



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

**STRATEGIC HOUSING AND EMPLOYMENT  
LAND AVAILABILITY ASSESSMENT**

**NORMANTON PARISH – SITE  
ASSESSMENTS**

**2021**

**Normanton Parish**

The following sites have been submitted within the Parish of Normanton. However these sites have not been fully assessed due to the size of the settlement and because new allocations are not being sought in this tier of the settlement hierarchy at this stage.

**Site Reference Number: 16\_0249 Site Address Land at Pinfold Cottage, Corkhill Lane**  
**Housing/Employment/Both: Housing Area (Ha):**  
**Parish: Southwell Ward: Southwell**

**Suitability Conclusion: Not Suitable – Settlement too Small**  
**Availability Conclusion:**  
 Availability Comments:  
**Achievability Conclusions:**  
 Achievability Comments:

**OVERALL CONCLUSION:**  
**Not fully assessed due to size of settlement. New allocations are not being sought in this tier of the settlement hierarchy at this stage.**

**SUITABILITY**

**Character Land Use Location:**  
 Location: Separate from Village Boundary PDL/Greenfield: Greenfield  
 Area: PDL Area: Greenfield 3.28ha  
 Area Character: Countryside / Residential  
 Setting : Countryside  
 Current Use: Agriculture

**Policy:**  
 Current Policy Status: Other Policy Constraints:  
 Conflicting Issues:

**Access to Services :**

<b>Within 800m or 10mins walking</b>		<b>Within 30 mins travel by public transport</b>	
Primary School:	Bus Stop:	Secondary School:	Retail Area:
GP/Health Centre:	Cash Machine Post Office:	Further Education:	Hospital:
Store of Local Importance:		Supermarket:	Employment:
Proximity to town centre:		Proximity to Transport Node:	
Green Space Standards:		Green Space Strategy Comments:	

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**Physical Constraints :**

Highway Engineers Comments:  
Topography Constraints: No  
Contaminated Land?: No                      Contamination Category: C – Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : Grade 3 (Good – Moderate)                      Access to Utilities:

Site Apparatus:                      Neighbour Issues:

Flood Zone: 1                      Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

**Landscape, Biodiversity and Built Heritage Constraints :**

Impact on views:                      |                      Impact on existing recreational use:

Protected Species/Habitats :                      Tree Preservation Order:

Natural Features on site

Conservation Area :                      Heritage asset (designated & non designated):

**Suitability Conclusion:** Not Suitable

**AVAILABILITY AND ACHIEVABILITY**

Availability Comments:

Achievability Comments:

Ownership Constraints:                      Ownership Comments:

Legal Issues:                      Legal Comments:

Timescale:                      Availability Other Issues:

Viability Comments:

**Availability Conclusion:**

**Achievability Conclusion:**

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**Additional Comments**

Formerly part of 08\_0136

Yield:



# SHELAA 2016 Sites (Portrait)

