

Newark and Sherwood District Council
Newark & Sherwood Local Development Framework Plan Review –
Site Submission Form

This form should be used to submit new potential development sites for consideration as part of any future Newark & Sherwood Local Development Framework plan or plan review process.

Please note submission of land is not limited to development for housing. We are also seeking information regarding land for employment, retail or other uses. Whilst only large sites (>0.25ha) may be fully assessed, information on all sites available is welcomed. Central Government policy now requires allocation of some small sites. We are particularly keen for submission of brownfield sites (previously developed land) for consideration. An up-to-date understanding of available sites will help the Council focus on delivering the development the government is seeking.

Once you have submitted this form and a site location plan, the site's suitability for future development will be assessed. It should be noted that this assessment does not carry any planning weight in itself and does not equate to planning permission. The purpose of the exercise is to provide as full a picture as possible of the potential supply of land for development in the District. Sites submitted to the District Council through this process will be openly available to the public and information submitted about the site will not be treated as confidential (see privacy note below).

Completed forms and site location plans should be returned by email to planningpolicy@nsdc.info or by post to Planning Policy, Newark & Sherwood District Council, Castle House, Great North Road, Newark Notts NG24 1BY

Your Contact Details:

Name: **Oliver Taylor**

Organisation: **Charterhouse Strategic Land**

Address: **Charter House, 3a Felgate Mews, London**

Postcode: **W6 0LY**

Email address: 

Telephone: 

If you have appointed someone to act on your behalf please enter their details here:

Name:

Organisation: **N/a**

Address:

Postcode:

Email address:	Telephone:
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1. Site Information (please also provide a site location plan)

a. Site address	Land north of Brickyard Lane, Farnsfield, Newark
b. OS grid reference	SK 65377 56742
c. Site area (Hectares)	4.4 hectares

2. Timescale (when do you consider the site will be available for development?)

Within 5 years	Within 5-10 years	Within 10-15 years	Beyond 15 years or unknown
	50 homes		

3. Site Description (please provide as much detail as possible)

a. What is the site's current use?	Agricultural grazing land - grade 3
b. What was the site's previous use?	Not applicable
c. What is the proposed use for the site (e.g. housing, employment, retail etc.)	Residential development

4. Economic Viability

a. Is a developer willing to invest in the site? (please give details)	Yes, land within the site can be safeguarded for provision of new community facilities if required.
b. Has a developer already invested in the site (please give details)	No, save for the investment made by Charterhouse to put the land into contract.
c. How many dwellings is the developer hoping to build?	The site could reasonably accommodate 50 new homes alongside associated infrastructure and landscaping.

5. Known Constraints (please provide as much detail as possible)

a. Nature conservation issues (i.e. presence of a Local Wildlife Site, SSSI, Tree Preservation order(s) etc.)	There are no nature conservation issues on site, however, the land adjoins a Local Nature Reserve and Local Wildlife Site.
b. Are you aware of any site contamination issues (if yes, please give details)	Not applicable - there are no contaminative issues associated with the land.

c. Land ownership constraints/ ransom strips?	Whilst the land is accessed off Brickyard Lane, the lane is not adequate to serve a residential development. Accordingly, third party land is required to open the site up for residential development. Discussions with a few third party landowners remain ongoing.
d. Other known constraints (i.e. bad neighbouring uses, flood risk etc.)?	Not applicable - the land is free from constraint.

6. Site Accessibility

a. Does the site have access to an adopted highway? (please describe)	Yes, the land abuts Brickyard Lane.
b. Is the settlement served by public transport?	Yes, Farnsfield is served by the number 28, 28a, 29 & 30 bus service that are operated by Stagecoach. These services provide frequent weekday and Saturday services to a range of destinations including Nottingham.
c. Does the site have access to utility services? (e.g. gas, electricity, water, sewerage etc.)	A public foul gravity sewer can be found in Brickyard Lane along with a distribution main (water); a low pressure gas main; and telecom & electricity supplies.
d. Are you aware of any restrictive covenants within or adjacent to the site?	Not applicable - There are no restrictive covenants within or adjacent affecting the land.

If you have any queries, please contact a member of the Planning Policy team via email at planningpolicy@nsdc.info or by calling (01636) 650000.

PRIVACY NOTICE

The Council will process any personally identifiable data that you provide in accordance with our responsibilities under the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Full details are available on our website <https://www.newark-sherwooddc.gov.uk/yourcouncil/privacy/>. Alternatively, contact our Information Governance team at freedom@nsdc.info or 01636 655216.



Site Location Plan

Land north of Brickyard Lane, Farnsfield, Newark, Nottinghamshire

