against any detrimental impact on thre adjacent Site of Interest for Nature Conservation. Possible off site highways mitigation works may be required. If the Urban Boundary designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and information supplied is that it could be developed within 5 years.

Character Land Use Location The site may be suitable

Location: In urban fringe	PDL/Greenfield: Combination
Area Character: Countryside Residential	Area Greenfield: 239.5
Setting: Countryside Residential	Area PDL: 8.21
Current Use: Agriculture	Proposed Use:

Policy The site may be suitable

AllocatedSite: Open break/Green Wedge	Other: FS2 Open Breaks between settlements; E2-Nc/E5 Land adj to Balderton Hospital; NE1 Development in the Countryside
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Conflicting Issues Yes Outside Urban Boundary**Access to Services The site may be suitable**

Within 800m or 10 mins walking				Within 30 mins travel by public transport			
Primary school: No	Bus stop: No	Secondary school: Yes	Retail Area: Yes	Further Education: No	Hospital: No	Supermarket: Yes	Employment: Yes
GP/ Health Centre: No	Cash Machine/PO: No						

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 5672m	Proximity Transport Node: Over 1km from a major public transport node
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GreenSpaceStandards: Within 1500m of publicly accessible green space**GreenSpaceStrategy Comments:** 851m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Input from the Highways Agency will be required due to the close proximity of the A1. Transport Assessment required. Off site highway works and pedestrian/cycling upgrading will be required.

Site Ref: Land around Fernwood**08_0692** Area(ha): 247.71 Parish: FERNWOOD**Proposed Yield : 3200****Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Sewge Works. V overhead power line. Underground Gas and Oil Pipeline and Hazardous Installation Zones.**Neighbour Issues:** Site abuts A1 Trunk Road and HIZ**Identified in SFRA:** Yes**Site within a flood zone?:** In zone 3 Approximately 35% of the site is in flood zone 3**SFRA Comments:** Subject to steering development away from flood zone 3.**Impact on Landscape Biodiversity The site may be suitable****Impact on views:** No**Natural Features:** Yes Dykes run through the site**Impact on existing Recreational Use:** Yes Balderton FP4 & FP10**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Abuts 2/806 - Shire Dyke, Balderton. Indirect impacts might occur. Potential Protected species habitat. Consultation response notes the ditch running through the site. Potential for water voles should be considered.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Consultation response indicates site could be available in the short to medium timeframe.**Achievability Comments:** The yield of 3200 dwellings is based on discussions between the developers and the Local Planning Authority**Ownership Constraints** No ownership constraints 0-5 years Evidence of owners working together**Ownership Comments:** Evidence of owners working together**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** The yield of 3200 dwellings is based on discussions between the developers and the Local Planning Authority**Additional Comments:** Oil Pipeline Buffer runs under the north west edge of the site, and Gas Pipe Line Buffer runs through the middle of the site. Anglian Water comments: Water Treatment Works and Water supply network (Severn Trent WC). No Waste Water Treatment Works(WwTW) available. Options are to pump to Long Bennington WwTW (capacity for approx 700 dwellings) or connect to Severn Trent System. Water Cycle Study Reuired. Sewage treatent Works - as WwTW. No foul sewerage capacity - new sewers to be provided. No Anglian Water Surface Water System. Highways Agency comment on the need for a Transport Assessment based on a Newark

Site Ref: Land around Fernwood

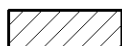
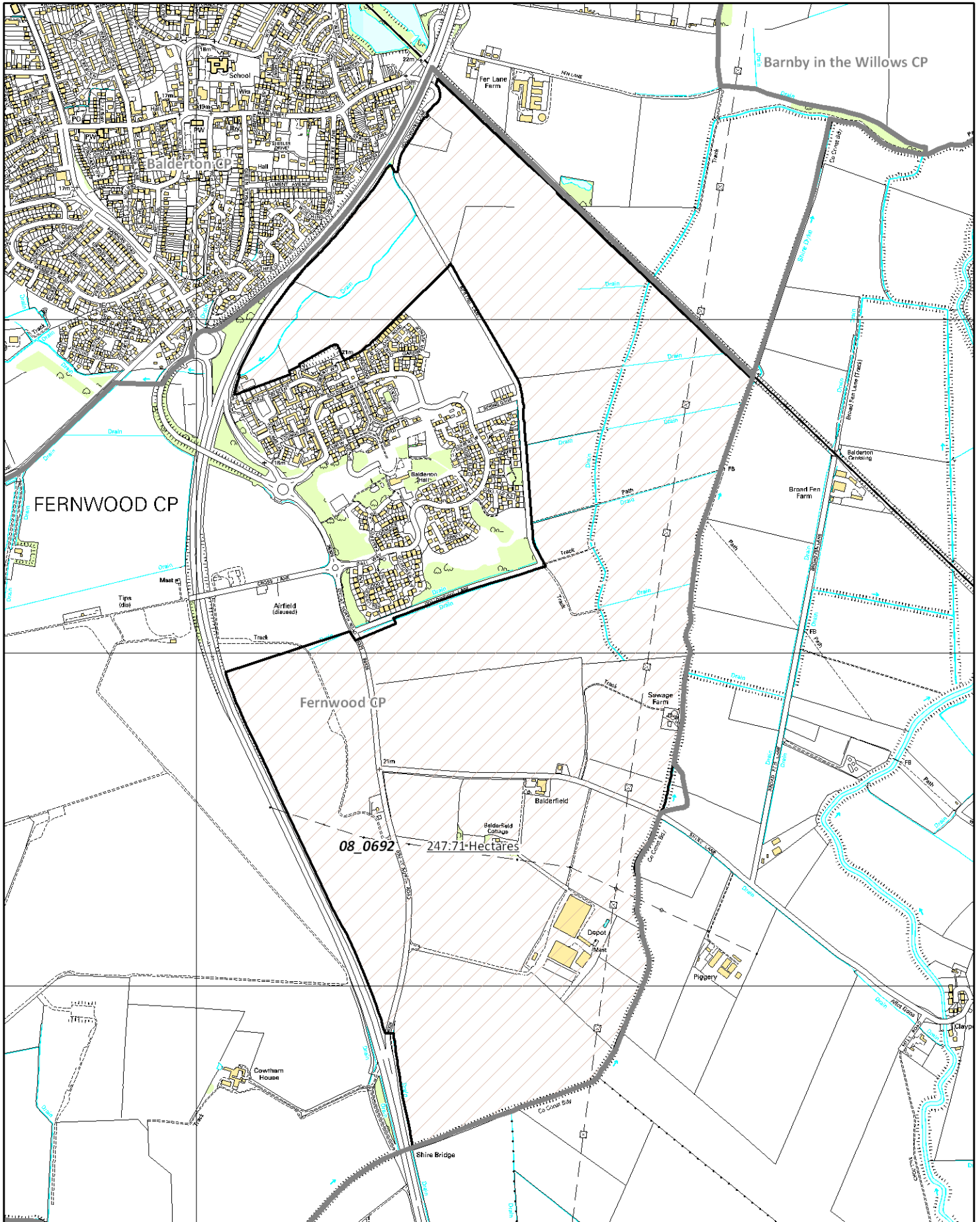
08_0692 Area(ha): 247.71 Parish: FERNWOOD

Proposed Yield : 3200

Transport Model.

Southermost part of site close to active extraction area at Bantycok Quarry. There is also an allocation which would allow a possible southern extension from the Bantycok Quarry (Policy M10.3)

Strategic Housing Land Availability Assessment 2010



**08_0692 - Land Around Fernwood,
Fernwood**

Date: 09/03/2010

Scale: 1:15,000

FERNWOOD – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0218	Land off Claypole Lane	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0298	Land at Great North Road South of Balderton	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0382	Land to North and East of Balderton	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0383	Land to North of Balderton Hospital	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0512	Land South of Fernwood Business Park	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0513	East of the A1	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.
08_0593	South of Hollowdyke Lane	Fernwood	Site is now part of the larger Fernwood site referenced 08_0692.