

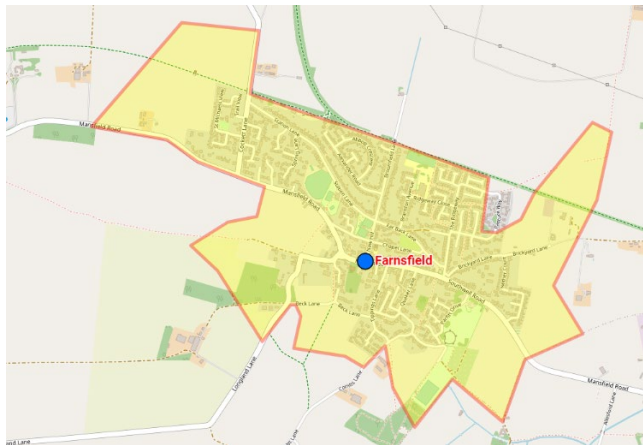
Project Brief for Village East side development

1.0 Introduction

Farnsfield Parish Council (FPC), has a sum of money from CIL and S106 sources for the development of village infrastructure. An amount of this money, 80k, has previously been allocated for the provision of a wheeled play facility and an amount has been allocated to Village Hall improvements. FPC has achieved recent success in carrying out extensive village hall improvements. This brief is designed to provide the necessary background for an independent third party to make proposals for a development to be carried out at the east side of the village that would best meet the needs of the entire community.

1.1 Village demographics

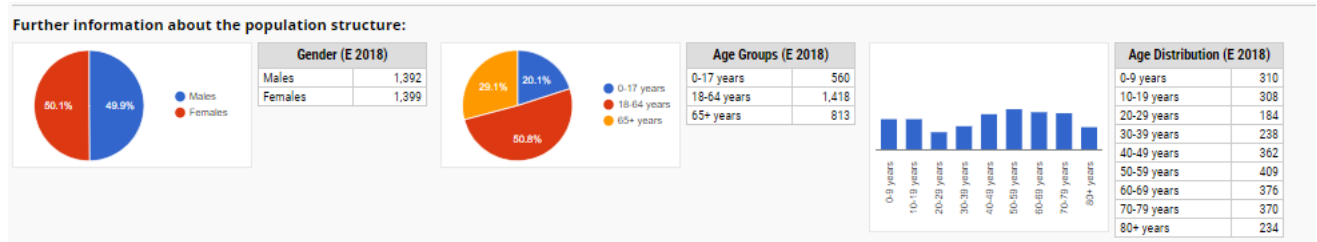
The population of Farnsfield as a whole, is older than the national average. The population of Farnsfield is also older than the Nottinghamshire average, making Farnsfield a older person’s location. However, a number of recent new estate developments within the village may lead to a shift in this balance in the future.



Name	County / District	Population Census 2001-04-29	Population Census 2011-09-27	Population Estimate 2019-06-30
Farnsfield	Nottinghamshire	2,542	2,566	2,791

Area: 0.932 km² – Density: 2,993/km² [2016] – Change: +1.16%/year [2011 - 2016]

Farnsfield: village in the United Kingdom



1.2 Village facilities

There are a broad range of current village facilities including:

Village Hall - in the village centre hosting a library, commercial dance classes, uniform groups and other village associations and clubs.

Tennis Club - in the village centre on land leased from FPC, but run independently, hosting a thriving community of players from across different age groups, drawn from within and outside the parish boundaries.

Bowls Club - in the village centre on land leased from FPC, but run independently, hosting a community of mainly older members drawn from within and outside the parish boundaries.

Lady Goodwin's Playground - in the village centre, owned and operated by FPC, consisting of a well provisioned and maintained play area along with associated outdoor fitness equipment.

Wilson's Field - just to the west of the village centre, owned and operated by FPC, consisting of an open play space, floodlit Multi Use Games Area, and shelter

Cricket Club - just to the west of the village centre, run independently from FPC, hosting a thriving community of players from across different age groups, drawn from within and outside the parish boundaries.

Field Farm Play Area - at the western boundary of the village, owned and operated by the estate management organisation, consisting of a well provisioned and maintained play area.

Hadleigh Park - part of the east side development area, owned and operated by FPC this consists of a children's playground, associated car park, open field area and a number of large copses.

Reynolds Field - part of the east side development area in-between Hadleigh Park and the Acres, owned and operated by FPC, this is roughly partitioned in two with a fenced area given over to allotments and an open field area.

Acres - part of the east side development area in-between Reynolds Field and the Millennium Woods, owned and operated by FPC, this hosts a football pitch, which is used by the local village football team, and a changing pavilion constructed some years ago which would not be suitable for children or youth football.

Millennium Woods – part of the east side development at the bottom of Reynolds field, owned and operated by FPC, this is an area of woodland with established paths around and within its perimeter.

1.3 Accessible local Facilities

The village is linked to the major local conurbations of Mansfield and Southwell by bus, providing access to the facilities offered by those towns.

The village is also linked to the villages of Bilsthorpe, Edingley and Halam by the Southwell trail which is a disused railway line classified as a cycle track. This route also gives largely off-road access all the way to the Sherwood Pines cycling centre, 11km away by this route.

To the west of the village lies the White Post Farm activity centre and the Wheelgate Park, both easily accessed via footpath but with paid for attractions.

1.4 Village Constraints

- Farnsfield is an ancient village and many of its streets and dwellings are laid out without consideration of the modern needs for vehicle parking. There are very limited parking facilities and it is not desirable to increase the potential need for parking in the centre of the village.
- Many of the village streets do not meet the modern standards for two-way vehicle traffic and safe pedestrian perambulation. Therefore it is desirable to reduce the potential for vehicle movements within the village.
- FPC has a limited amount of land within the envelope of the parish for the development of community and leisure facilities. Therefore it is desirable to maximise and protect the access to areas owned by FPC so they can be gainfully employed into the future.

2.0 East Side Development

2.1 Constraints

It is the shared view of FPC that the best option for the development of community leisure facilities is to invest in the area to the east side of the village including; Hadleigh Park, Reynolds Field, The Acres, and the Millennium Woods.



There are a number of constraints which must be considered when planning the development.

Area Drainage: the subsoil in the area is largely impermeable Mercian mudstone which cannot effectively disperse local rainfall. Planning permissions for three estates built in the area required the addition of attenuation ponds, one of which lies within the development area on Hadleigh Park. A flood warning area lies between Reynolds Field and the Acres; however this is primarily related to the risk of water flowing from the catchment area to the east of the location, which has not resulted in any observable issue in the last 20 years. The more pressing issue is the risk of localised flooding due to rainfall being unable to disperse, which has led to issues adjacent to the car park on Hadleigh Park and to the north east corner of Reynolds Field (within the area of the allotments). There has also been flooding at the bottom of the Millennium Woods due to rainfall run off being diverted into the wood from adjacent farmland.

Area access: currently the only vehicle access to the Millennium Woods, the Acres and Reynolds Field is via a bridleway running off Cotton Mill Lane.

- Access to Cotton Mill Lane is primarily made via Quaker Lane, which has a difficult junction with the high road, has no pavement and is unsuitable for two-way traffic.
- There is no vehicular right of way to the areas to be considered for development and the residents of Cotton Mill Lane have made complaints about the traffic and the state of the road.

If increased use is to be made of the area without providing alternative access arrangements, objections to access could result in all vehicular access via this route being prohibited.

Hadleigh Park Covenant: this area given to the village by the developers Wimpey and covered by land register entry NT373593 has a covenant that “The transferee covenants with the Transferor to use and maintain the property as open space amenity land pursuant to The Open Spaces Act 1906 and for no other purpose whatsoever” National planning guidelines defines such spaces as areas which are not extensive but are in close proximity to the community they serve holding a particular local significance, for example because of their beauty, historic significance, recreational value, tranquillity or richness of their wildlife. Policies for managing development within such spaces should be consistent with those for Green Belts. According to the Act not more than one-twentieth of such areas may be covered with buildings, and the whole or the remainder of the space must be left accessible to the whole of the public for recreational use. Any developments planned for this area, including additional car parking access roads or buildings, can only be considered as long as nineteen twentieths of the land meets the open space guidelines

Hadleigh park attenuation pond and sewer easement: the area to the South of Hadleigh Park is given over to an attenuation pond servicing the Hadleigh Park estate. A sewer easement area runs along the southern boundary of the area from the estate to the attenuation pond, and diagonally across the field.

Public Footpath Nine: the footpath running from Parfitt Drive to Cotton Mill Lane to the southern border of Hadleigh Park is a registered footpath and public access must be maintained. This is bordered by a hedge running from Parfitt Drive to Cotton Mill Lane which is subject to a tree protection order.

Acres and Millennium Woods Deeds: whilst it is widely acknowledged that FPC owns the Acres and the Millennium Woods there is no formal deed of registration for either of these areas.

2.2 Development Requirements

FPC have the following criteria for the development of the area in question:

- 1: Facilities should include improved changing facilities to allow all age group football to be played within the area in accordance with previous strategic plan directions. Options of upgrading the current pavilion or building a small new multi sports facility should be considered.
- 2: The provision of suitable surfaces for an adult and children's football pitch should be provided within the area.
- 3: The plan should provide a sustainable solution for future access and parking within the area, with sufficient parking in near proximity to the football pitches (which will attract the greatest amount of traffic).
- 4: The play facilities at the top of Hadleigh Park must be upgraded to allow S106 funding conditions to be met.
- 5: A suitably positioned wheeled sports area may be located within the development, in an area where it can be fenced and suitably supervised with a minimum of impact on residents.
- 6: Consideration should be given to providing additional facilities for the older members of the population.
- 7: If a rebuilding of the football pavilion is planned it may be advantageous to implement this at the top of the Acres to allow closer proximity to parking and the shared use of the facility with other groups and allotment holders.
- 8: The development should be sensitive to drainage requirements and include a scheme for reducing flood potential in the allotment area.