

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

Site Reference	FARN0237
Site Address	School Lane (Land off)
Parish	Farndon
Ward	Farndon & Fernwood
Area (ha)	1.05ha
Housing/Employment/Both:	Housing
Last Updated	August 2023
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	N/A
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest the site is not achievable
OVERALL CONCLUSION:	
The site is in open countryside and adjacent to a settlement covered by SP3 / DM8. The site is therefore not suitable for development under SP3. Site may be eligible to come forward as an Exceptions Site subject to meeting the relevant policy criteria in full Potential contamination issues need to be investigated and mitigated if necessary.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjacent to village)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	1.05ha (Greenfield)
Area Character:	Residential / agricultural
Setting:	Countryside / residential
Current Use:	Agricultural / woodland
Policy	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	Yes	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	Yes
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	339m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Visibility and on-site highway layout to be provided to standard. Access may be viable onto School Lane subject to detail. The site abuts the A46 Trunk Road, advice should also be sought from the Highways Agency as to suitability of the site for development.
Topography Constraints:	No, flat land

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Contaminated Land:	Maybe
Contamination Category:	B – Potentially contaminative usage has been identified in close proximity to the site
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	Close to A46
Flood Zone:	Flood Zone 1 & 2
Surface Water Flooding:	Unknown
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Yes, wide belt of trees on eastern side and round perimeter of site
Conservation Area:	Yes
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	Nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	N/A
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site was formerly called 08_0100.

Yield: 22



Strategic Housing and Employment Land Availability Assessment 2023

