

FARNSFIELD NEIGHBOURHOOD PLAN EVIDENCE BASE



2016 – 2033

FARNSFIELD PARISH COUNCIL

Farnsfield Neighbourhood Plan Evidence
November 2016

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1 Introduction

This document compiles the background information gathered in support of the Farnsfield Neighbourhood Plan.

It identifies the key issues and priorities in the local area and has (and will continue) to evolve as the Neighbourhood Plan moves forward.

The information within this document has been compiled by the Neighbourhood Plan Steering Group, with support from Globe Consultants.

2 Neighbourhood Plan Designation

The Farnsfield Neighbourhood Plan Area was formally designated by Newark & Sherwood District Council on 25 June 2014.

3 Consultation

A number of consultation events and activities have taken place throughout the Neighbourhood Plan process so far:

- Dec 2013 – The Parish Council ask through the Parish Newsletter for people to put themselves forward to be involved in the Neighbourhood Plan process.
- 30 September 2014 – Public meeting inviting the community to comment on the proposed questionnaire.
- November 2014 – Questionnaires distributed to all the village.
- 15 August 2015 – VJ Day Celebration Questionnaire undertaken at event.

4 Historic Development of Farnsfield

The character and heritage of Farnsfield comes in part from the history of the village and its location in the countryside. This has shaped the physical characteristics, such as the buildings, road layout, hedgerows, trees and fields.

The first record of the village is in 956 AD, when it was called Fernefeld. At that time, the Manor of Southwell consisted of 2,250 acres and included Farnsfield; the meaning of the names was possibly "the ferny clearing in the woods" or "fields of fern". The small community would have scraped a living from agriculture in a clearing at the edge of Sherwood Forest. Iron Age remains have been found in the area and at Combs Farm there is an old earth work. The Domesday Book in 1086 refers to the village as Franesfeld and shows that Walter d'Ayncourt owned land. Farnsfield would have comprised of scattered farmsteads on the edge of the forest. There was a diversity of owners and tenants. The western end of modern Farnsfield was in the King's Forest, which was poor land, but desirable for sheep grazing with villagers over many centuries clearing the land. Some land was the property of the Monastery at Thurgarton. In the 1500's most people were engaged in farming; as the land was poor there was little surplus to sell apart from wool. Sheep grazed on the common pasture which was on the western side of the village and extended into Sherwood Forest. The eastern part of the village was where rye, oats, peas and hay were grown. In the 17th century the agricultural way of life continued and Sherwood Forest stretched over more than half of the modern area of Farnsfield. At this time there were some workers with more specialist trades, with the village being self-sufficient for most of its needs with bakers, tailors and shoemakers present as well as framework knitters. At the end of the 17th century and beginning of the 18th century Farnsfield had its own resident vicars and the church was enlarged and "beautified" in 1789.

In 1777-78 enclosure of the land in Farnsfield took place, this resulted in dividing and enclosing the open fields, meadows, common pastures, and forest and waste grounds in the parish. 2714 acres were enclosed, two of the largest farms within this were Combs Farm and Cockett Farm. Enclosure will have shaped the layout of fields, hedgerows, roads and paths. Soil improvement was brought about and most of the old common land came into arable use.

Farnsfield's population in 1851 was 1147 and declined to 886 by 1901. Throughout the 19th century the dominant occupation of the village was agriculture. The majority of people worked as farm labourers, farm servants, farmers and as trades dependent on agriculture, such as blacksmiths, horse breeders, and saddlers. By the 1830's there were a range of other trades including nine shoe makers, seven shop keepers, four tailors and a wheelwright. Farnsfield never industrialised on any scale. There was a cotton mill on the edge of the Edingley Parish and there was another industrial process of brick making established on Brickyard Lane; also there were two large potteries.

Before the Enclosure Act most of the farmhouses were in the village, gradually these farmsteads have become unconnected with farming. Houses on the north side of Main Street backed onto an access road known as Back Lane. As the population expanded, another range of dwellings was built along its length and the access to these became known as Far Back Lane. The western end was also known as Sidings Lane, as it went along the side of the hill. This later became known as Station Lane after the railway station was built in 1872. There were 2 windmills one on the North side of Station Lane and the other, the Good Intent Mill, on Mansfield Road on the ridge where the early 19th century Mill House now stands. A number of buildings that currently exist were present in the 19th century, such as Hall Farm, just west of the church, another farm opposite the church, and the village centre on New Hill which was the maltings. The Plough on Main

Street is a 17th century building which was enlarged and largely rebuilt in the 1740s. From the 1780s a number of new houses were built on Main Street in the Georgian style such as Launceston House, Charnwood House, Burgess House and Tehidy House. Five public houses were open in the late 19th century, The Plough, the New Inn (which became The Warwick Arms and now the Coop store), the Wheatsheaf (now a private house), the Red Lion (now The Lion) and the White Post. The Parish Church is dedicated to St Michael, and in 1527 it was consecrated by order of Cardinal Wolsey; it was about this time that Farnsfield became a Parish in its own right. The church was rebuilt after a fire in 1860.

Farnsfield in the middle ages lay at the intersection of the Mansfield-Southwell route and a road from Nottingham to the North, up New Hill and along Broomfield Lane. This north route was rerouted to bypass the village at the White Post along the course of the modern A614 probably in about 1765 to make a fast coaching route to the north. The railway line from Southwell to Mansfield was opened in 1875 with a station in Farnsfield, it was closed for regular passenger services in 1929.

In 1790 a house and land was sold for the use of a school, in addition, there was also a Wesleyan school. The lockup on Mansfield Road was built about 1743. In 1862 a cricket pitch was made, and the sport has flourished ever since. The railway and motor vehicles made Farnsfield less isolated and less self-sufficient. In the 20th century occupations changed from being primarily agricultural based to being more diversified with the advent of professional and semi-professional people living in the village. Upper and Lower Hexgreave for most of its history were not part of Farnsfield until 1878. There is the Hall, lodges and cottages. At one time there were 2 gasometers situated on Quaker Lane. Farnsfield history was that of an old farming community, however things began to change after the 1930s. At that time there were around 250 houses; post war housing development resulted in the village comprising of about 1,000 houses in the 1990s. This

significant increase in housing was the result of some large clusters of housing being constructed, including Local Authority Housing, as well as private sector development; these developments took place on the outskirts of the village. Farnsfield changed in the 20th century from a farming community to being a village where most people travelled outside of the area for work in towns and cities such as Nottingham, Mansfield, Newark and Southwell. Housing development continued after the 1990s, with the most recent development commencing in 2014 for 88 houses on a green field site on Cockett Lane; this new development was only able to take place due to the village envelope being pushed outwards. The old centre of the village has conservation area status and has a degree of protection which allows that part of the village to retain its character and village feel.

This summary of the History of Farnsfield is in part taken from the book "A history of Farnsfield" by Mary Rigg published by the Farnsfield Millennium Trust, and also from information on the Farnsfield Local History Society website.

5 Farnsfield Village Profile: RCAN

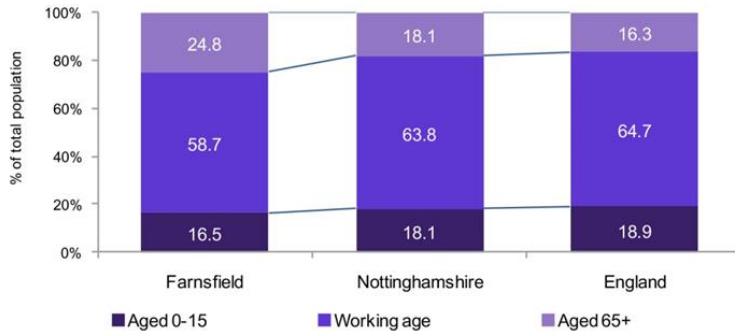
5.1 Socio - Economic Profile of Farnsfield Population Statistics

Summary

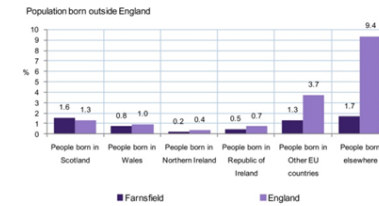
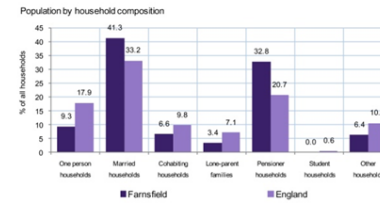
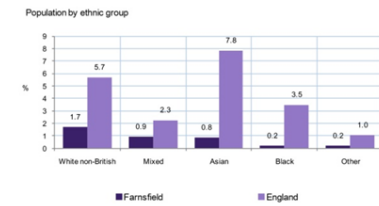
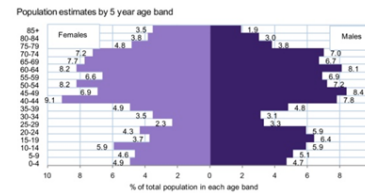
- Higher number of people over the age of 65 compared to the average in England and a higher than average number of single pensioner households
- Lower number of children than the average in England but a higher dependency ratio
- The village is predominately populated by working age adults
- Ages in the village cluster above 40 years of age
- There is a greater than average number of married persons and a lower than average number of single person households
- There is a lower than average number of ethnic residents and people born outside of the UK



Population by age



Source: Census 2011 (table KS102EW)



Source: Census 2011 (tables KS201EW, KS204EW and KS105EW)



Community profile for Farnsfield (Parish), © ACRE, OCSI 2013.

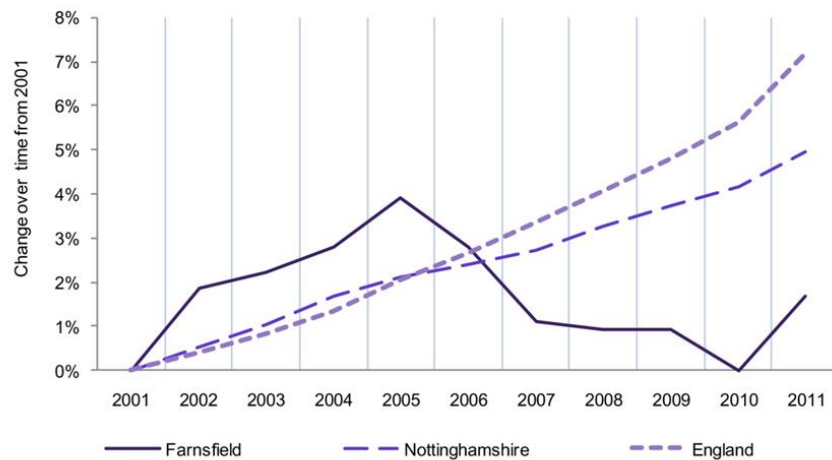
5.2 Changes in population

Summary

- The population of the village is broadly stable in terms of age, diversity and rate of change

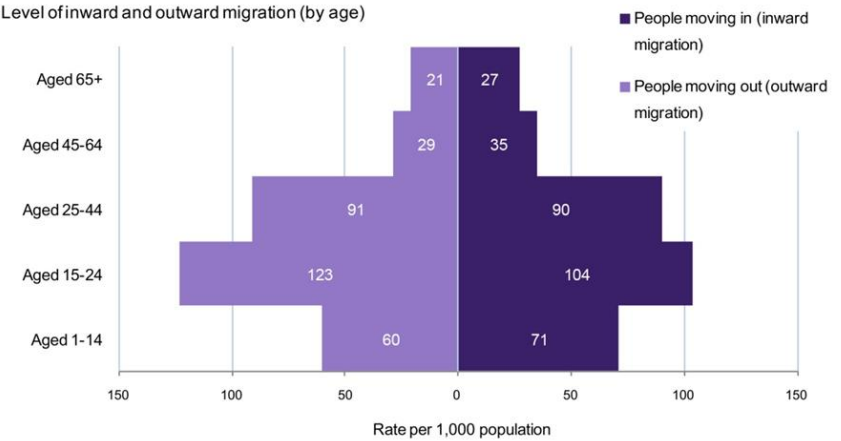
People who have moved address within the last 12 months (2001)	National Insurance Number registrations of overseas nationals
270	0
10.0% (England average = 12.2%)	0.0% (England average = 1.6%)

% change in total population from 2001-2011

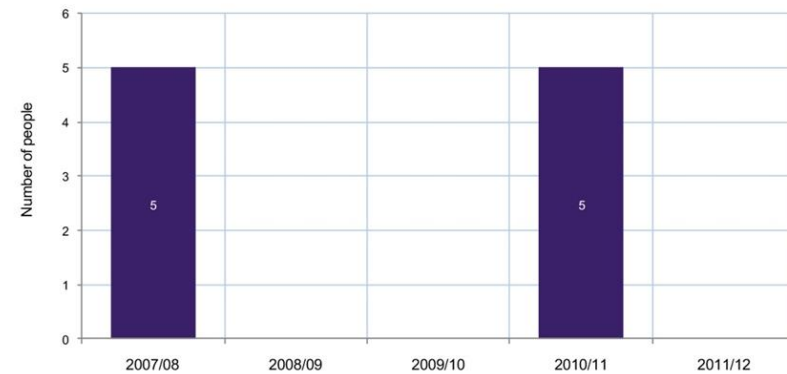


Source: People who have moved address (Census 2001: table KS 24), Population Change 2001-2011 (ONS Mid Year Estimates/Census 2011, National Insurance No. registrations (DWP 2011/12))

Level of inward and outward migration (by age)



Number of overseas nationals registering with a National Insurance Number



Source: Population Turnover rates (ONS 2009/10), National Insurance No. registrations (DWP 2011/12)



Community profile for Farnfield (Parish), © ACRE, OCSI 2013.

5.3 Satisfaction

Summary

- Statistics show that Farnsfield residents' satisfaction ratings are greater than the averages for Nottinghamshire and England
- There is a below average amount of crime in the Newark and Sherwood area
- Anti-social and violent crime are the most frequently recorded crimes in the police crime statistics area of Bilsthorpe, Lowdham and Villages
- Drug use features highly in people's perception of crime both in Newark and Sherwood and Nottinghamshire when compared to the average for England



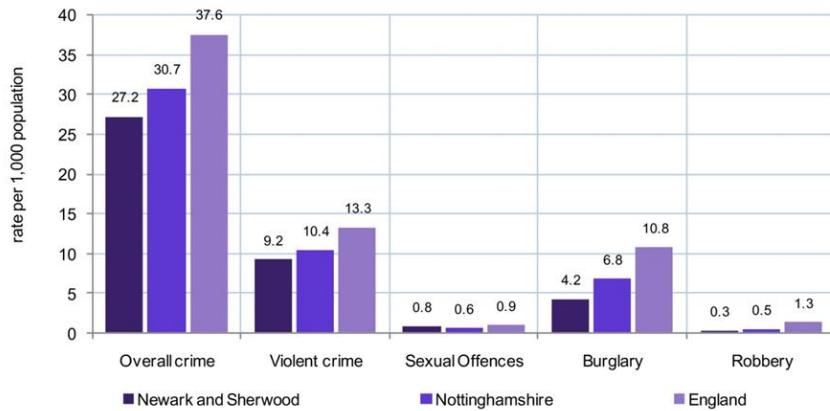
Indicators of community strength



Source: Place Survey 2008, Sport England Survey 2009

Number of people living in crime 'hotspots'
0

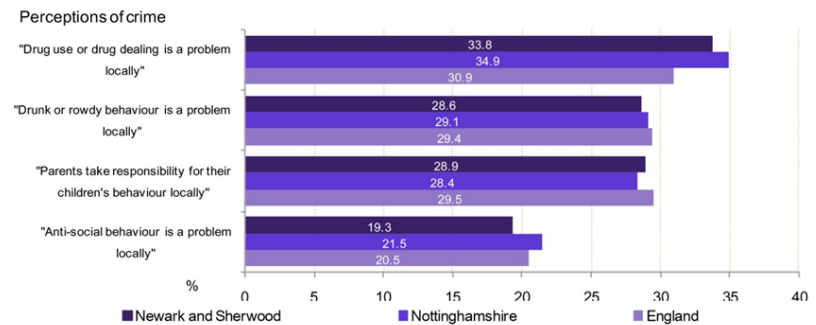
Recorded crime offences



Source: Indices of Deprivation 2010, CLG

Comparison of crime types for Bilsthorpe, Lowdham and Villages between July 2014 and June 2015 (source UK Police)

Crime type	Total	Percentage
Anti-social behaviour	518	33.64%
Bicycle theft	20	1.30%
Burglary	136	8.83%
Criminal damage and arson	136	8.83%
Drugs	35	2.27%
Other crime	21	1.36%
Other theft	182	11.82%
Possession of weapons	3	0.19%
Public order	16	1.04%
Robbery		0.39%
Shoplifting	63	4.09%
Theft from the person	3	0.19%
Vehicle crime	71	4.61%
Violence and sexual offences	330	21.43%



Source: Recorded crime (Home Office 2011/12), Perceptions of crime (Place Survey 2008)

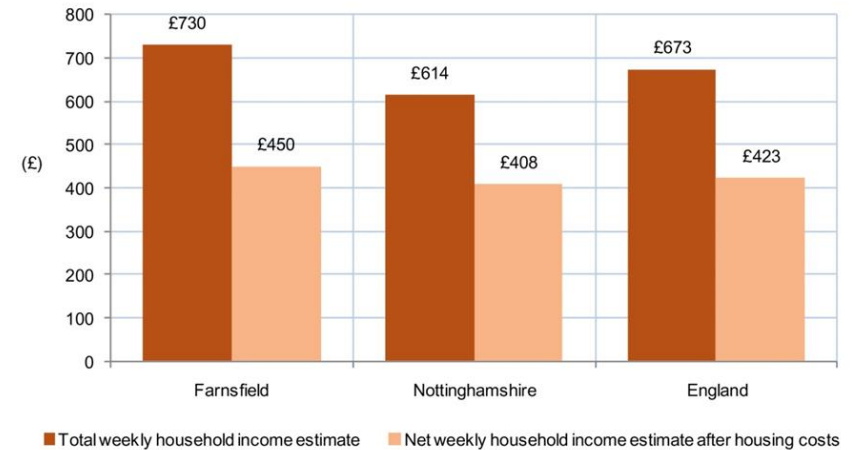
5.4 Economy

Summary

- Farnsfield has a low number of residents dependent on benefits or described as income deprived
- Household incomes are above average with an above average discretionary spend
- There is an above average number of residents working in public sector jobs, managerial or professional roles
- Self-employment is above average in the village
- There is a slightly above average number of economically inactive residents which is consistent with the age profile of the residents
- Long working hours and part time work are above average
- Children's education achievements at key stage 4 are above average and adult education achievement levels are greater than the national levels
- 62% of houses in Farnsfield are detached which is significantly above the Nottinghamshire and England averages. Conversely, the number of terraced properties are well below the average
- Houses are predominately owner occupied with a below average of residents renting accommodation

Housing and Council Tax Benefit claimants	Income Support claimants	Pension Credit claimants
115	15	77
9.9% of households (England average = 20.6%)	0.9% of working age adults (England average = 3.2%)	11.4% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index)	Households below 60% of the median income, after housing costs (as a % of all households)	Households estimated to be in 'Fuel Poverty'
56	16.1%	170
3.0% of all people (England average = 13.5%)	England Average = 21.5%	14.4% of households (England = 10.9%)

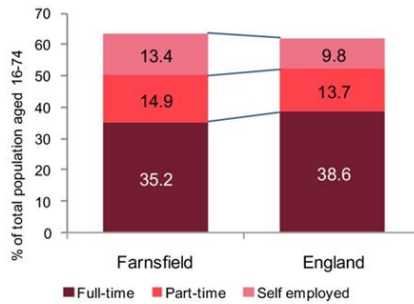
Weekly household earnings (£)



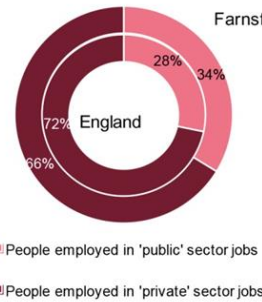
Source: Income Support/Pension Credit (DWP Aug-12), Economic Deprivation Index 2009, Fuel Poverty (Department for Energy and Climate Change 2009), Housing/Council Tax Benefit (DWP 2005), Households below median income (ONS 2008)



People in employment, by employment status



People employed in public and private sector jobs

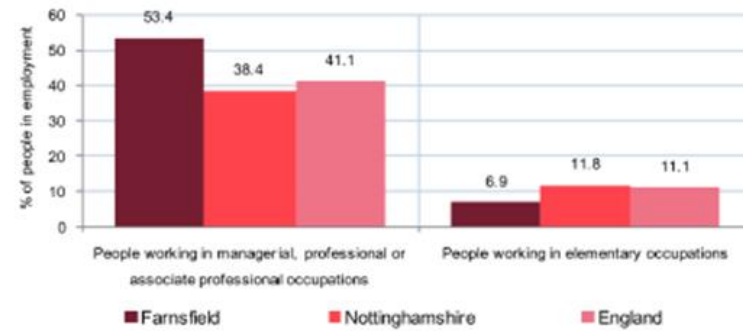


This data is based on standard definitions: 'Public sector jobs' are defined as jobs in Health, Education or Public Administration industry sectors. 'Private sector jobs' are those in other sectors. Voluntary sector jobs are not identified separately but are included within the public and private sector figures.

Source: Census 2011 (tables KS601EW, KS604EW and KS605EW)

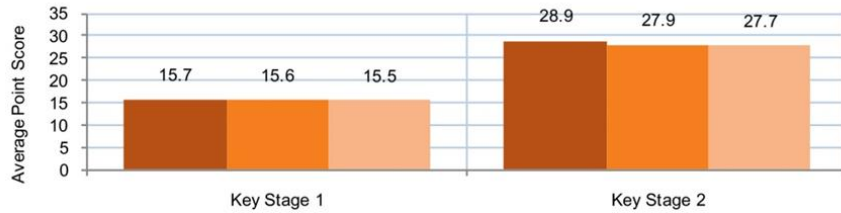


People in professional and elementary occupations



Source: Census 2011 tables (KS605EW and KS608EW)

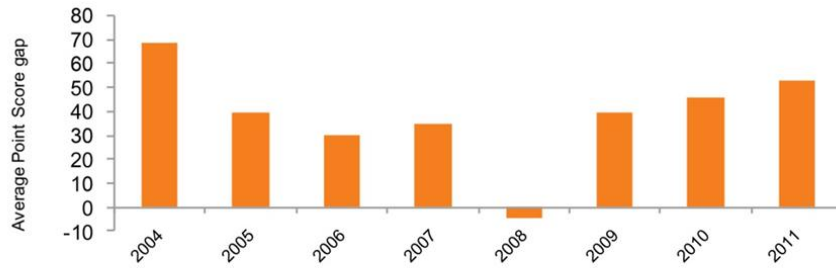
Pupil attainment at Key Stage 1 and Key Stage 2



KS1 Average Point Score per pupil is made up from the Reading, Writing, Mathematics and Science point scores where score of 27=level 4, 21=level 3, 15=level 2 (the expected level), 9=level 1, 3=below level 1. KS2 Average Point Score per pupil is made up from the Reading, Writing, Mathematics and Science point scores where score of 33=level 5, 27=level 4 (the expected level), 21=level 3, 15=level 2.

■ Farnfield ■ Nottinghamshire ■ England

Gap in pupil attainment at Key stage 4 (difference from the National average)



National average = 0, a score of >0 = better than the national average, a score of < 0 = worse than national average



'Level 1' qualifications are equivalent to a single O-level, GCSE or NVQ. 'Level 2' qualifications are equivalent to five O-levels or GCSEs. 'Level 3' qualifications are equivalent to two A levels. 'Level 4' qualifications are equivalent to degree level or higher.

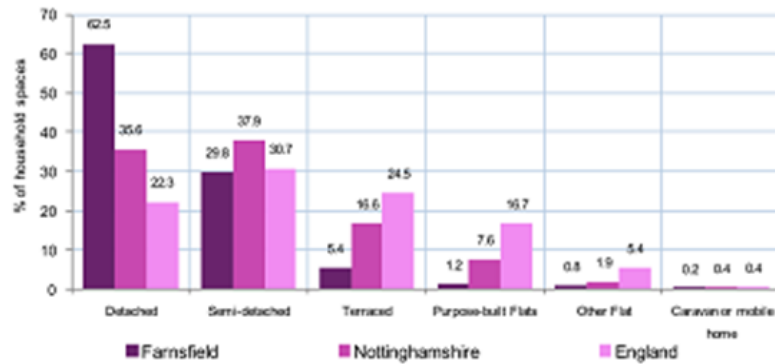
Source: Census 2011 (table KS501EW)

People with no qualifications and degree level qualifications



Detached houses 746 62.5% of dwellings (England average = 22.3%)	Semi-detached houses 356 29.8% of dwellings (England average = 30.7%)	Terraced houses 65 5.4% of dwellings (England average = 24.5%)
Flats (purpose built) 14 1.2% of dwellings (England average = 16.7%)	Flats (other) 10 0.8% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 02 0.2% of dwellings (England average = 0.4%)

Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

Housing that is owner occupied 947 81.6% of households (England average = 64.1%)	Housing that is social rented 118 10.2% of households (England average = 17.7%)	Housing that is private rented 67 5.8% of households (England average = 15.4%)	Other rented accommodation 29 2.5% of households (England average = 2.8%)
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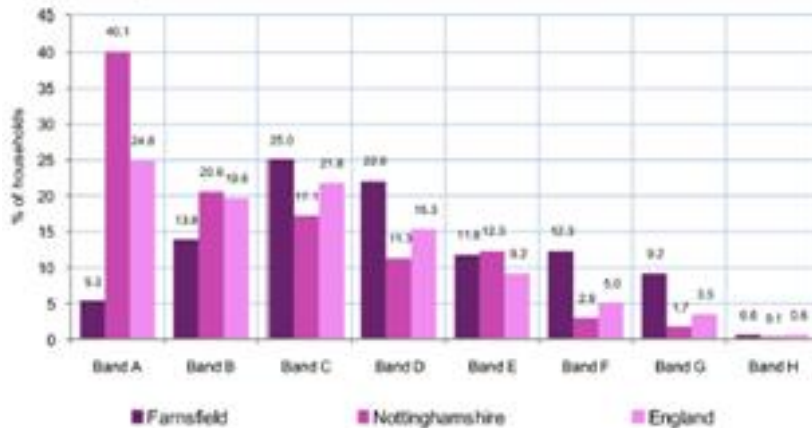
Housing tenure breakdowns



Source: Census 2011 (KS402EW)

Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
12.4	64	168	304
England average = 15.4	5.3% of dwellings (England average = 24.8%)	13.8% of dwellings (England average = 19.6%)	25.0% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
£243,250	£147,000	£130,000	£85,000
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band



Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2006), Affordability Ratio (Land Registry/ONS 2007/08)

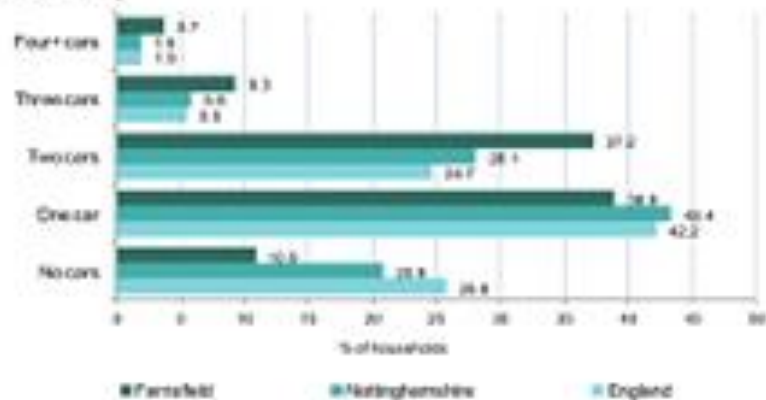
5.5 Services

Summary

- Multiple car ownership in the village is above the county and national average
- The number of residents working at home is above the county and national average at 1 in 10
- More than ¾ of working residents travel between 2 and 40km to work. 6% travel more than 40km
- Only 2.4% of residents use public transport to get to work. This is significantly below the national average
- Travel time by walking or public transport is higher than the county and national average for most services e.g. hospitals, secondary and higher education, nearest town centre
- Village amenities: post office, GP surgery and public house are accessible to residents at a below average travel time

No cars	One car	Two cars	Three cars	Four cars
125	450	430	110	45
10.9% of 1,160 households (England = 20.8%)	39.6% of 1,160 households (England = 42.2%)	37.0% of 1,160 households (England = 39.7%)	9.5% of 1,160 households (England = 9.9%)	3.9% of 1,160 households (England = 1.8%)

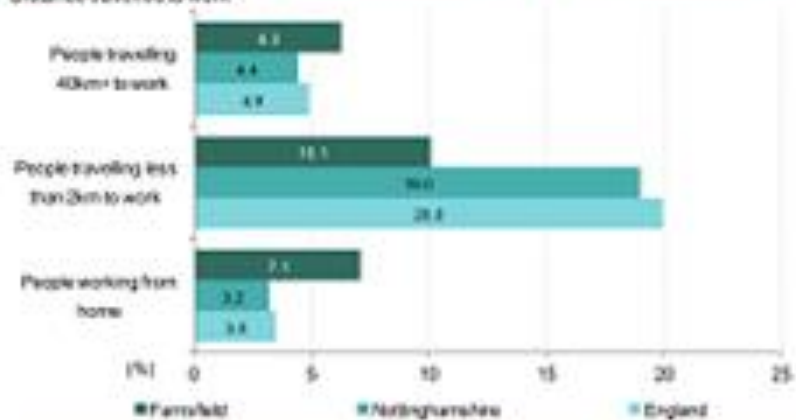
Car ownership



Source: Census 2011 (Table KS444DW)

People working from home	People traveling less than 2km to work (2011)	People traveling 2km to work (2011)
140	125	80
7.1% of people aged 16-74 (England = 3.5%)	10.1% of people aged 16-74 (England = 25.8%)	8.2% of people aged 16-74 (England = 6.3%)
Average travel time to nearest employment centre by car	Average travel time to nearest employment centre by cycle	Travel time to nearest employment centre by public transport/walking
5	6	11
County average: 5 mins	County average: 6 mins	County average: 11 mins

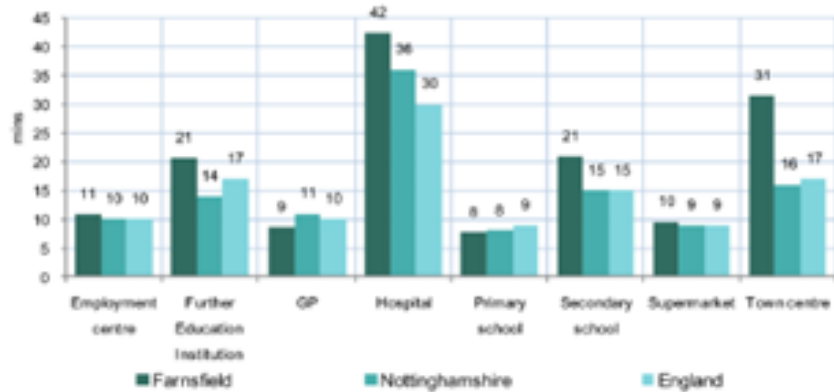
Distance travelled to work



Source: Working from home (Census 2011 Q5701EW) Distance travelled to work (Census 2011 UY 3E), Travel to employment centres (DfT 2011)



Average travel time (mins) by walking or public transport to the nearest key service



Source: DfT 2011

References

Rural community profile for Farnfield (Parish): Action with Communities in Rural England (ACRE) Rural evidence project November 2013



Source: Commission for Rural Communities 2010

Additional information in relation to capacity of services within Farnsfield (January 2016)

At present there are approximately 4,500 patients at the surgery and the question of whether the latest housing developments will have an impact on services is not easy to establish as the surgery is now run by Sherwood Medical Partnership. This is a combined practice between Clipstone and Farnsfield and utilises a number of doctors from these practices. It is unlikely therefore, that there will be a significant impact on the service.

There are 244 children on roll at St Michael's Church of England Primary School and Nottinghamshire County Council have no plans to extend the school. Schools in Edwinstowe, Newark Town and Balderton will have some expansion in their capacity next year.

5.6 Education

There is one school within Farnsfield, **St Michael's Church of England Primary School**.

247 pupils, 5-11 years

Other primary schools nearby include:

Kirklington Primary School

64 pupils, 5-11 years (1.98 miles from Farnsfield)

Halam CofE Primary School

101 pupils, 3-11 years (2.39 miles from Farnsfield)

Python Hill Primary School

327 pupils, 5-11 years (3.16 miles from Farnsfield)

Blidworth Oaks Primary School

246 pupils, 3-11 years (3.28 miles from Farnsfield)

Secondary schools

There are no secondary school within Farnsfield, the nearest establishments are:

Joseph Whitaker School

1203 pupils, 11-18 years (3.59 miles from Farnsfield)

Minster School

1610 pupils, 8-18 years (3.92 miles from Farnsfield)

6 Development in Farnsfield

6.1 Planning Policy

The Local Plan is comprised of the Newark and Sherwood Core Strategy (March 2011) and the Newark and Sherwood Allocations & Development Management Development Plan Document (July 2013).

6.1.1 Newark and Sherwood Core Strategy (March 2011)

The Core Strategy sets out the approach to development within the District, dividing it into five areas:

- Newark: 1 Newark and Rural South Sub-Area (contains the Newark Urban Area); 2 Collingham Sub-Area; 3 Rural North Sub-Area
- Southwell
- Nottingham Fringe
- Sherwood
- Mansfield Fringe

Farnsfield is situated within the Southwell area, and is classed as a Principal Village under Spatial Policy 1 (The Settlement Hierarchy). This means that Farnsfield exists to “complement the role” of Southwell. The policy, displayed in full below, outlines the position of Farnsfield in the District Context.

Spatial Policy 1: The Settlement Hierarchy

The Settlement Hierarchy for Newark and Sherwood identifies which settlements are central to the delivery of Newark and Sherwood's Spatial Strategy and identifies the role of these settlements in delivering that Strategy. The Hierarchy is defined below:

Settlements central to delivering the Spatial Strategy											
Sub-Regional Centre	<p>Features - Major centre in the Sub-Region, containing services and facilities for the District. Function - To be the focus for housing and employment growth in Newark & Sherwood and the main location for investment for new services and facilities within the District.</p> <p>The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood.</p> <p>The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.</p>										
Service Centres	<p>Features - Service Centres have a range of local facilities, including a secondary school, good public transport and local employment. Function - Act as a focus for service provision for a large local population and a rural hinterland.</p> <p>The following communities have been designated as Service Centres within the various Areas of the District:</p> <table border="1"> <tr> <td>Southwell Area</td> <td>Southwell</td> </tr> <tr> <td>Sherwood Area</td> <td>Ollerton & Boughton</td> </tr> <tr> <td>Mansfield Fringe Area</td> <td>Clipstone, Rainworth</td> </tr> </table> <p>The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.</p>	Southwell Area	Southwell	Sherwood Area	Ollerton & Boughton	Mansfield Fringe Area	Clipstone, Rainworth				
Southwell Area	Southwell										
Sherwood Area	Ollerton & Boughton										
Mansfield Fringe Area	Clipstone, Rainworth										
Principal Villages	<p>Features - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres. Function - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.</p> <p>The following communities have been designated as Principal Villages within the various Areas of the District:</p> <table border="1"> <tr> <td>Newark Area</td> <td>Collingham, Sutton-on-Trent</td> </tr> <tr> <td>Southwell Area</td> <td>Farnsfield</td> </tr> <tr> <td>Nottingham Fringe</td> <td>Lowdham</td> </tr> <tr> <td>Sherwood Area</td> <td>Bilsthorpe, Edwinstowe</td> </tr> <tr> <td>Mansfield Fringe</td> <td>Blidworth</td> </tr> </table> <p>The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes.</p>	Newark Area	Collingham, Sutton-on-Trent	Southwell Area	Farnsfield	Nottingham Fringe	Lowdham	Sherwood Area	Bilsthorpe, Edwinstowe	Mansfield Fringe	Blidworth
Newark Area	Collingham, Sutton-on-Trent										
Southwell Area	Farnsfield										
Nottingham Fringe	Lowdham										
Sherwood Area	Bilsthorpe, Edwinstowe										
Mansfield Fringe	Blidworth										
Other Villages in Newark & Sherwood											
<p>Within the Green Belt development will be considered against Spatial Policy 4B Green Belt Development. Within the rest of the District development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas.</p>											

Under Spatial Policy 2 (Spatial Distribution of Growth), development will be focused on “Securing Sustainable Communities”, meaning that Farnsfield will provide housing and jobs to support the local community. This amounts to 1% of housing growth of the total for the district, or 10% of that in the Principal Village tier.

Spatial Policy 2: Spatial Distribution of Growth

The spatial distribution of growth in Newark and Sherwood District will focus on:

1. **Supporting the Sub-Regional Centre of Newark Urban Area** (Newark, Balderton and Fernwood). Newark Urban Area will be the main location for new housing and employment growth in the District. Newark Town Centre will act as a focus for new retail, cultural and leisure development. To support such growth the District Council and its partners will work together to secure and provide new infrastructure, facilities and services.
2. **Regeneration.** Within Service Centres and Principal Villages identified for regeneration, the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing.
3. **Securing Sustainable Communities.** To secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

The housing requirements for Newark & Sherwood District between 2006 and 2026 are **14800** dwellings. When discounting dwelling completions and commitments in settlements which are

not central to the delivery of the Spatial Strategy, the total number of dwellings to be allocated by the District Council between 2006 and 2026 in the Sub-Regional Centre, Service Centres and Principal Villages is in the region of **14162** dwellings. In allocating sites for housing development in the Core Strategy for Strategic Sites in line with Spatial Policy 5 and all other housing sites in the Allocations & Development Management DPD, the following percentages will be met:

Location	Strategy	Percentage of Housing Growth
Sub-Regional Centre Newark Urban Area	Support for the Sub-Regional Centre	70% of overall growth
Service Centres		20% of overall growth
Ollerton & Boughton	Regeneration	40% of Service Centre growth
Rainworth	Regeneration	15% of Service Centre growth
Southwell	Sustainable Communities	15% of Service Centre growth
Clipstone	Regeneration	30% of Service Centre growth
Principal Villages		10% of overall growth
Bilthorpe	Regeneration	25% of Principal Village growth
Blidworth	Regeneration	25% of Principal Village growth

<i>Collingham</i>	<i>Sustainable Communities</i>	<i>10% of Principal Village growth</i>
<i>Edwinstowe</i>	<i>Sustainable Communities</i>	<i>20% of Principal Village growth</i>
<i>Farnsfield</i>	<i>Sustainable Communities</i>	<i>10% of Principal Village growth</i>
<i>Lowdham</i>	<i>Sustainable Communities</i>	<i>5% of Principal Village growth</i>
<i>Sutton-on-Trent</i>	<i>Sustainable Communities</i>	<i>5% of Principal Village growth</i>

The employment land requirement for Newark & Sherwood District between 2006 and 2026 is in the range of 210-220 hectares. This figure is distributed amongst the five Areas of the District, and in allocating sites for employment development, in the Core Strategy for Strategic Sites in line with Spatial Policy 5, and all other employment sites in the Allocations & Development Management DPD the following figures will be achieved:

Area	Overall employment land to be provided (In hectares)	Guideline new allocations required (In hectares)
<i>Newark Area</i>	<i>150-157</i>	<i>80-87</i>
<i>Southwell Area</i>	<i>7-8</i>	<i>6-7</i>
<i>Nottingham Fringe Area</i>	<i>1</i>	<i>Up to 1</i>
<i>Sherwood Area</i>	<i>29</i>	<i>0</i>
<i>Mansfield Fringe Area</i>	<i>24-25</i>	<i>10-11</i>
<i>Total</i>	<i>211-220</i>	<i>97-106</i>

There are a number of general policies within the Core Strategy that inform the approach to development within the District and of relevance to the planning policy context for the Farnsfield Neighbourhood Plan:

Spatial Policy 9: Selecting Appropriate Sites for Allocation

Sites allocated for housing, employment and community facilities as part of the Allocations & Development Management DPD will:

- 1. Be in, or adjacent to, the existing settlement;*
- 2. Be accessible and well related to existing facilities;*
- 3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;*
- 4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;*
- 5. Not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including listed buildings or locally important buildings, especially those identified in Conservation Area Character Appraisals;*
- 6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected.*
- 7. Not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;*
- 8. Not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced); and*
- 9. Not be located in areas of flood risk or contribute to flood risk on neighbouring sites.*

Core Policy 2: Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing, in defined rural parts of the District⁽²⁾, on rural affordable housing 'exceptions sites.' Such sites should be in, or adjacent to, the main built-up area of villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Spatial Policy 3: Rural Areas

The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to increase biodiversity, enhance the landscape and, in the right locations, woodland cover will be encouraged.

Beyond Principal Villages, proposals for new development will be considered against the following criteria:

- Location - new development should be within the main built-up areas of villages, which have local services and access to Newark Urban Area, Service Centres or Principal Villages.*

- *Scale - new development should be appropriate to the proposed location and small scale in nature.*
- *Need - Employment and tourism which requires a rural/village location. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to meet identified proven local need. Impact - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network.*
- *Character - new development should not have a detrimental impact on the character of the location or its landscape setting.*

Within the main built-up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal. Development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting such as Agriculture and Forestry. Consideration will also be given to the re-use of rural buildings of architectural merit. The Allocations & Development Management DPD will set out policies to deal with such applications.

Core Policy 6: Shaping our Employment Profile

The economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by:

- *Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.*
- *Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the modern requirements of different business sectors and types.*
- *Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the south of the town. New employment land provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C.*
- *Retention and safeguarding of employment land and sites that can meet the needs of modern businesses, to ensure their continued use for employment purposes. Land and premises in the existing industrial estates and employment areas, and those areas allocated for employment development, will normally be safeguarded and continue*

to be developed for business purposes. Where proposals are submitted for economic development uses (as described in PPS4), wider than the B Use Classes, regard will be had to the following:

- The extent to which the proposals are responding to local needs for such development*
- The lack of suitable, alternative sites being available to meet the demand that exists*
- The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes*
- The need to protect and enhance the vitality and viability of town centres*
- The potential impact on the strategic role and function of the remaining employment land, in meeting the future needs of the District*
- Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, food and drink, sustainable energy and environmental technologies, and logistics and distribution.*
- Supporting the establishment and growth of Small and Medium Sized Enterprises (SMEs) by the allocation of sites for mixed-use development incorporating housing and employment, as part of the Allocations & Development Management DPD. Sites allocated for employment development should include provision for starter units, start-up businesses, live-work units, and 'grow on' graduation space so that small firms can be established, expanded and retained within the District.*

- Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in accessing work.*
- Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.*
- Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.*

Spatial Policy 6: Infrastructure for Growth

To ensure the delivery of strategic infrastructure in the District, the District Council will seek to introduce a Community Infrastructure Levy (CIL). This will be applied across the District to all forms of development. It will be used to:

- Provide improvements to the strategic highway network and other highway infrastructure that may include the Southern Link Road as identified within the IDP;*
- Contribute to a secondary school within the Newark Urban Area;*
- Contribute to Newark Urban Area Sports and Leisure Facilities.*

Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy and the Allocations & Development Management DPD, utilising a Developer Contributions Supplementary Planning Document (SPD). In advance of the adoption of CIL, the District Council will seek to ensure the delivery of strategic infrastructure by Planning Obligations and public funding sources.

Spatial Policy 7: Sustainable Transport

The Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, increase rural accessibility and to enhance the pedestrian environment. Development proposals should contribute to, the implementation of the Nottinghamshire Local Transport Plan and should:

- *minimise the need for travel, through measures such as travel plans or the provision or enhancement of local services and facilities;*
- *provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use;*

- *be appropriate for the highway network in terms of the volume and nature of traffic generated, and ensure that the safety, convenience and free flow of traffic using the highway are not adversely affected;*
- *avoid highway improvements which harm the environment and character of the area;*
- *provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements. Parking standards will apply to new development, and will be set out in the Allocations & Development Management DPD; and*
- *ensure that vehicular traffic generated does not create new, or exacerbate existing on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured for the provision of off-site works.*

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes will be identified in the Allocations & Development Management DPD. The route of the Southern Link Road will be safeguarded and is indicatively defined on the Proposals Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover (symbolised on the Newark Key Diagram) to replace the existing flat crossing to the north of Newark Northgate Station and possible new car parking at Newark Northgate Station. The location of these schemes will be identified in detail in the Allocations and Development Management DPD.

High quality, safe, cycle, footpath and bridleway networks will be safeguarded and extended to provide opportunities to reduce the number of short car journeys and for cycling, walking and horse riding for recreation in the countryside. Disused railway lines will be protected from other forms of development, to safeguard their potential to be reinstated to their former use for commercial or leisure purposes, or to extend the cycling or footpath networks.

All major developments should be well located for convenient access by non-car modes, such as walking, cycling and high quality public transport including those measures set out in PPG13 and policies CP11, NAP 1, NAP 2A, 2B and 2C, SoAP1, ShAP2 and Appendix E of the Core Strategy.

The District Council will promote and support the use of the River Trent for commercial and tourism activities.

Spatial Policy 8: Protecting and Promoting Leisure and Community Facilities

The provision of new and enhanced community and leisure facilities will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities, both within the District and beyond.

The loss of existing community and leisure facilities will not be permitted unless it can be clearly demonstrated that:

- *Continued use as a community facility or service is no longer feasible, having regard to appropriate marketing, the demand for the use of the site or premises, its usability and the identification of a potential future occupier; and*

- *That sufficient alternative provision has been made elsewhere which is equally accessible and of the same quality or better as the facility being lost; and*
- *There is sufficient provision of such facilities in the area.*

Core Policy 8: Retail Hierarchy

The following retail hierarchy will be applied in the development of policies for retail and town centres uses (as defined in PPS4) and the determination of planning applications within the District:

Designation	Role and Function	Location	
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other town centre activity (as defined in PPS4) in Newark & Sherwood	Newark Town Centre	
District Centres	Primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Ollerton	Rainworth Southwell
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.	Balderton	Collingham
		Bilsthorpe	Farnsfield
		Blidworth	Lowdham
		Boughton	Sutton-on-Trent
		Clipstone	Land South of Newark (as set out in Policy NAP 2A)
		Land East of Newark (as set out in Policy NAP 2B)	Land at Fernwood (as set out in Policy NAP 2C)

Proposals for the provision of retail and other town centre uses in the centres defined above should be consistent in scale with the size and function of the centre.

The boundaries and frontages for these centres, along with detailed policies concerning development in these areas, are set out in the Allocations & Development Management DPD. It should be noted that boundaries identified for the retail hierarchy will be different to those discussed in Spatial Policy 1 which concerns the District’s settlement hierarchy.

New retail development of an appropriate scale to meet local need will be required in the following locations to serve the 3 strategic sites at:

- Land South of Newark;
- Land East of Newark; and
- Land around Fernwood.

The development of new centres will be expected to consolidate and enhance the network and hierarchy of centres and not harm the vitality and viability of existing centres.

Proposals for the provision of retail and other town centre uses in the centres defined above (apart from those to meet local needs) will be located in or on the edge of centres. Such development should be consistent in scale with the size and function of the centre and the area that it serves.

Retail development in out-of-centre locations will be strictly controlled by utilising the policies within PPS4. Proposals will need to demonstrate their suitability through a sequential site approach and provide a robust assessment of impact on nearby centres.

Core Policy 11: Rural Accessibility

The District Council will promote rural accessibility to services, facilities and employment. Through strong and effective partnerships with service providers and the County Council, the District Council will work to:

- *Secure improved public transport to villages, to provide for increased access to services, facilities and employment opportunities in relevant centres:*
 - *In the Newark Area the District Council will seek to secure improved public transport to villages, providing links to the Town Centre of the Sub-Regional Centre of Newark, the Principal Villages of Collingham and Sutton-on-Trent and applicable centres in neighbouring Districts;*
 - *In the Sherwood Area the District Council will seek to secure improved public transport to villages, to*

provide links to the Service Centre of Ollerton & Boughton, the Principal Villages of Edwinstowe and Bilsthorpe and with applicable centres in neighbouring Districts;

- ***In the Southwell Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Southwell and the Principal Village of Farnsfield.***
- *Encourage the retention of existing and the development of appropriate new facilities and services in villages to increase rural sustainability in line with Spatial Policy 3 Rural Areas and Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities.*

Core Policy 9: Sustainable Design

The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- *Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;*
- *Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;*
- *Minimise the production of waste and maximise its re-use and recycling;*

- *Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;*
- *Contribute to a compatible mix of uses, particularly in the town and village centres;*
- *Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community, including where appropriate and viable, developing to Lifetime Home standards; and*
- *Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.*

Core Policy 12: Biodiversity and Green Infrastructure

The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:

- *Expect proposals to take into account the need for continued protection of the District's ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;*

- *Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;*
- *Promote the appropriate management of features of major importance for wild flora and fauna;*
- *Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District's ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;*
- *Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:

 - *Newark and Southwell; and*
 - *Southwell and the north-west of the District**
- *Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;*
- *Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that*

maximise the potential of the Trent Riverside area will be supported;

- *Support the implementation of area-based Strategic Green Infrastructure interventions through the Allocations & Development Management DPD.*

Core Policy 13: Landscape Character

The LDF will introduce a comprehensive landscape assessment of Newark and Sherwood which will identify the landscape character condition and sensitivity of each Landscape Policy Zone. Landscape Policy Zones will be categorised as one of the following types of areas which require an action to:

Condition	Good	Reinforce	Conserve and Reinforce	Conserve
	Moderate	Create and Reinforce	Conserve and Create	Conserve and Restore
	Poor	Create	Restore and Create	Restore
		Low	Moderate	High
		Sensitivity		

When allocating land within the Core Strategy and the Allocations & Development Management DPD, the District Council will need to demonstrate that the allocations impact on the Landscape Policy Zone and its Conservation and Enhancement actions have been appropriately addressed.

The District Council will expect development proposals to positively address the implications of the Landscape Policy Zones in which the proposals lie and demonstrate that such development would contribute towards meeting Landscape Conservation and Enhancement Aims for the area.

Core Policy 14: Historic Environment

Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:

- *The continued preservation and enhancement of the character, appearance and setting of the District’s heritage assets and historic environment, including Scheduled Monuments and other archaeological sites, Registered Historic Parks and Gardens, Listed Buildings and buildings of local historic importance, Conservation Areas and other cultural assets of significant value;*
- *The preservation of the special character of Conservation Areas - including such character identified in Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD; and*
- *The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new*

development which facilitates these aims will be supported.

6.1.2 Allocations & Development Management Development Plan Document

Specific land allocations have been outlined in the Allocations & Development Management Development Plan Document, which states that Farnsfield should provide 142 dwellings over a 20 year period. Allocated sites are detailed under the following policies and in the Farnsfield allocations map (see below). Across the two sites that are allocated to provide at least some housing, the total number of proposed dwellings is 105 (Policies Fa/Ho/1 and Fa/MU/1). Policy Fa/LC/1 defines the local centre of Farnsfield to aid its role in local service provision.

Farnsfield

3.17 *Farnsfield is classed as a Principal Village. The Core Strategy states that to secure and support the role of Principal Villages, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.*

3.18 *The Core Strategy directs 1% of the District's housing growth to the Principal Village of Farnsfield. This equates to a need to provide 142 dwellings in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 105 new dwellings in Farnsfield.*

Policy Fa/Ho/1

Farnsfield - Housing Site 1

Land to the east of Ridgeway and Greenvale has been allocated on the Policies Map for residential development providing around 35 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- *Appropriate design which addresses the sites edge of settlement location and manages the transition into the main built up area. In order to assimilate the development into the surrounding countryside provision should be made, in accordance with the landscape character of the area, for the retention and enhancement of the sites existing landscape screening;*
- *Appropriate separation and buffer within the design and layout of any planning application between existing dwellings on Ridgeway and Greenvale and proposed dwellings on the site to provide both with an adequate standard of amenity;*
- *Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures, including excavation, likely to be required by conditions attached to any planning permission. New development here should respect the plot shapes of the medieval field system;*

- *Transport Assessment of the Southwell Road/Ridgeway junction submitted as part of any planning application; and*
- *Developer funded localised sewer capacity improvements as required.*

Policy Fa/MU/1

Farnsfield – Mixed Use Site 1

Land to the west of Cockett Lane has been allocated on the Policies Map for a mixed use development providing around 70 dwellings together with associated public open space and up to 0.5 ha of B1 and B2 employment development compatible with established residential development nearby.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- *A master plan, forming part of any planning application(s) setting out the broad locations for*
- *the different types of development and their phasing, taking account of infrastructure provision, constraints and the need to ensure that the delivery of the range of uses is not prejudiced;*

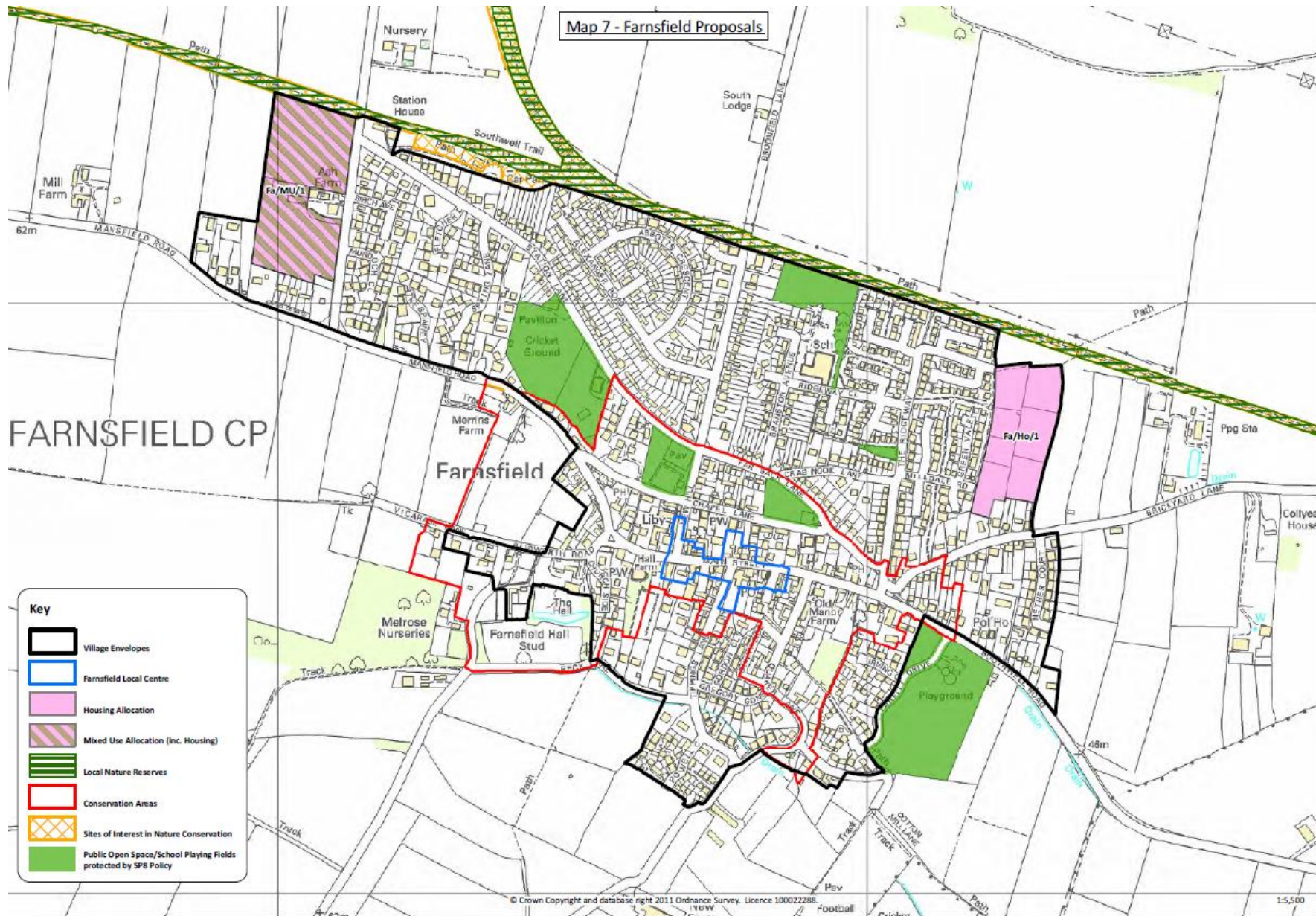
- *Consideration of stability and drainage issues relating to former quarry on the western boundary of site as part of any planning application;*
- *Appropriately designed access forming part of any planning application, with consideration being given to its location towards the southern part of the sites frontage to Cockett Lane;*
- *Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required reflecting the medium to high archaeological potential of the site; and*
- *Developer funded localised sewer capacity improvements as required.*

Policy Fa/LC/1

Farnsfield - Local Centre

To promote the strength of Farnsfield as a Principal Village, a Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.



6.2 Planning Permissions

The following applications have been granted permission within the village since 2013:

Reference	Date Permitted	Description
15/01516/OUTM Land at Southwell Road, Farnsfield, Nottinghamshire	N/A	Erection of up to 48 dwellings (access only) (re-submission of 14/-1469/OUTM)
14/01469/OUTM Land at Southwell Road, Farnsfield, Nottinghamshire	Refused 14 Nov 2014 Appeal permitted 07 Jan 2016	Outline planning application for the erection of up to 48 dwellings (access only)
15/00122/FUL Silverwood, Broomfield Lane, Farnsfield, Nottinghamshire, NG22 8LQ	24 April 2015	Proposed residential development comprising of 5 No. dwellings and the demolition of 1 No. dwelling at Silverwood
14/01576/OUTM Land off The Ridgeway/Milldale	09 Dec 2015	Outline planning application for the erection of a

Road, Farnsfield, Nottinghamshire		maximum of 60 dwellings and garages, public open space and demolition of curtilage buildings.
13/01072/OUTM Ash Farm, Cockett Lane, Farnsfield, Nottinghamshire, NG22 8LF	17 Dec 2013	Outline planning application for the erection of up to 88 no. dwellings with associated infrastructure, along with up to 0.5 ha of B1 and B2 employment development (including 2 no means of access to the dwellings and employment development respectively)



The following sites have been put forward by developers for assessment by Newark and Sherwood District Council through the Strategic Housing Land Availability Assessment (SHLAA) to consider their potential to accommodate housing:

SHLAA Ref	Suitability	Commentary
08_0071, Ash Farm, Cockett Lane Greenfield Proposed yield: 100 Area: 3.86 ha	May be suitable Could be available in 5 – 10 years' time (extra 5 years due to policy constraints) Economically viable/achievable for housing	Potential contamination issues to be investigated/mitigated Possibly highways mitigation works Mitigation needed to protect adjacent SINC If Village Envelope designation changes, site could be suitable subject to mitigation works <i>Application ref. 13/01072/OUTM permitted</i>
08_0286, Land off Cockett Lane Greenfield Area: 2.98 ha	Not suitable Available within 5 years	Potential contamination issues to be investigated/mitigated Possibly highways mitigation works Mitigation needed to protect adjacent SINC/LNR sites Possible highway constraints in this location, in conjunction with other considerations, make this

		site unsuitable for development
08_0374, Off Milldale, Ridgeway Estate Greenfield Proposed yield: 67 Area: 2.60 ha	May be suitable Could be available in 5 – 10 years' time (extra 5 years due to policy constraints) Achievable and available (economically viable for housing)	Potential contamination issues to be investigated/mitigated Mitigation needed to protect adjacent SINC If Village Envelope designation changes, site could be suitable subject to mitigation works <i>Application ref: 14/01576/OUTM permitted</i>
08_0508, North of Brickyard Lane Greenfield Proposed yield: 106 Area: 4.50ha	May be suitable Achievable Could be developed within 5 – 10 years	Potential contamination issues to be investigated/mitigated Possible off site highways mitigation works Mitigation needed to protect adjacent SINC If Village Envelope designation changes, site could be suitable subject to mitigation works
08_0509, Rear of Nether Court Greenfield Proposed yield: 68 Area: 2.64ha	May be suitable Could be available in 10-15 years Achievable	Possible off site highways mitigation works If Village Envelope designation changes, site could be suitable subject to mitigation works

		<i>Application ref: 01/01469/OUTM permitted on appeal</i>
08_0510, Cotton Mill Lane Greenfield Area: 1.13ha	Not suitable	Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development Site lies within EA Flood Zone 3 where residential development should be resisted
08_0511, South of Mansfield Road Greenfield Proposed yield: 12 Area: 2.59ha	May be suitable Could be available in 5 – 10 years' time Economically viable/achievable for housing	Potential contamination issues to be investigated/mitigated Part of site lies within EA Flood Zone 3 where residential development should be resisted Possible highways constraints Despite constraints preventing development on some parts of the site, some areas could be developed (15%) If Village Envelope designation changes, a small part of this site could be suitable subject to mitigation works

6.3 Housing Needs

6.3.1 Farnsfield Housing Need Survey 2007

Executive Summary

This Housing Needs Survey of the parish of Farnsfield took place in November and December 2007. The aim was to assess local housing need. In addition to the questions relating specifically to housing, residents were also asked for their views on life in Farnsfield.

The survey was conducted by Rural Community Action Nottinghamshire, in consultation with Newark and Sherwood District Council and Farnsfield Parish Council.

Farnsfield is a substantial village with road links to the urban centres of Mansfield and Nottingham. It has good community facilities and continues to be a popular place to live. The survey shows that the majority of residents have lived in the village for over 20 years.

The age profile of the village is comparable with other villages of a similar size. It should be noted that around a third of the population is aged over 60 and there are a substantial number of households containing children and young people.

There is a high level of owner-occupation and the comparatively low number of rented accommodation limits the housing options of those on lower incomes.

Housing Need

Thirty-three respondents identified a need for alternative housing, either in Farnsfield or within 10 miles of the village. A further three households stated they required accommodation elsewhere. Nineteen households identified themselves as being in need of accommodation immediately.

- Eighteen households would consider renting a property.
- Eight would consider shared ownership.
- Six would consider both options.
- Nineteen respondents would be looking for a house, nineteen would be looking for a bungalow, twelve a flat or apartment and eleven sheltered/retirement accommodation.
- Twenty-two respondents wanted 2 bedrooms, seven wanted 3 bedrooms, some would consider a number of options but only one respondent stated he/she wanted 1 bedroom.
- Our recommendation is that a mixed housing development of both rented and shared ownership affordable dwellings should be considered to alleviate the current housing needs in Farnsfield.

6.3.2 N&SDC Strategic Housing

The following information has been provided based on a recent response to the Housing Strategy Officer (Jill Sanderson) at N&SDC. It was confirmed by the Officer in February 2016 that this remains the most up to date picture of housing need in Farnsfield.

Affordable Housing provision

The Council's Adopted (July 2013) Affordable Housing Supplementary Planning Document (Core Policy 1) sets the affordable housing targets for any suitable site at 30% and the qualifying thresholds for affordable housing provision are: 10 or more dwellings or sites of 0.4 ha irrespective of dwelling numbers for Newark and for the rest of Newark and Sherwood – all housing proposals of 5 or more dwellings or sites of 0.2 ha or above. Therefore the affordable housing requirements for the proposed site in Farnsfield is 18 affordable homes.

Demand for Affordable Housing/Housing Need

The Balancing Housing markets Housing Stock Analysis, which accompanies the 2009 Housing Needs, Market and Affordability Study, details the following affordable housing shortfalls for the Southwell Sub Area of which Farnsfield is part of.

Summary of surpluses/shortfalls by area -

Sub-Area	Type	Bedroom Size	Private Sector		Affordable		
			*Shortfall	**Surplus	*Shortfall	**Surplus	
Rural West	Flat	1	51	-	See below	-	
		2	-	9		-	
		3	-	-		-	
		4	-	-		-	
	Bungalow	1	-	-		-	
		2	63	-		-	
		3	33	-		-	
		4	-	-		-	
	House	1	-	-		-	
		2	21	-		-	
		3	26	-		-	
		4	12	-		-	
	All Types	1	51	-		283	-
		2	84	9		105	-
		3	59	-		27	-
		4+	12	-		7	-
Total			206	9	422	-	

Table 1 – Summary of Surpluses/Shortfall in the Southwell Area (Inc Farnsfield)

Source: DCA Housing Needs, Market and Affordability Study 2010.

*Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type

The District's DCA Housing Needs, Market and Affordability Study 2010 (and emerging revised study) highlights that in terms of bedroom sizes there is a net shortfall of 422 affordable units in the Southwell area which includes Farnsfield. One and two bedroom units create the majority of the shortfall (388) in affordable units, though there is also a shortfall (27) of 3 bed houses. There are no affordable housing surpluses in this area. Therefore, high levels of housing need have been identified for

predominantly smaller households, which include single persons, couples and smaller families, in the Farnsfield area

Additional evidence to be considered to the Housing Needs market and affordability study 2010, is the Parish Housing Needs Survey undertaken by the District Council's Strategic Housing Service in partnership with the Parish Council and RCAN to identify affordable housing need at a local level. This has identified a shortfall of 33 units as detailed below:-

Thirty three respondents identified a need for alternative housing, either in Farnsfield or within 10 miles of the village. A further three households stated they required accommodation elsewhere.
Nineteen households identified themselves as being in need of accommodation immediately.
Eighteen households would consider renting a property
Eight would consider shared ownership
Six would consider both options
Nineteen respondents would be looking for a house, nineteen would be looking for a bungalow, twelve a flat or apartment and eleven sheltered/retirement accommodation.
Twenty two respondents wanted 2 bedrooms, seven wanted 3 bedrooms, some would consider a number of options but only one respondent stated he/she wanted 1 bedroom.
Our recommendation is that a mixed housing development of both rented and shared ownership affordable dwellings should be considered to alleviate the current housing needs in Farnsfield

The table below provides details of the current unit type of Council Housing Stock in the Farnsfield locality.

Table 2 – Newark and Sherwood District Council Housing Stock for Farnsfield

NSDC OWNED PROPERTIES (AS AT 1 APRIL 14)											
Bedsits OAP	Bedsits	1 bed flats OAP	2 bed flats	1 bed bungalow OAP	2 bed bungalow OAP	2 bed flats OAP	2 bed family house	3 bed family house	4 bed family house	5 bed family house	AREA TOTAL
0	0	2	0	21	28	2	2	44	3	0	102

Phasing

Control of the processes of construction and occupation of the required affordable housing will normally be linked to the operation of those processes on the remainder of a development site. Accordingly, construction of the affordable housing should be commenced before 40% of the market housing is commenced and, in addition, the affordable housing should normally be available for occupation before 60% of the market housing is completed. Where a commuted sum is acceptable in place of affordable housing provision on an individual site, the Council will normally require payment to be made prior to the commencement of development on the site, but will have regard to phasing and viability which will be proportional to the scale and complexity of the development.

Local Connection and Nomination Rights

The Council will seek to ensure that the first and subsequent occupancy of all new affordable housing with a S106 agreement is determined in accordance with a 'cascade' approach. This means that on the occasion of each vacancy, the individual dwellings are advertised through the Council's allocation scheme and preference in the first instance is given to people

with a local connection to the parish or ward in which the development is located.

The Council will require 100% nomination rights for subsequent re-lets. This allows Registered Providers to determine the allocation of a proportion of the properties in accordance with their own objectives and statutory requirements. However, in practice many Registered Providers locally continue to accept nominations from the Council on all future re-lets. On rural Exception Sites affordable housing will remain affordable in perpetuity (including sites in protected areas).

Design and Layout

With regard to the space/design standards the Council encourages developers to refer to point 3.14 of the Council's Affordable Housing Supplementary Planning Document for further details with regard to ownership and management. It is expected that all developers will meet the Homes and Communities Agency's Design Standards for the affordable housing units, for reference a link to this document is below. ***The units should also not be distinguishable from the open market housing and***

dispersed (pepper potted) on the scheme (see 3.16 of the Council's Supplementary Planning Document).

6.3.3 Discussions with N&SDC Housing Officer, February 2016

Suggestion from Jill Sanderson that Housing Needs from 2007 survey are being met by the recent developments within the village. The affordable element of these permissions is being delivered in line with the priorities of the Housing Needs Survey. Given the recent developments around the village, the Housing Officer's view is that the majority of the housing need identified in the 2007 report has now been met. Her suggestion was very strongly that the Parish Council update the Housing Needs Survey to ensure that there is an up to date position and understanding of what the current need for housing is within the village.

6.3.4 Additional research

Summary of Affordable Housing provided within recent eligible schemes (based on requests by N&SDC Strategic Housing Officer):

Reference	Description	Affordable Housing			
		Type	Social Rent	Intermediate (Shared Ownership)	Total
14/01469/OUTM	Outline planning application for the erection of up to 48 dwellings (access only)	2 Bed bungalow	2	-	2
		2 bed 4p semi/terrace	5	4	9
		3 bed semi house (5p)	1	2	3
		TOTAL	8	6	<u>14</u>
14/01576/OUTM	Outline planning application for the erection of a maximum of 60 dwellings and garages, public open space and demolition of curtilage buildings.	2 bed FOG	1	-	1
		2 bed 4p semi/terrace	7	2	9
		3 bed semi house (5p)	3	5	8
		TOTAL	11	7	<u>18</u>

13/01072/OUTM	Outline planning application for the erection of up to 88 no. dwellings with associated infrastructure, along with up to 0.5 ha of B1 and B2 employment development (including 2 no means of access to the dwellings and employment development respectively)	2 bed (3 person) House	5	2	7
		2 bed (4 person) House	5	4	9
		2 bed bungalow	4	2	6
		3 bed House	4	4	8
		TOTAL	18	12	<u>30</u>
TOTAL			37	25	<u>62</u>

Summary of type of provision proposed (based on requests by NSDC Strategic Housing Officer):

	Social Rent	Shared Ownership	Total
2 bed FOG (flat over garage)	1	-	1
2 bed bungalow	6	2	8
2 bed (3 person)	5	2	7
2 bed house (4 person)	17	10	27
3 bed house	8	11	19
TOTAL	37	25	62

6.3.5 Analysis

Indications would seem to highlight that a demand for bungalows or flats (single storey accommodation) still exist. Nineteen people identified this as a priority in the 2007 Housing Needs Survey and only eight are proposed to be delivered through recent permissions. This is confirmed through the summary of Surpluses/Shortfalls information provided by the NSDC Housing Officer. It would appear that there is a need for both private sector and affordable bungalows.

Accommodation for rent and shared ownership is being brought forward through the permitted schemes. The Housing Needs Survey identified a greater number of people looking for property to rent and this is reflected in the mix of dwellings proposed which includes a higher number of properties proposed for social rent.

The Housing Needs Survey also identified that twenty two respondents were seeking two bedrooms and seven were seeking three bedrooms. Schemes coming forward would deliver thirty four two bedroom properties and nineteen three bedroom properties. These would be in excess of the numbers identified within the Housing Needs Survey.

Therefore, in terms of housing need in Farnsfield, whilst the existing survey information is in need of updating, it is clear that a need for bungalows still exists within the village.

6.4 House Prices in Farnsfield

HOUSE PRICE DATA (29.09.2015)

Zoopla Average House Price Data

Farnsfield

	Av Current Price	Av Price Paid Last 12M's
Current Av Price		

£261,500

Detached House	£310,500	£282,000
Semi Detached House	£186,500	£197,500
Terraced House	£191,150	£155,000
Flats	-	-

Southwell

£295,000

Detached House	£404,000	£368,000
Semi Detached House	£226,000	£212,000
Terraced House	£214,000	£168,200
Flats	£183,500	£150,500

Mansfield

£128,600

Detached House	£199,100	£188,700
Semi Detached House	£108,500	£106,300
Terraced House	£84,000	£81,700

Flats £95,400 £81,200

Newark

£174,000

Detached House	£268,700	£248,000
Semi Detached House	£138,500	£129,500
Terraced House	£122,300	£120,600
Flats	£103,500	£95,300

National Current Av House Price (Land Registry Aug 2015)

£184,600

7 Leisure and Recreation

7.1 Public Footpaths

Farnsfield has two types of public footpaths. Firstly there are a number of public footpaths within the village, these run between and behind properties. This small network of paths help to retain the rural character of the village and mean it is possible at times to walk without going on roadways or highway footpaths.

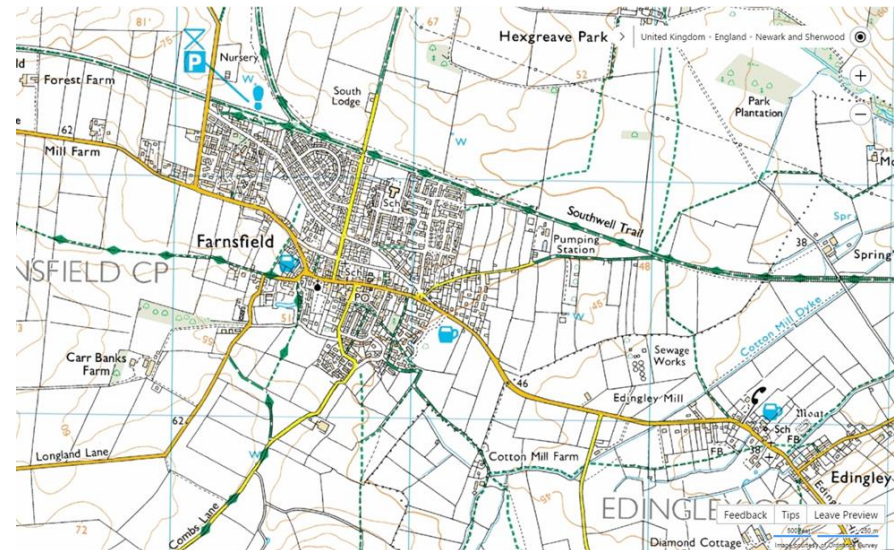
Secondly there are public footpaths and bridleways that lead out from the village across agricultural land to the countryside beyond. To the North of Farnsfield there is the Southwell Trail that runs from Bilsthorpe to Southwell and is used for walking, cycling, horse riding and jogging. There are a number of paths that lead beyond the Trail towards Hexgreave Park, Bilsthorpe and Kirklington. Paths lead south towards the ridge beyond Greaves Lane and onto a stretch of the Robin Hood Way. There are paths that run in an easterly direction to Edingley and there is the old railway line that goes west to the A614 and another path, the Robin Hood Way, that goes westerly towards White Post Farm. There are a number of circular walking routes that can be made from the village and one is on the Nottinghamshire County Council website, the link is as follows

<http://www.nottinghamshire.gov.uk/planning-and-environment/walking-cycling-and-rights-of-way/find-walks-and-rides/farnsfield-and-the-halifax-bomber-memorial>

There are maps showing the footpath and bridleways in Farnsfield and the link is as follows

<http://www.rowmaps.com/showmap.php?place=Farnsfield&map=BingOS&lat=53.1023&lon=1.03402&lonew=W>

In summary Farnsfield is relatively well served by public footpaths which enable easy access to the countryside.





Summary of provision

Two main routes (both national trails):

Robin Hood Way: long distance route, 105 miles from Edwinstowe Church to Nottingham Castle. Links to various places along the way, including: Sherwood Forest CP; Clumber Park; numerous other woods/forests/plantations; suburbs of Nottingham; villages.

<http://www.newark-sherwooddc.gov.uk/robinhood/robinhoodway/>

Swell Trail (feeds into Robin Hood Way): Swallow – Farnsfield – Bilsthorpe

Minor footpaths linking Farnsfield to:

- Hexgreave Park
- Kirklington
- Edingley

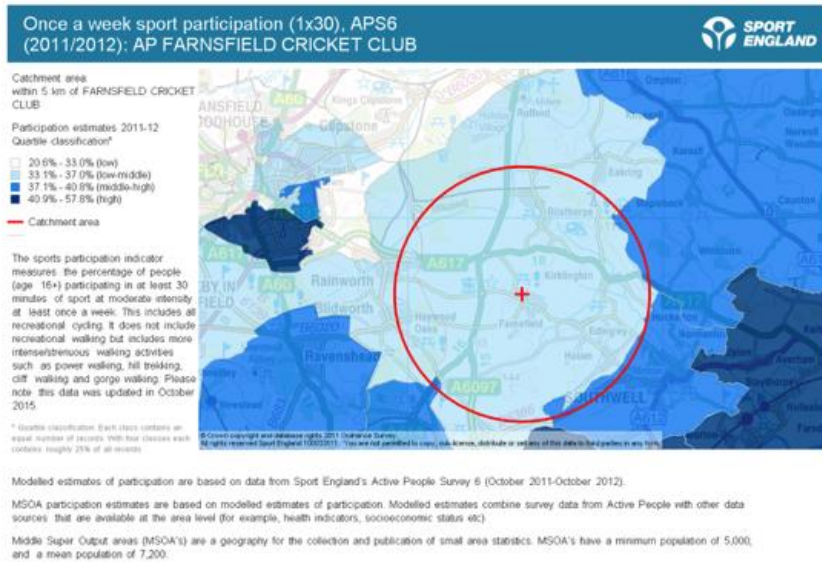
- Various points on Greaves Lane
- Oxton
- Halam

Bridleway along northern perimeter of Farnsfield and up to Bilsthorpe.

However, whilst there is a good network of footpaths, these are not always signposted and opportunities exist to make improvements. For example.

- Signage to the Swallow trail from A614.
- Signage to Swallow trail from the centre of village (e.g. where sign is already up New Hill to cricket and tennis).
- Potential for a sign to Swallow trail from the Ridgeway.

7.2 Sports and Recreation



The map shows that Farnfield's active participation is in the low to middle range. The number of people playing sport is tracked continuously through Active People – the largest survey of sport and active recreation ever carried out in Europe.

Since 2005/6, the findings have become a valuable resource for the sports sector. Results are released in June and December each year.

In 2012/13 the percentage of adults participating in 1x 30 min of moderate intensity sport per week was lower in Newark and Sherwood (31.2%) than national average (35.7%) and regional average (33.9%)

In terms of sport and physical activity preferences cycling, swimming, gym, fitness & conditioning and football are the most popular activities as per the table below.

Sport	Newark and Sherwood		East Midlands		England	
	No. (000s)	Rate	No. (000s)	Rate	No. (000s)	Rate
Cycling	10.1	11.0%	7.8	8.5%	3,458.9	8.1%
Swimming	7.5	8.1%	9.9	10.8%	4,896.9	11.5%
Gym	7.1	7.7%	9.1	10.0%	4,622.7	10.9%
Fitness & Conditioning	7.1	7.7%	5.6	6.1%	2,854.7	6.7%
Football	5.0	5.5%	5.9	6.5%	2,689.7	6.3%

Source: Active People Survey 7, 2012/13
Measure: Participation rate of the top 5 sports and the number of adults (16+) that participate at least once per month.

Top 5 Sports in Newark and Sherwood with East Midlands and England comparison

The table below shows the 3 largest adult groups within the Newark and Sherwood area. Sport England refer to this as the 19 market segments.

Name	Description	Newark & Sherwood		East Midlands	England
		Number	Rate	Rate	Rate
Philip	Comfortable Mid-Life Males	8,544	9.6%	9.4%	8.6%
Tim	Settling Down Males	7,637	8.6%	8.2%	8.8%
Elsie & Arnold	Retirement Home Singles	6,851	7.7%	8.6%	8.0%
Roger & Joy	Early Retirement Couples	6,026	6.8%	7.6%	6.8%
Elaine	Empty Nest Career Ladies	5,722	6.4%	6.3%	6.1%
Key	Pub League Team Mates	5,606	6.3%	5.7%	5.9%
Jackie	Middle England Mums	5,102	5.7%	5.5%	4.9%
Ralph & Phyllis	Comfortable Retired Couples	4,625	5.2%	3.6%	4.2%
Brenda	Older Working Women	4,622	5.2%	5.2%	4.9%
Ben	Competitive Male Urbanites	4,054	4.5%	4.3%	4.9%
Jamie	Sports Team Drinkers	3,978	4.5%	5.2%	5.4%
Helena	Career Focused Females	3,947	4.4%	4.1%	4.5%
Allison	Stay at Home Mums	3,811	4.3%	4.2%	4.4%
Chloe	Fitness Class Friends	3,791	4.3%	3.9%	4.7%
Terry	Local 'Old Boys'	3,400	3.8%	3.8%	3.7%
Frank	Twilight Year Gents	3,237	3.6%	4.7%	4.0%
Leanne	Supportive Singles	3,217	3.6%	4.2%	4.3%
Paula	Stretched Single Mums	3,074	3.4%	3.3%	3.7%
Norma	Later Life Ladies	1,936	2.2%	1.9%	2.1%
Total		89,180	100.1%	99.7%	99.9%

Table 2: Newark & Sherwood: Sport England market segmentation 2014

Population statistics for Farnsfield 2011 census

Total population 2,730/equal male –female

Children under 16	450	16.5%
Working age	1,605	58.7%
Older people	675	24.8%
Lone parent	40	13%
Single pensioner	195	16%
BME/MEG		3.8%

Knowing which segments are most dominant in the local population can direct sport and recreational facilities provision. Looking at the statistics for Farnsfield it would be useful to know what type of facilities could be upgraded to increase sporting and physical activity.

	appropriate.				
Replacement athletics track in Newark	Install new 400 metre synthetic athletics track and field provision in Newark area	High	2016	Widening access an increasing opportunities to participate in athletics.	NSDC/NCC LEA/NGB/SE/NSA/Local Athletics Club
Increase and improve condition of sports and recreation ground pavilions and changing accommodation on multi pitch sites.	Upgrade and or replace changing accommodation at priority sites as identified within the Playing Pitch Strategy.	Medium	2018	Better quality ancillary facilities and fewer barriers to participating in pitch sports. Improved supporting infrastructure.	NSDC/NGB's/SE/Sports Associations/ Town and Parish Council's/ Clubs
Enhance the network of fitness suites/gyms.	Ensure that there are publicly available fitness facilities in priority communities especially open access opportunities such as fitness/Trim trails in parks	Low	2021	More opportunities to be physically active.	NSDC/Town and Parish Councils/ Grant Making Bodies

Deficiency/Issue	Recommended Action	Priority	Timescale Year End	Outcome/KPI	Principal Partner(s)
MUGAs.	communities through grant aid and developer contributions where appropriate.			play' facilities	Grant making Bodies

Table showing part of Newark and Sherwood's Sport Improvement Plan 2014-2021 that could pertain to Farnsfield

Farnsfield

Consultation was undertaken in Spring/Summer 2016 to identify local priorities for sports and recreation within the parish. The following new and emerging initiatives were identified:

Table tennis

New groups being formed and growing in interest. Interest specifically from disabled players and seeking specialised equipment for these players as well as for able bodied. Membership 25 already and aiming to grow. (See letter dated 1 June 2016)

Football in Farnsfield

The development of the junior football team is progressing. The working party have had several meetings with interested parents and an FA representative. At present three qualified coaches are on the group as well as two councillors. The working party has arranged taster session on 25th June and 16th July 2016 to gauge interest. Flyers advertising these have been put in school book bags and sent to preschool. The age ranges initially being targeted is between 4 and 6 in order to develop an under 7 team. This is for boys and girls. I have applied for a £500 grant from Centre parks to assist in the setting up costs. The further progress of this initiative will depend on family interest and parental willingness to be involved in the management of the team.

Farnsfield Skate Park

This project is definitely on the agenda and its evolution will be discussed at the strategy meeting on the 22nd June 2016.

Consultation with local primary school

In May 2016, consultation was undertaken with Year 6 pupils at St Michaels Church of England School within the village in relation to local sporting facilities. The students identified the following priorities:

- Rugby posts
- Skate park
- Basketball hoops
- Trim trail/ exercise circuit
- Crazy golf
- Gym
- Swimming pool

8 Landscape Character

8.1 Landscape Character Assessment, Newark and Sherwood District Council, 2013 (Summary)

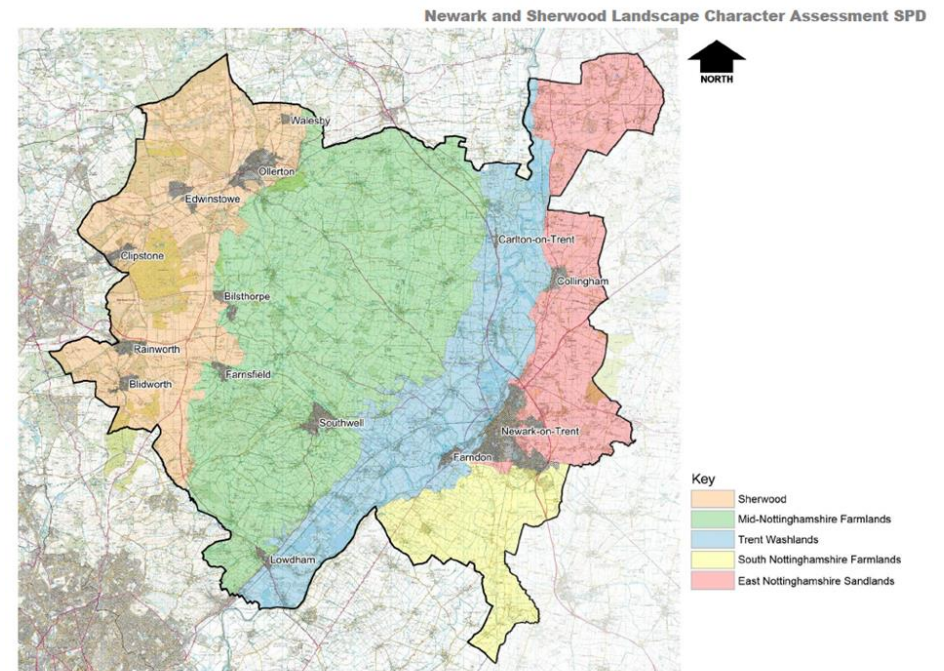


Figure 1.1 Regional Character Areas overlaid on an OS map

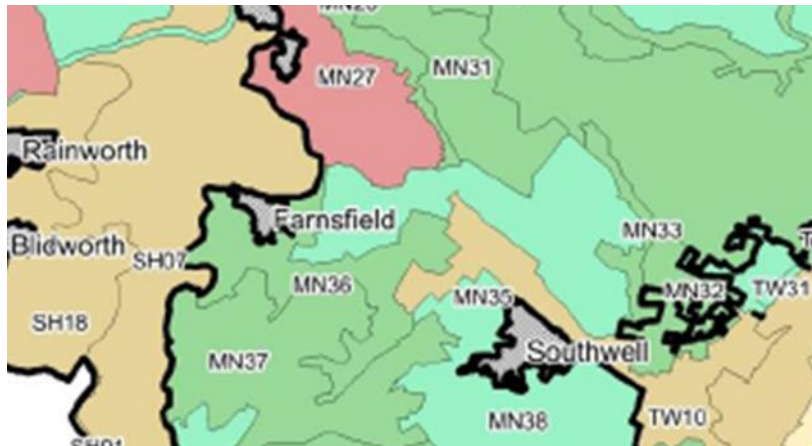
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Figure 1.1 indicates that Farnsfield is located between two Character Areas – Sherwood and Mid-Nottingham Farmlands.

Nine policy zones and landscape actions are identified in the extracts from Figure 1.3 below:

C O N D I T I O N	Good	Reinforce	Conserve and Reinforce	Conserve
	Moderate	Create and Reinforce	Conserve and Create	Conserve and Restore
	Poor	Create	Restore and Create	Restore
		Low	Moderate	High
		S E N S I T I V I T Y		

Extracted from Figure 1.3



Extracted from Figure 1.3

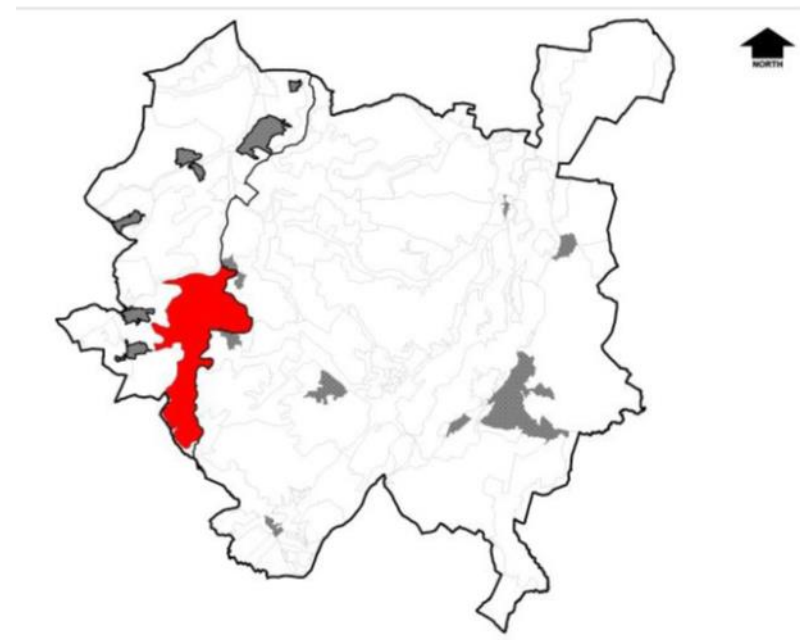
As illustrated on the map above, Farnfield is surrounded by two policy zones:

- **Conserve** – actions that encourage the conservation of distinctive features and features in good condition.

- **Conserve and Create** – actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition.

Summaries of these policy zones are provided below:

Sherwood Policy Zone S PZ 7: Oxtou Village Farmlands. Policy: Conserve and Create (See pages 63-65 of Chapter 2: Sherwood)



SUMMARY OF ANALYSIS:

Landscape Condition: Moderate

- Pattern of Elements: Coherent
- Detracting Features: Some
- Visual Unity: Coherent

- Ecological Integrity: Moderate
- Cultural Integrity: Variable
- Functional Integrity: Coherent

One designated site in the area: BioSINC ref 2/541, Farnsfield disused railway.

Landscape Sensitivity: Moderate

- Distinctiveness: Characteristic
- Continuity: Historic
- Sense of Place: Moderate
- Landform: Apparent
- Extent of Tree Cover: Intermittent
- Visibility: Moderate

LANDSCAPE ACTIONS: CONSERVE AND CREATE

Landscape Features

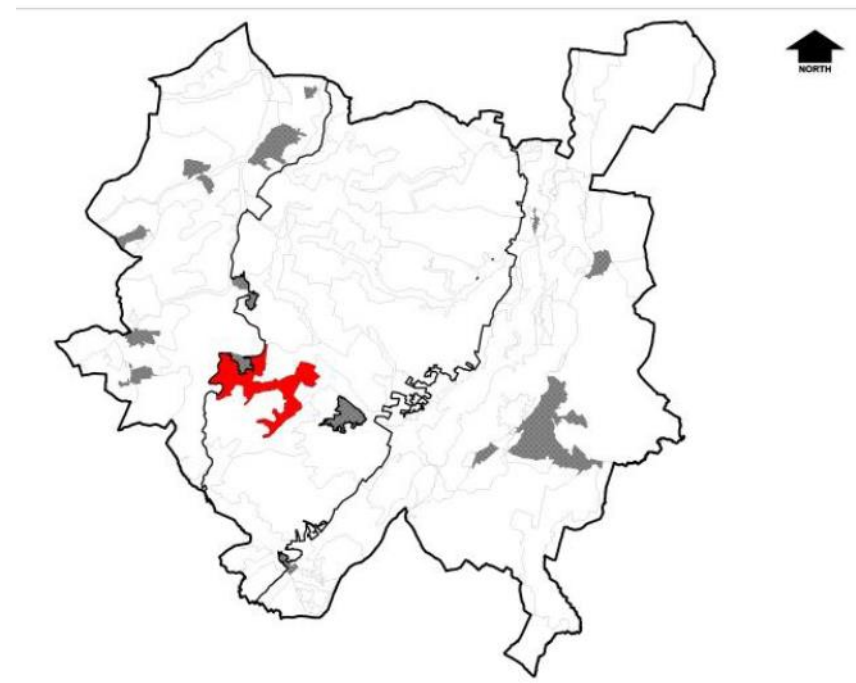
- Conserve the ecological diversity of small deciduous pre-Sanderson woodlands throughout the area
- Conserve and reinforce field boundary and road hedgerows where these have become degraded or lost
- Create opportunities for restoring areas of heath land where appropriate
- Create small deciduous woodlands where appropriate

Built Features

- Conserve the integrity and rural character of the landscape by concentrating new developments around the existing urban fringe of Bilsthorpe and Farnsfield

- Create small scale woodland/tree planting to soften new development, preferably in advance of development
- Conserve the existing field pattern by locating new small scale development within the existing field boundaries
- Promote measures for reinforcing the traditional character of farm buildings using vernacular building styles.
- Promote sensitive design and siting of agricultural buildings
- Conserve the historic red brick and pantiled roofed core of Oxton

Mid Nottinghamshire Farmlands Policy Zone MN PZ 36: Halam Village Farmlands. Policy: Conserve (See pages 249-252 of Chapter 3: The Mid-Nottinghamshire Farmlands)



SUMMARY OF ANALYSIS

Landscape Condition: Very Good

- Pattern of Elements: Coherent
- Detracting Features: Few
- Visual Unity: Unified
- Ecological Integrity: Strong
- Cultural Integrity: Good
- Functional Integrity: Very Strong

(Where one criterion is 'very good' or 'very strong', this pushes the policy description into the next highest category)

There are some Biological SINC designations (2/715 – Radley Lane Dumble; 2/725 – Cutlersforth Lane; 2/497 – Brockley Farm Meadow; 5/172 – Edingley Cutting; 2/541 – Farnsfield Disused Railway) along with a Geological SINC designation (2/1021 – Edingley Hill Road Cutting).

Landscape Sensitivity: Moderate

- Distinctiveness: Characteristic
- Continuity: Historic
- Sense of Place: Moderate
- Landform: Apparent
- Extent of Tree Cover: Intermittent
- Visibility: Moderate

LANDSCAPE ACTIONS: CONSERVE

Landscape Features

- Conserve hedgerows and prevent fragmentation (through lack of management and intensification of arable farming).

- Conserve historic field pattern by containing limiting any new development within historic enclosed boundaries.

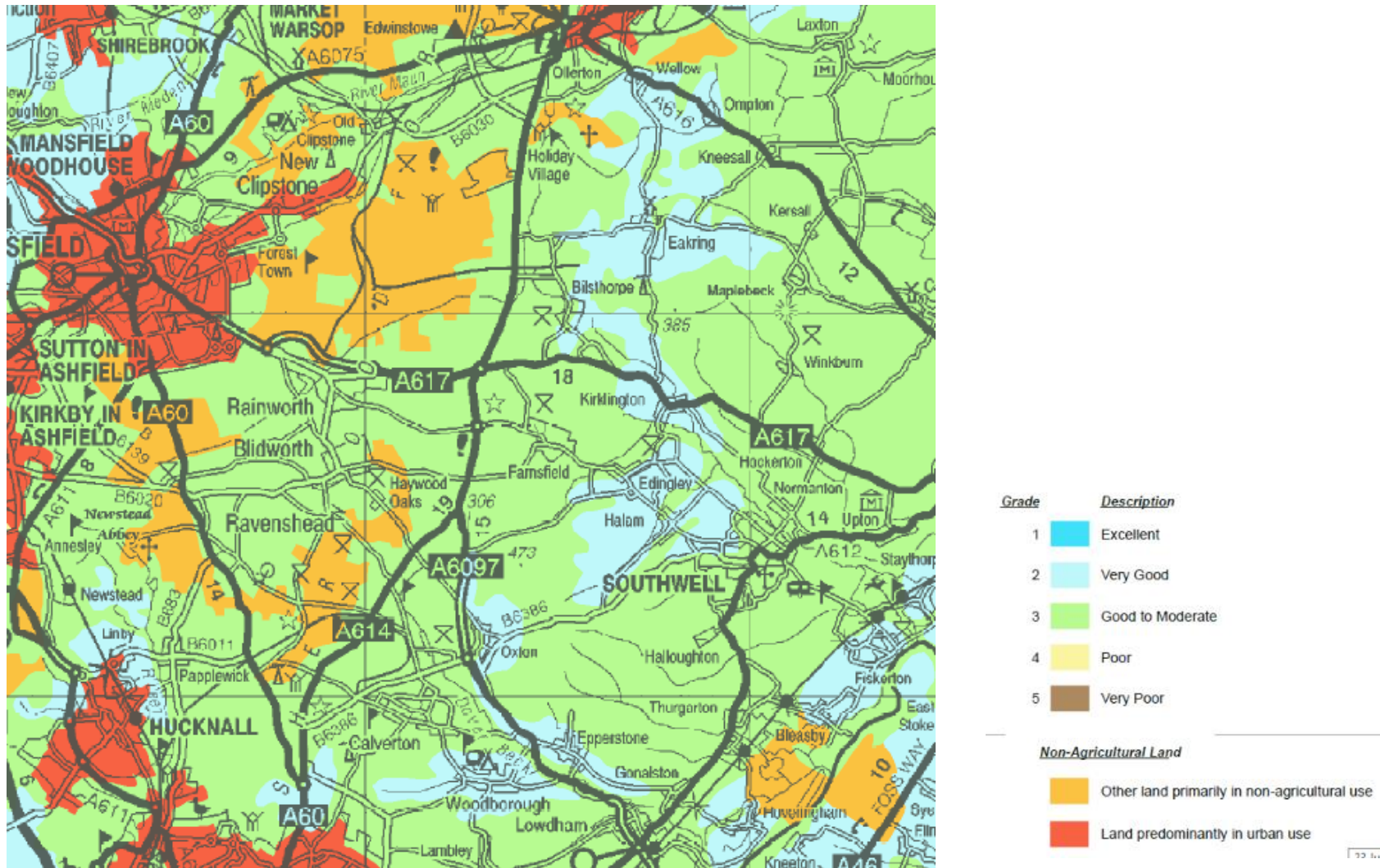
Built Features

- Conserve the rural character of the landscape by limiting any new development to around the settlements of Farnsfield, Edingley and Halam.
- Maintain use of vernacular materials, style and scale in any new developments.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.
- Conserve the ecological diversity and setting of the designated SINCS.
- Conserve and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.

Conclusions

The highlighted sections above provide useful advice to inform policy within the Farnsfield Neighbourhood Plan.

8.2 Agricultural Land Classification



Extract from Natural England's website:

<http://publications.naturalengland.org.uk/publication/143027>

9 Public Transport

Hourly bus services connecting Farnsfield to Newark, Mansfield, Worksop/Retford (not as regular), Ollerton, and Nottingham. Multiple stops along Main Street/Southwell Road and Mansfield Road.

Nearest train station is Bleasby. The most convenient way to access Bleasby or other train stations is by driving as public transport connections are not always compatible to train times or a direct/realistic option. For example, to get to Bleasby in time to catch the 16.52 train to London Kings Cross, one would have to catch three different buses and walk for nearly half an hour.

Farnsfield

Show on a Map

Go Back

Stop Search Results	
Stop Description	Stop Code
✓ Main Street opp The Ridgeway, Farnsfield	ntsajwpg
✓ Main Street adj The Ridgeway, Farnsfield	ntsajwpd
✓ Main Street opp St Michaels Church, Farnsfield	ntsajwtw
✓ Main Street adj St Michaels Church, Farnsfield	ntsajwtp
✓ Southwell Road adj Parfitt Drive, Farnsfield	ntsajmtd
✓ Southwell Road opp Parfitt Drive, Farnsfield	ntsgmtgm
✓ Mansfield Road opp Chapel Lane, Farnsfield	ntsdpawj
✓ Mansfield Road adj Chapel Lane, Farnsfield	ntsagjwm
✓ Southwell Road (SE-bound), Southwell Road, Cotton Mill Farm, Farnsfield	ntsamadj
✓ Southwell Road (NW-bound), Southwell Road, Cotton Mill Farm, Farnsfield	ntsgmtgp
✓ Mansfield Road adj The Spinney, Farnsfield	ntsajwjm
✓ Mansfield Road opp Cockett Lane, Farnsfield	ntsajwpw
✓ Mansfield Road adj Cockett Lane, Farnsfield	ntsajwmg

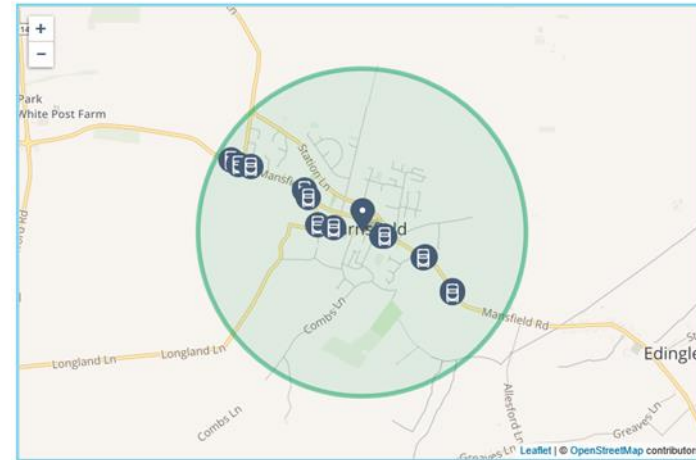
Nextbuses

Mon Feb 22 2016

Farnsfield

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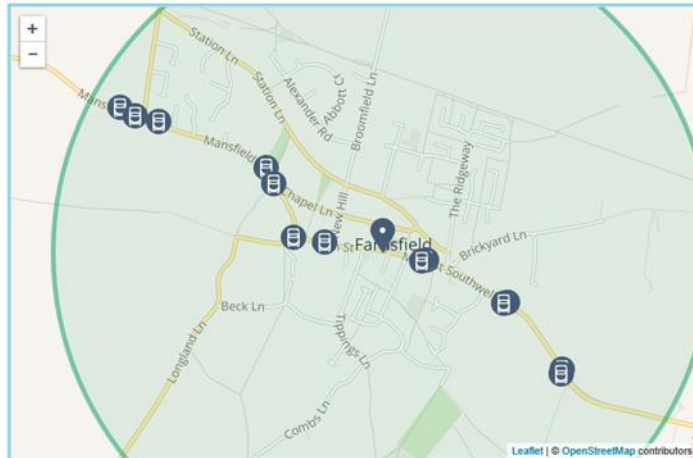


<http://www.traveline.info/>

Farnsfield

Show as a List

Go Back



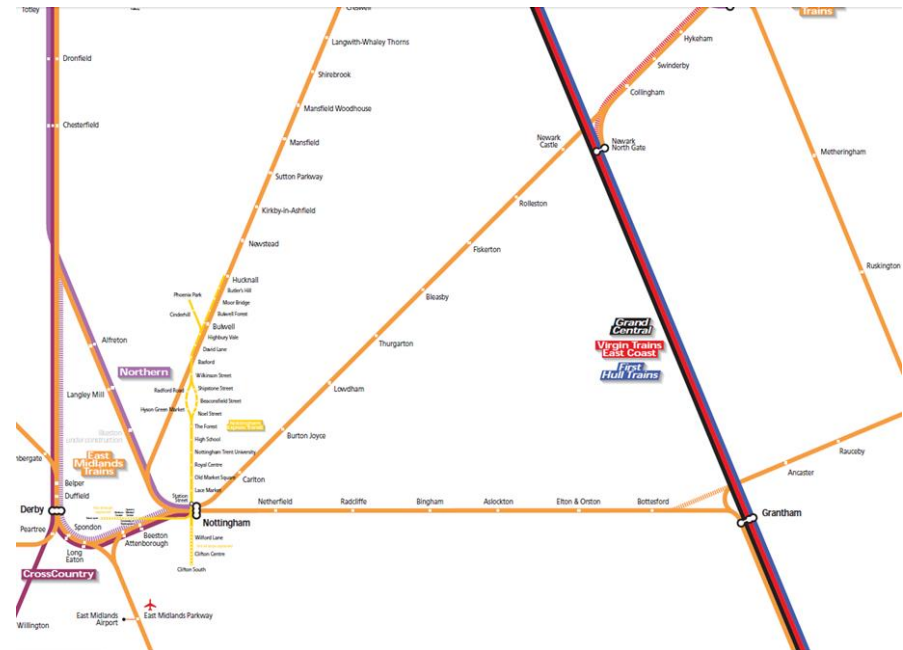
28 Newark – Mansfield, Mansfield – Newark: Monday – Saturday, hourly

28B Eakring – Mansfield, Mansfield – Eakring: Monday – Saturday, 1-2 hours (mostly hourly)

28B Warsop Lane in Joseph Whitaker School Bus Park – Eakring: Monday – Friday, mostly hourly apart from 3 hour gap prior to 09.15.

The Sherwood Arrow, Nottingham – New Ollerton – Worksop/Retford: Monday – Saturday, mostly hourly. Sundays, every two hours or less.

The Sherwood Arrow, Worksop/Retford – New Ollerton – Nottingham: Monday – Saturday, mostly hourly. Sundays, every two hours or less.



<http://www.nationalrail.co.uk/>

Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Newark North Gate, United Kingdom.

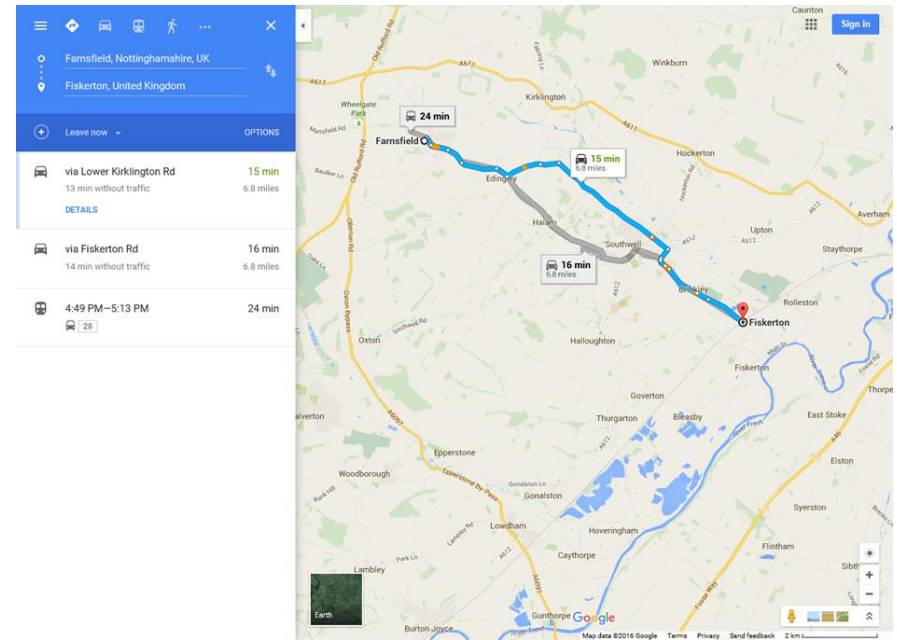
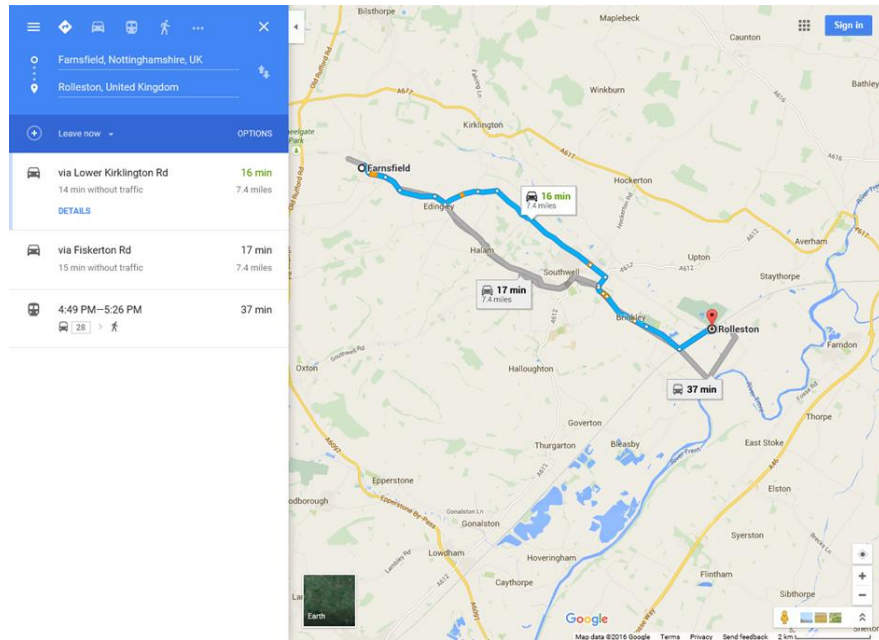
Options:

- via A617: 27 min, 14.2 miles (24 min without traffic)
- via A617 and A616: 29 min, 15.7 miles (26 min without traffic)
- 4:49 PM–5:47 PM: 58 min (with public transport icons)

Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Newark Castle, United Kingdom.

Options:

- via A617: 24 min, 13.5 miles (22 min without traffic)
- via A617 and A616: 26 min, 15.1 miles (23 min without traffic)
- 4:49 PM–5:39 PM: 50 min (with public transport icons)



Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Bleasby, United Kingdom. The interface includes a sidebar with route options and a map view.

Route Options:

- via A612: 15 min, 7.2 miles (14 min without traffic)
- via Lower Kirkington Rd and A612: 18 min, 8.1 miles (16 min without traffic)
- via A6097: 21 min, 12.9 miles (19 min without traffic)

Map View: Shows a blue route starting at Farnfield and ending at Bleasby. Key locations on the map include Kirkington, Hockerton, Upton, Brinkley, Halloughton, Thurgarton, Epperstone, Lowham, and Hoveringham. A scale bar at the bottom indicates 2 km.

Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Thurgarton, United Kingdom. The interface includes a sidebar with route options and a map view.

Route Options:

- via A612: 16 min, 7.9 miles (14 min without traffic)
- via A6097: 18 min, 11.8 miles (17 min without traffic)
- 4:49 PM–5:33 PM: 44 min (100 Pathfinder)

Map View: Shows a blue route starting at Farnfield and ending at Thurgarton. Key locations on the map include Kirkington, Hockerton, Upton, Brinkley, Halloughton, Thurgarton, Epperstone, Lowham, and Hoveringham. A scale bar at the bottom indicates 2 km.

Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Lowdam, United Kingdom. The interface includes a sidebar with route options and a main map area.

Route Options:

- via A6097 and Epperstone By-Pass/A6097: 16 min, 9.6 miles, 15 min without traffic
- via A612: 19 min, 9.8 miles, 17 min without traffic
- 4:49 PM–5:33 PM: 44 min, 100 Pathfinder

Map Labels:

- 16 min (9.6 miles)
- 19 min (9.8 miles)
- 44 min

Navigation interface showing a route from Farnfield, Nottinghamshire, UK to Burton Joyce, United Kingdom. The interface includes a sidebar with route options and a main map area.

Route Options:

- via A6097: 19 min, 11.7 miles, 18 min without traffic
- via A614: 29 min, 14.9 miles, 25 min without traffic
- 4:49 PM–5:38 PM: 49 min, 100 Pathfinder

Map Labels:

- 19 min (11.7 miles)
- 29 min (14.9 miles)
- 49 min

Farnfield, Nottinghamshire, UK
 Carlton, United Kingdom

Leave now - OPTIONS

- via A6097 **26 min**
 23 min without traffic
 13.8 miles
[DETAILS](#)
- via A614 **27 min**
 23 min without traffic
 13.5 miles
- 4:44 PM–5:29 PM **45 min**
 The Sherwood Arrow > [Lilac Line 25](#) >

Map data ©2016 Google

Farnfield, Nottinghamshire, UK
 Nottingham, United Kingdom

Leave now - OPTIONS

- via A614 and Mansfield Rd/A60 **35 min**
 28 min without traffic
 13.8 miles
[DETAILS](#)
- via A614 and B684 **34 min**
 29 min without traffic
 15.0 miles
- 4:44 PM–5:39 PM **55 min**
 The Sherwood Arrow > [Centric](#) >

Map data ©2016 Google

[Bleasby \[BSB\]](#)
 6.53 miles from NG228JN
[Nottingham \[NOT\]](#)
 from £5.00 from 0h 24m

[Newark North Gate \[NNG\]](#)
 12.17 miles from NG228JN
[Nottingham \[NOT\]](#)
 from £6.10 from 0h 56m

[Buy now for £5.00](#)

[Set up journey alerts](#)
[Add to basket](#)

[Other cheap fares](#)

Outward Tue 23 Feb

[Earlier trains](#)

Dep.	From	To	Arr.	Dur.	Chg.	Status	Single from £5.00
09:52	Bleasby [BSB]	Nottingham [NOT]	10:16	24m	0	Details ✓	Based on 1 adult CHEAPEST FARE £5.00 Buy Now Anytime Other tickets Other services you can travel on
10:11	Bleasby [BSB]	Nottingham [NOT]	11:16	1h 05m	1	Details ✓	£9.30 Buy Now Anytime Other tickets Ticket valid for this service only
11:52	Bleasby [BSB]	Nottingham [NOT]	12:16	24m	0	Details ✓	£5.00 Buy Now Anytime Other tickets Other services you can travel on
12:16	Bleasby [BSB]	Nottingham [NOT]	13:16	1h 00m	1	Details ✓	£9.30 Buy Now Anytime Other tickets Ticket valid for this service only
14:52	Bleasby [BSB]	Nottingham [NOT]	15:16	24m	0	Details ✓	£5.00 Buy Now Anytime Other tickets Other services you can travel on

[Bleasby \[BSB\]](#)
 6.53 miles from NG228JN
[Newark \[All Stations\]](#)
 from £3.20 from 0h 12m

[Nottingham \[NOT\]](#)
 13.4 miles from NG228JN
[Newark \[All Stations\]](#)
 from £6.10 from 0h 22m

[Newark North Gate \[NNG\]](#)
 12.17 miles from NG228JN
[Newark \[All Stations\]](#)
 from Unknown from Unknown

[Buy now for £3.20](#)

[Set up journey alerts](#)
[Add to basket](#)

[Other cheap fares](#)

Outward Tue 23 Feb

[Earlier trains](#)

Dep.	From	To	Arr.	Dur.	Chg.	Status	Single from £3.20
10:11	Bleasby [BSB]	Newark Castle [NCT]	10:25	14m	0	Details ✓	Based on 1 adult CHEAPEST FARE £3.20 Buy Now Anytime Other tickets Other services you can travel on
12:16	Bleasby [BSB]	Newark Castle [NCT]	12:31	15m	0	Details ✓	£3.20 Buy Now Anytime Other tickets Other services you can travel on
15:18	Bleasby [BSB]	Newark Castle [NCT]	15:33	15m	0	Details ✓	£3.20 Buy Now Anytime Other tickets Other services you can travel on
17:11	Bleasby [BSB]	Newark Castle [NCT]	17:25	14m	0	Details ✓	£3.20 Buy Now Anytime Other tickets Other services you can travel on
18:39	Bleasby [BSB]	Newark Castle [NCT]	18:51	12m	0	Details ✓	£3.20 Buy Now Anytime Other tickets Other services you can travel on

Bleasby [BSB] 6.53 miles from NG228JN
 Nottingham [NOT] 13.4 miles from NG228JN
 Newark North Gate [NNG] 12.17 miles from NG228JN

London [All Stations] from £60.00 from 2h 23m
 London [All Stations] from £55.10 from 1h 43m
 London [All Stations] from £56.80 from 1h 24m

1st First class From £113.00 Buy now for £60.00
 Set up journey alerts Add to basket
 Other cheap fares

Outward Mon 22 Feb

Long journey? Why not upgrade to First Class from £53.00

Earlier trains Single from £60.00
Based on 1 adult

Dep.	From	To	Arr.	Dur.	Chg.	Status
16:52	Bleasby [BSB]	London St Pancras International [STP]	19:15	2h 23m	1	Details ✓
17:11	Bleasby [BSB]	London Kings Cross [KGX]	19:43	2h 32m	2	Details ✓ on time
17:52	Bleasby [BSB]	London St Pancras International [STP]	20:16	2h 24m	1	Details ✓ on time
18:08	Bleasby [BSB]	London St Pancras International [STP]	20:56	2h 48m	1	Details ✓ on time
18:39	Bleasby [BSB]	London Kings Cross [KGX]	21:43	3h 04m	2	Details ✓ on time

CHEAPEST FARE
 £60.00 Buy Now
 Off-Peak Other tickets
 Other services you can travel on

14:38 → 16:19 2 1:41

Walk to Main Street Adj St Michaels Church, Farnsfield
 4 minutes, Depart 14:38, Arrive 14:42

Take The Sherwood Arrow bus to Mansfield Road Opp Daybrook Square, Daybrook
 17 minutes, Depart 14:43, Arrive 15:00 *Stagecoach Bassetlaw*

[Today's Live Departures / Service Timetable](#)

Take 25 Lilac Line bus to Burton Road Adj Manor Green Walk, Health Centre, Carlton
 19 minutes, Depart 15:05, Arrive 15:24 *Nottingham City Transport*

[Today's Live Departures / Service Timetable](#)

Walk to Burton Road Opp Manor Green Walk, Health Centre, Carlton
 1 minute, Depart 15:24, Arrive 15:25

Take 100 Pathfinder bus to Southwell Road Adj Orchard View, Thurgarton
 20 minutes, Depart 15:30, Arrive 15:50 *Nottingham City Transport*

[Today's Live Departures / Service Timetable](#)

Walk to Bleasby Railway Station [BSB]
 29 minutes, Depart 15:50, Arrive 16:19

[View on Map](#)

Your Journey

Mon Feb 22 2016

Farnsfield → Bleasby Railway Station [BSB]

[Earlier](#) [Edit / Go Back](#) [Later](#)

Summary Results

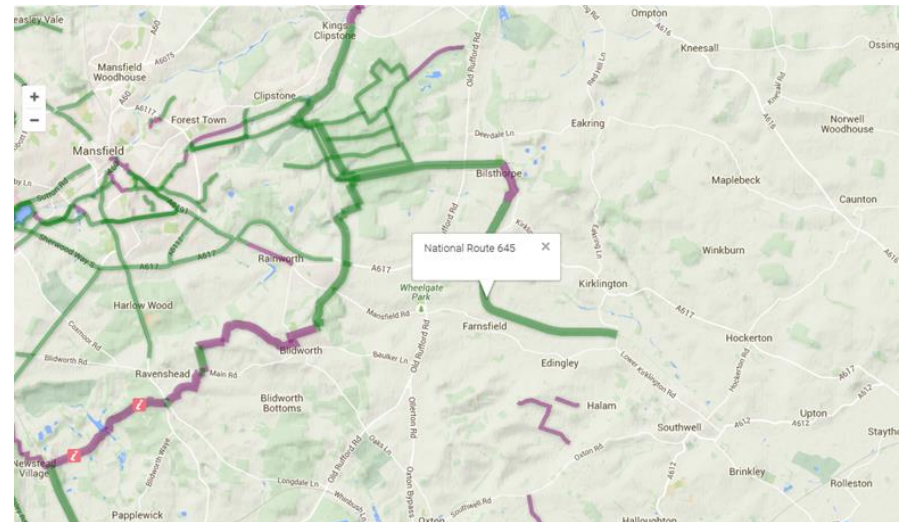
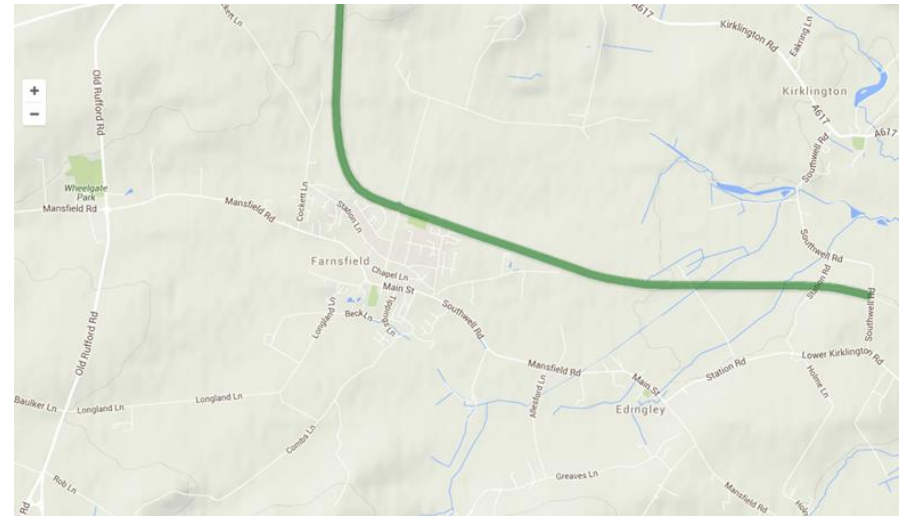
Depart/Arrive	Changes	Legs	Duration
14:17 → 15:16	1		0:59
14:38 → 16:19	2		1:41
15:17 → 16:21	1		1:04

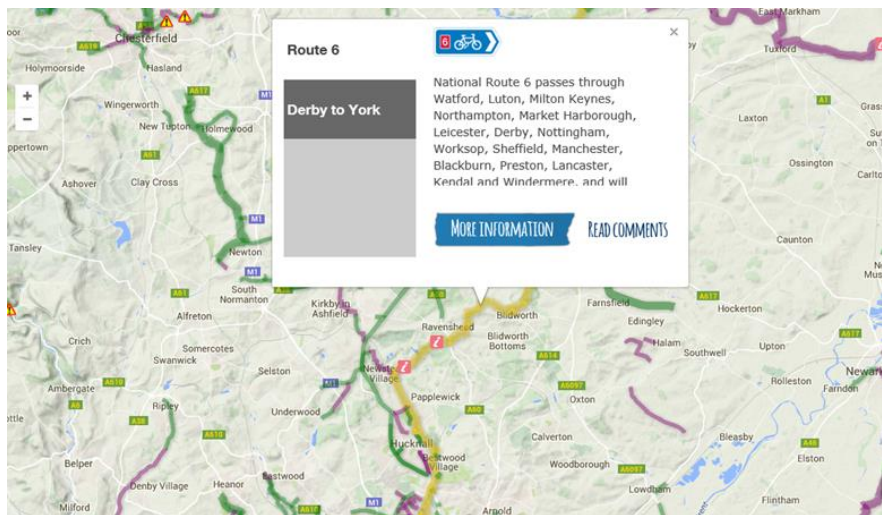
Cycle Routes (All maps and information from Sustrans)

<http://www.sustrans.org.uk/ncn/map?lat=56.54737192673878&lng=-3.142090281250036&zoom=5&route-type=all-routes&filters=>



National Route 645 is to the north of the village. It begins at Southwell Road, just south of Kirklington and continues north to Bilsthorpe, where it connects to Route 6. Route 6 is a major national cycle route, which stretches north and south. The connection of routes 645 and 6 connect Farnsfield to Worksop and Sheffield (and Mansfield, although route 645 skirts round the perimeter of it) to the north, and Nottingham, Derby, Loughborough and Leicester to the south.

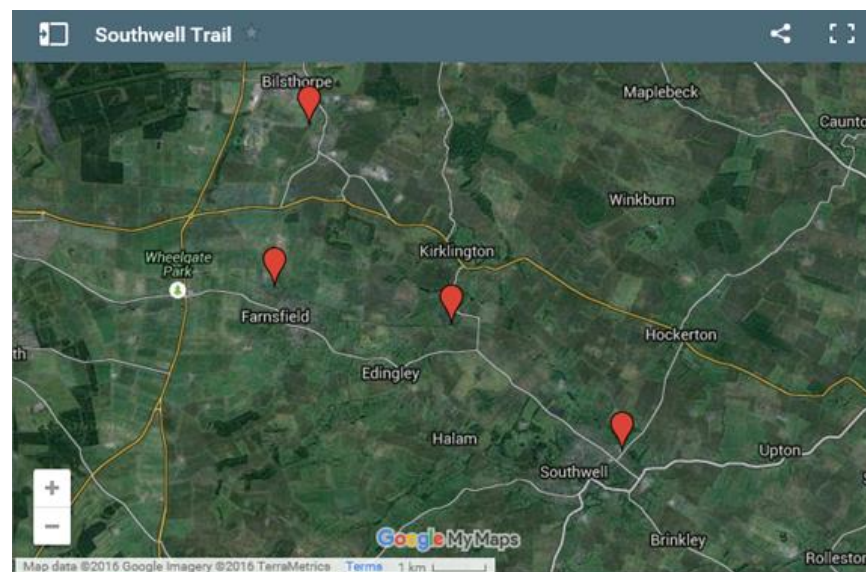




Cycle route info from other sources

Southwell Trail: <http://www.nottinghamshire.gov.uk/planning-and-environment/countryside-and-green-spaces/green-spaces/southwell-trail>

Begins at Southwell, ends at Bilsthorpe. Passes through/near Edingley, Kirklington and Farnsfield



Nearest Town/Village: Southwell, Edingley, Kirklington, Farnsfield & Bilsthorpe

Access points and grid References: SK 707 545 to SK 651 605

Southwell Car Park: SK706543 | NG25 0GL

Kirklington Car Park: SK 675566 | NG22 8NJ

Farnsfield Car Park: SK 643572 | NG22 8LB

Bilsthorpe Forest Link Access Point: SK649601 | NG22 8UH

<http://www.thenationalbyway.org/product/east-midlands/>

[Description](#)[Additional Information](#)[Reviews \(0\)](#)

PRODUCT DESCRIPTION

East Midlands including Nottinghamshire, Lincolnshire, Leicestershire, Rutland and Northamptonshire.

The majority of the 379 miles (610km) National Byway route through the eastern part of the English Midlands, is within the officially designated EU region, the balance passing through North Lincolnshire. While it covers 12% of England's total landmass, the region has a population of only 4.2 million, so much it is rural in nature. It is through this tranquil and picturesque part of England's pastoral landscape that The National Byway East Midlands route wends its way.

From the vales of Northamptonshire and Rutland in the South, which are the quintessential rolling wooded lands of England's shires, through ancient Rockingham Forest, across the windy wolds of Leicestershire and Lincolnshire and on into the vale of River Trent in Nottinghamshire, The National Byway® meanders on. Through historic market towns and peaceful villages, the Byway makes its way to the majesty of one of the 20th century's architectural masterpieces of the Humber Bridge. En route it focuses on more than 130 places of interest whose origins spread across 3,000 years.

As well as the main route, there are a series of 5 Loops in the East Midlands, designed for single-day or short-break usage. Most of them are reachable by train and are based on: Oakham (25mile/40km), Oundle (29miles/47km), Grantham (36 miles/58km), Newark and Southwell (38 miles/61km) and Retford (21 Miles/34km). Each providing a taste of the pleasures of the East Midlands route.

10 Flood Risk

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
- Main River Line
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Farnsfield, Nottinghamshire at scale 1:40,000

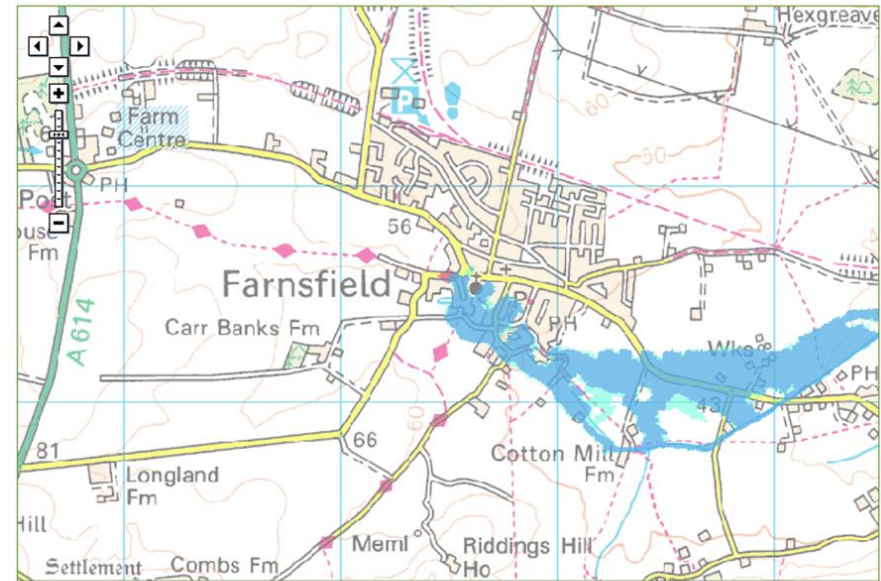
[Other maps](#) [Data search](#) [Text only version](#)



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Map of Farnsfield, Nottinghamshire at scale 1:20,000

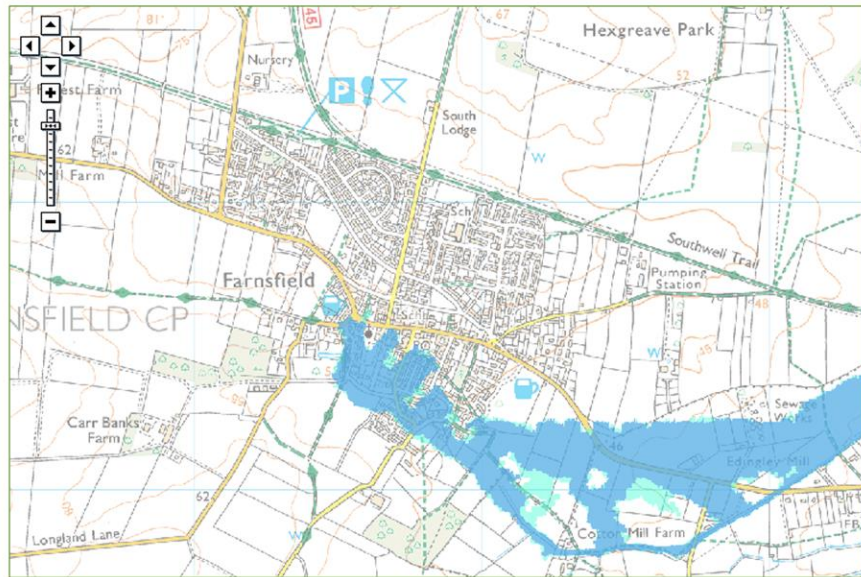
[Other maps](#) [Data search](#) [Text only version](#)



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Farnsfield, Nottinghamshire at scale 1:15,000

Other maps Data search Text only version



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11 Infrastructure

11.1 Extracts from NSDC Infrastructure Delivery Plan, May 2010

5.1.2 JOURNEYS TO WORK 5.1.2.1

As could be expected the wards with the least distance to travel to work are found in the town of Newark on Trent with Castle Ward having the highest number of people located within 1km of their place of work. The areas with the furthest distance to travel to work are found to the west of the District where there are more rural wards. The wards with the most people travelling over 10km to work are Farnsfield and Lowdham.

6.5.12 FLOOD DEFENCES - BLIDWORTH, EDWINSTOWE, FARNSFIELD

6.5.12.1 There are no records of any existing flood defences in this area. In general the sewer system would appear to be largely able to cope with current demand and there are currently no known problems with the capacity of the existing sewage treatment works and upstream sewerage network to accommodate existing flows, with the exception of Newark where parts of the sewerage network becomes overloaded during storm conditions. It has also been identified by Severn Trent Water that there are current sewer flooding problems within Ollerton & Boughton, Rainworth, Farnsfield and Southwell (Settlements 5, 9, 11, and 12), however Severn Trent Water expect to have these issues resolved by undertaking planned capital investment within the next 2 to 3 years.

7.3.2 WATER - EXISTING NETWORK CONSTRAINTS AND DEFICIENCIES

7.3.2.1 The JMP Consulting Ltd Water Cycle Strategy has identified that although the majority of the Newark and Sherwood District falls within the Severn Trent Water East Midlands Water Resource Zone, the District is remote from all ground water sources and water treatment works, and

therefore supplies from these strategic resources must be transported over considerable distances to reach the Newark and Sherwood settlements.

7.3.2.2 Furthermore it has been identified within Severn Trent Water's Water Resources Management Plan 2009 Volume 1 (Draft) (dated May 2008) that the current ground water supplies remote from the District are currently overworked, and future expansion of the District would exacerbate this situation further.

7.3.2.3 It has been identified within the Water Cycle Study that Severn Trent Water has confirmed that the East Midlands Water Supply Zone has sufficient water resources across the district to meet future demand, however local network capacity would likely be the limiting factor.

7.3.2.4 The District lies at the margins of two water companies' water supply zones. This means that the District is importing water from outside its boundaries which is not the most sustainable means of transporting water.

7.3.2.5 A meeting was held between Severn Trent Water, WYG and JMP on 15 May 2009 to discuss the strategic water infrastructure required to accommodate growth within the emerging LDF for original growth scenarios 1 to 4. The outputs from this meeting (ref meeting minutes within Appendix 9) and the Water Cycle Strategy – Detailed Strategy report prepared by JMP have been used to assess the impact of the Councils Preferred Growth Option on existing network capacity, and the following key issues are still likely to be relevant:

7.3.2.6 There is likely to be insufficient network capacity within the existing strategic water supply network around Newark and Balderton and Fernwood (Settlements 1A, 1B and 1C) to accommodate the growth identified within the emerging LDF.

7.3.2.7 There is currently insufficient capacity at a local distribution level to accommodate growth at Collingham, Sutton on Trent, Ollerton and Boughton, Farnsfield, Southwell, and Lowdham (Settlements 3, 4, 5, 11, 12 and 13); however this capacity restriction is primarily limited to the local water distribution network rather than a lack of water at strategic level and this shortfall has been considered by Severn Trent Water within their PR09 bid.

7.3.2.8 The Water Cycle Study identifies that only localised network reinforcement will likely be required to accommodate Edwinstowe, Clipstone, Bilsthorpe, Rainworth, and Blidworth (Settlements 6, 7, 8, 9 and 10) and strategic network reinforcement is considered unlikely.

7.3.4 GAS - EXISTING NETWORK CONSTRAINTS AND DEFICIENCIES

7.3.4.4 The remaining Settlements 5 (Ollerton & Boughton), 6 (Edwinstowe), 7 (Clipstone), 8 (Bilsthorpe), 9 (Rainworth), 10 (Blidworth), 11 (Farnsfield), 12 (Southwell), and 13 (Lowdham) are also shown to be in proximity to a strategic medium pressure network, and therefore capacity should not be significant constraint to population growth in these areas.

7.3.4.5 The National Grid Gas Long Term Development Plan 2008 highlights that there are no planned capital investment schemes for the strategic high pressure gas infrastructure within the East Midlands local distribution zone (LDZ) between 2009 and 2017. A strategic scheme is being developed for construction in 2012/2013 to support the local distribution network within east Retford which is located to the north of the District.

7.3.6 ELECTRICITY - EXISTING NETWORK CONSTRAINTS AND DEFICIENCIES

7.3.6.9 The LTDS identifies that there is currently a capacity deficit of 6.6MVA at Annesley BSP (this has increased from the 1.2MVA deficit identified within the 2008 LTDS), which means that the additional demand

required by Settlement areas 10 and 11 (although they can be accommodated from Southwell and Caythorpe Primary Substations), cannot be accommodated from the upstream Annesley BSP either as individual or compound loads. The BSP at Annesley may be considered to be a constraint to the development of Settlements 10 and 11 (Blidworth and Farnsfield), however the relatively small loads required by each settlement (1.096MVA and 0.196MVA) mean that developer funded network reinforcement is unlikely.

7.3.8 TELECOMMUNICATIONS - EXISTING NETWORK CONSTRAINTS AND DEFICIENCIES

7.3.8.8 It can be seen from Table 7.2 that Settlements 3, 4, 5, 6, 7, 8, 11, 12, and 13 (Collingham, Sutton on Trent, Ollerton & Boughton, Edwinstowe, Clipstone, Bilsthorpe, Farnsfield, Southwell and Lowdham) are served by telephone exchanges that are not currently SDSL enabled. Therefore the upload broadband speed for these Settlements is not likely to be as responsive as those which are SDSL enabled.

Farnsfield: Broadband

The majority of this settlement is located within 1.0km of the Exchange, therefore broadband service is likely to be good 12 - Southwell The majority of this settlement is located

7.3.10 WASTEWATER - EXISTING NETWORK CONSTRAINTS AND DEFICIENCIES

7.3.10.1 It is understood from a review of the JMP Water Cycle Strategy – Detailed Strategy that there are currently no known problems with the capacity of the existing sewage treatment works and upstream sewerage network to accommodate existing flows, with the exception of Newark where parts of the sewerage network becomes overloaded during storm

conditions. It has also been identified by Severn Trent Water that there are current sewer flooding problems within Ollerton & Boughton, Rainworth, Farnsfield and Southwell (Settlements 5, 9, 11, and 12).