

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

<b>Site Reference</b>	<b>NOR0249</b>
<b>Site Address</b>	<b>Corkhill Lane (Land at Pinfold Cottage)</b>
<b>Parish</b>	<b>Southwell</b>
<b>Ward</b>	<b>Southwell</b>
<b>Area (ha)</b>	<b>0.45ha</b>
<b>Housing/Employment/Both:</b>	<b>Housing</b>
<b>Last Updated</b>	<b>June 2023</b>
<b>Suitability Conclusion:</b>	<b>Not Suitable</b>
<b>Availability Conclusion:</b>	<b>Available</b>
<b>Availability Comments:</b>	The site is available within 5-10 years
<b>Achievability Conclusions:</b>	<b>Achievable</b>
<b>Achievability Comments:</b>	There is nothing to suggest the site is not achievable
<b>OVERALL CONCLUSION:</b>	
The site is separate from the village, in the open countryside, and is therefore covered by SP3 / DM8. Possible off site highways mitigation may be required.	

<b>SUITABILITY</b>	
<b>Character Land Use Location</b>	
Location:	Separate from village
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.45ha (Greenfield)
Area Character:	Countryside / residential
Setting:	Countryside
Current Use:	Agriculture
<b>Policy</b>	
Current Policy Status:	SP3 / DM8
Other Policy Constraints:	
Conflicting Issues:	

<b>Access to Services</b>			
<b>Within 800m or 10mins walking</b>		<b>Within 30mins travel by public transport</b>	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	498m	Proximity to Transport Node	Over 1km

<b>Physical Constraints:</b>	
Highway Engineers Comments:	Visibility and on-site Highway Layout to be provided to standard. Offsite highways work required. Traffic assessment required. Large site could generate a significant number of pedestrian movements towards Southwell therefore requiring off site works in order to facilitate these movements.
Topography Constraints:	Rising slope to the north
Contaminated Land:	No

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Contamination Category:	C – Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural Land Quality:	Grade 3 (Good to Moderate)
Site Apparatus:	Multiple telephone wires running through field NW to SE
Access to Utilities:	No
Neighbour Issues:	None
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	
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:	No
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

**SUITABILITY CONCLUSION: Not Suitable**

### AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Land confirmed as available in June 2023
Achievability Comment:	There is nothing to suggest the site is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None Known
Viability Comments:	None

**AVAILABILITY CONCLUSION: Available**

**ACHIEVABILITY CONCLUSION: Achievable**

### ADDITIONAL COMMENTS

Formerly part of 08_0136
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# Strategic Housing and Employment Land Availability Assessment 2023

