

Thorney Parish

5.225 The following sites have been submitted within the parish of Thorney. However, this Parish does not contain a settlement prioritised for Assessment (Page 11 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken.

- 08_0060 West Road, Thorney
- 08_0061 Between Lee Nock Farm and the Roost, Brown Hill Lane, Thorney
- 08_0062 Plot Farm, Brown Wood Lane, Thorney
- 08_0309 Land adjacent former railway line, Bridge Road, Thorney

THORNEY – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0060	West Road	Thorney	Site not within a settlement prioritised for Assessment.
08_0061	Between Lee Nock Farm and the Roost, Brown Hill L	Thorney	Site not within a settlement prioritised for Assessment.
08_0062	Plot Farm, Brown Wood Lane	Thorney	Site not within a settlement prioritised for Assessment.
08_0309	Land adjacent former railway line, Bridge Road	Thorney	Site not within a settlement prioritised for Assessment.

Site Ref: West Road

08_0060

Area(ha): 1.74

Parish: THORNEY

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments:

Information Supplied: Developer has shown an interest and already invested in the site Site available within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion:

Site not within a settlement prioritised for Assessment.

Overall Final Conclusion:

Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues

Access to Services

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No Bus stop: No

Secondary school: No Retail Area: No

GP/ Health Centre: No Cash Machine/PO: No

Further Education: Hospital: No

Supermarket: Employment: No

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 22621m

Proximity Transport Node: Over 1km from a major public transport node

GreenSpaceStandards: Within 800m of publicly accessible green space

GreenSpaceStrategy Comments: 498m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: West Road

08_0060

Area(ha): 1.74

Parish: THORNEY

Proposed Yield :

**Impact on existing
Recreational Use:**

**ProtectedSpecies/
Habitats:**

Suitability Conclusion:

Listed Bldg / Local Interest Bldg:

Tree Preservation Order:

Conservation Area:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Information Supplied: Developer has shown an interest and already invested in the site Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Parish Council Site Specific Comments: It is important natural habitat and protection for crested newts has been applied for this site. The site has poor access, wet site recently drained, high risk of flooding. Mains drainage is not available, unable to cross main drainage channel and lower than main out-take. There is already disquiet from parishioners about work taking place on the site. General PC Comments: None of the proposals will enhance the village and could result in detrimental changes to the nature of the community. It is understood that ribbon / satellite developments are against planning guidelines, unless it contains an existing building which may be suitable for improvement / development as an individual unit.

Site Ref: Between Lee Nock Farm and the Roost, Brown Hill L**08_0061**

Area(ha): 1.58

Parish: THORNEY

Proposed Yield :

Suitability Conclusion**Availability Conclusions:****Availability Comments:** Information supplied: Developer has shown interest in the site. Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site not within a settlement prioritised for Assessment.**Overall Final Conclusion:** Site not within a settlement prioritised for Assessment.**Character Land Use Location**

Location:	PDL/Greenfield:
Area Character:	Area Greenfield:
Setting:	Area PDL:
Current Use:	Proposed Use:

Policy**AllocatedSite:** Other:**Conflicting Issues****Access to Services**

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

Proximity to Town centre:	Over 1km from a town centre Newatk Town Centre 22578m	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:** 1173m**Physical Constraints****Highway Engineers Comments:**

Topography Constraints:	Access to Utilities?	Contaminated Land?:
	Contamination Category:	

Agricultural Land Quality: Site Apparatus:**Neighbour Issues:** Site within a flood zone?:**Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:** Natural Features:

Site Ref: Between Lee Nock Farm and the Roost, Brown Hill L

08_0061

Area(ha): 1.58

Parish: THORNEY

Proposed Yield :

**Impact on existing
Recreational Use:**

Listed Bldg / Local Interest Bldg:

**ProtectedSpecies/
Habitats:**

Tree Preservation Order:

Conservation Area:

Suitability Conclusion:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information supplied: Developer has shown interest in the site. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Specific PC Comments: Dangerous high speed bend at west end of the site. General PC Comments: None of the proposals will enhance the village and could result in detrimental changes to the nature of the community. It is understood that ribbon / satellite developments are against planning guidelines, unless it contains an existing building which may be suitable for improvement / development as an individual unit.

Site Ref: Plot Farm, Brown Wood Lane**08_0062**

Area(ha): 1.81

Parish: THORNEY

Proposed Yield :

Suitability Conclusion**Availability Conclusions:****Availability Comments:** Information Supplied: Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Site not within a settlement prioritised for Assessment.**Overall Final Conclusion:** Site not within a settlement prioritised for Assessment.**Character Land Use Location****Location:****PDL/Greenfield:****Area Character:****Area Greenfield:****Setting:****Area PDL:****Current Use:****Proposed Use:****Policy****AllocatedSite:****Other:****Conflicting Issues****Access to Services****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** No**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 23030m**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** No**Further Education:** **Hospital:****Supermarket:** **Employment:** No**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Over 1500m to publicly accessible open space**GreenSpaceStrategy Comments:** 1959m**Physical Constraints****Highway Engineers Comments:****Topography Constraints:****Access to Utilities?****Contaminated Land?:****Contamination Category:****Agricultural Land Quality:****Site Apparatus:****Neighbour Issues:****Site within a flood zone?:****Identified in SFRA:****SFRA Comments:****Impact on Landscape Biodiversity****Impact on views:****Natural Features:**

Site Ref: Plot Farm, Brown Wood Lane**08_0062**

Area(ha): 1.81

Parish: THORNEY

Proposed Yield :

**Impact on existing
Recreational Use:**

Yes Thorney FP7

**ProtectedSpecies/
Habitats:****Suitability Conclusion:****Listed Bldg / Local Interest Bldg:****Tree Preservation Order:****Conservation Area:**

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:**

Information Supplied: Site available within 5 years.

Achievability Comments:**Ownership Constraints** No ownership constraints 0-5
years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments: Specific PC Comments: Remote site with a long access drive. General PC Comments: None of the proposals will enhance the village and could result in detrimental changes to the nature of the community. It is understood that ribbon / satellite developments are against planning guidelines, unless it contains an existing building which may be suitable for improvement / development as an individual unit.

Site Ref: Land adjacent former railway line, Bridge Road

08_0309

Area(ha): 9.63

Parish: THORNEY

Proposed Yield :

Suitability Conclusion

Availability Conclusions:

Availability Comments: Information provided: Developer has shown interest in site. Site available within 5 years.

Achievability Conclusion:

Achievability Comments:

Overall Draft Conclusion: Site not within a settlement prioritised for Assessment.

Overall Final Conclusion: Site not within a settlement prioritised for Assessment.

Character Land Use Location

Location:

PDL/Greenfield:

Area Character:

Area Greenfield:

Setting:

Area PDL:

Current Use:

Proposed Use:

Policy

AllocatedSite:

Other:

Conflicting Issues

Access to Services

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** No

Secondary school: No **Retail Area:** No

GP/ Health Centre: No **Cash Machine/PO:** No

Further Education: **Hospital:**

Supermarket: **Employment:** No

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre Newark Town Centre 21212m

Proximity Transport Node: Over 1km from a major public transport node

GreenSpaceStandards: Over 1500m to publicly accessible open space

GreenSpaceStrategy Comments: 2057m

Physical Constraints

Highway Engineers Comments:

Topography Constraints:

Access to Utilities?

Contaminated Land?:

Contamination Category:

Agricultural Land Quality:

Site Apparatus:

Neighbour Issues:

Site within a flood zone?:

Identified in SFRA:

SFRA Comments:

Impact on Landscape Biodiversity

Impact on views:

Natural Features:

Site Ref: Land adjacent former railway line, Bridge Road

08_0309

Area(ha): 9.63

Parish: THORNEY

Proposed Yield :

**Impact on existing
Recreational Use:**

Yes Thorney FP5

Listed Bldg / Local Interest Bldg:

**ProtectedSpecies/
Habitats:**

Tree Preservation Order:

Conservation Area:

Suitability Conclusion:

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Information provided: Developer has shown interest in site. Site available within 5 years.

Achievability Comments:

Ownership Constraints

No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Part in Wiglsey Parish

Specific PC Comments: Access at bottom of railway bridge, no visibility to traffic from the left. Upper Whitham Drainage Board drain along half the site, high risk of flooding. Site is very long and remote and a significant distance from the existing village.

General PC Comments: None of the proposals will enhance the village and could result in detrimental changes to the nature of the community. It is understood that ribbon / satellite developments are against planning guidelines, unless it contains an existing building which may be suitable for improvement / development as an individual unit.