

Bilsthorpe and Rufford Parishes

- 5.17** Within Bilsthorpe and Rufford Parishes, 26 sites have been through the full Assessment process, 22 of these in Bilsthorpe Parish and 4 sites which are actually within Rufford Parish but are adjacent to the village of Bilsthorpe. Other sites in Rufford Parish which were not adjacent to the village of Bilsthorpe and therefore not in a settlement prioritised for Assessment (Page 11 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) are detailed at paragraph 5.23 below. Of the 24 sites in Bilsthorpe and Rufford Parishes fully assessed 8 sites are not considered suitable for development and have not progressed through the Achievability or Availability stages.
- 5.18** 6 sites are considered suitable for development and could provide for approximately 345 dwelling units.
- 5.19** 12 sites may be considered suitable for development and could provide for approximately 1258 dwelling units. For development of these sites to be considered suitable, changes to Planning Policy would need to be considered and implemented through the Local Development Framework. It should be noted that no decisions on changes to Planning Policy have yet been made and the inclusion of sites within this category should not be taken as an indication that changes will be made.
- 5.20** The following sites within the parish of Bilsthorpe have been submitted to the Local Planning Authority, or have been identified through the Planning Officer led Desktop search exercise, and have been fully assessed:

Sites not Considered Suitable

- **08_0173**
- **08_0201a**
- **08_0201b**
- **08_0439**
- **08_0445**
- **08_0446**
- **08_0448**
- **08_0449**

Sites which are Considered Suitable

- **08_0111**
- **08_0284**
- **08_0441**
- **08_0443**
- **08_0447**
- **08_0599**

Site which may be Considered Suitable

- 08_0081
- 08_0085
- 08_0095
- 08_0200
- 08_0202
- 08_0261
- 08_0440
- 08_0442
- 08_0444
- 08_0450
- 08_0451
- 08_0452

5.21 The following sites have also been submitted, but 08_0093 and 08_0183 are under the size threshold of 0.25 ha (paragraph 12 of the Nottingham Outer Strategic Housing Land Availability Assessment Methodology (July 2008) refers) and a full Assessment has therefore not been undertaken. Site 08_0108 is a duplicate of 08_0095 and 08_0598 is considered to be fully developed.

- 08_0093- South of Hollowdyke Lane
- 08_0180- Eakring Road
- 08_0183- Sports Ground Bungalow Eakring Road
- 08_0598- The Crescent

5.22 However, the information provided will be used in developing the new detailed planning policies for this area.

5.23 The following sites have been submitted for the part of Rufford parish which is not adjacent to Bilsthorpe Village and a full Assessment has therefore not been undertaken.

- 08_0014- Eakring Road, Bilsthorpe
- 08_0196- Land Adjacent The Chase/Mulberry House, Maylodge Dr, Rufford
- 08_0203- Land South of Maylodge Drive, Rufford
- 08_0378- Broad Oak, Old Rufford Road, Rufford

5.24 However, the information provided will be used in developing the new detailed planning policies for this area.

Site Ref: Rectory Farm, Kirklington Road**08_0081****Area(ha): 0.49****Parish: BILSTHORPE****Proposed Yield : 10**

Suitability Conclusion	The site may be suitable
Availability Conclusions:	The site could be available in 5 - 10 years time
Availability Comments:	Information provided: Developer has shown an interest in the site. 4 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.
Achievability Conclusion:	The site is economically viable/acheivable for housing
Achievability Comments:	Viable - Assessed at 30dph site area reduced by 30% to reflect on-site trees and pond No on-site POS required but with POS commuted sum. No. of dwellings 10.
Overall Draft Conclusion:	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.
Overall Final Conclusion:	Potential contamination issues in the locality would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

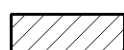
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** MixedVillage/Countyside**Area Greenfield:****Setting:** Village**Area PDL:** 0.49**Current Use:** Residential**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside , C1-C5, C12,C12-15 Conservation Areas**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9525m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 189m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Statement required. Access would need to be to current design standard including adequate visibility onto Kirklington Rd.**Topography Constraints:** No Slopes down to the west**Access to Utilities?** Yes **Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been

Site Ref: Rectory Farm, Kirklington Road**08_0081****Area(ha):** 0.49**Parish:** BILSTHORPE**Proposed Yield :** 10

identified in close proximity to the site

Agricultural Land Quality: Grade 2 (Very good) Part
Grade 2/Part Grade 3**Site Apparatus:** None**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Pond and Trees on east of site.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. 4 dwellings detailed in submission. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph site area reduced by 30% to reflect on-site trees and pond No on-site POS required but with POS commuted sum. No. of dwellings 10.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph site area reduced by 30% to reflect on-site trees and pond No on-site POS required but with POS commuted sum. No. of dwellings 10.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



Site Ref: Land South of Bilsthorpe**08_0085****Area(ha):** 8.10**Parish:** BILSTHORPE**Proposed Yield :** 170**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown interest in site. Developer has invested in the site. Site available for development within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph site area reduced by 30% to reflect on-site POS no POS commuted sum. Number of dwellings 170.

Overall Draft Conclusion:

Topography issues. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0261.

Overall Final Conclusion:

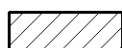
Topography issues. Possible on and off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed countryside/residential**Area Greenfield:** 8.1**Setting:** Countryside**Area PDL:****Current Use:** Vacant Land**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside north and far east of site are within Smoke Control Order Area**Other:** Policies NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area and PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 9507m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 92m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Comments amended in response to consultation reply: Assuming third party land could be acquired for connections as indicated, there would be a need for a Transport Assessment to show whether the surrounding road network could accommodate the proposed development. Potential access D has no connection to the site and C is unlikely to be suitable.

Site Ref: Land South of Bilsthorpe**08_0085****Area(ha):** 8.10**Parish:** BILSTHORPE**Proposed Yield :** 170**Topography Constraints:** Yes Slopes to south west; some slopes are steep**Access to Utilities?** Yes**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)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Entire site located in flood zone1, suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No Would impact upon views from south into Bilsthorpe**Natural Features:** No ditch on boundary.**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown interest in site. Developer has invested in the site. Site available for development within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph site area reduced by 30% to reflect on-site POS no POS commuted sum. Number of dwellings 170.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph site area reduced by 30% to reflect on-site POS no POS commuted sum. Number of dwellings 170.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off the Eakring Road,**08_0095****Area(ha): 3.95****Parish: BILSTHORPE****Proposed Yield : 102****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 102.

Overall Draft Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. Any possible development would need to mitigate against any detrimental impact on potential wildlife species in the locality. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed village/countryside**Area Greenfield:** 3.95**Setting:** Countryside adjacent to village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside Outside the village plan boundary**Other:** NE1 development in the countryside, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 9013m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 800m of publicly accessible green space**GreenSpace Strategy Comments:** 466m**Physical Constraints The site may be suitable**

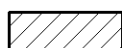
Highway Engineers Comments: Visibility and highway layout to be provided to standard. Off site highway works required. Traffic Assessment required. There is no pedestrian facility to this side of the road and would require off site works for this provision. The access would need to be given careful consideration due to the elevation of the adjacent

Site Ref: Land off the Eakring Road,**08_0095****Area(ha): 3.95****Parish: BILSTHORPE****Proposed Yield : 102**

roadway. TA required.

Topography No flat land
Constraints:**Access to Utilities?** No**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Telephone wires adjacent to site**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Consultation indicates potential location of protected species in the locality.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 102.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS and POS commuted sum. No. of dwellings 102.**Additional Comments:** SHLAA Site 08_0108 is a duplicate of this site.
Part of wider site refused permission in 2005 and 2007 for a wind farm.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land North of Maid Marion Avenue**08_0111****Area(ha):** 3.80**Parish:** BILSTHORPE**Proposed Yield :** 91**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available within 5 years

Availability Comments:

Information supplied: up to 100 dwellings are proposed and the site will be available within 5 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph with 14% on-site POS (accommodated within 20% site area reduction) and POS commuted sum. No. of dwellings 91.

Overall Draft Conclusion:

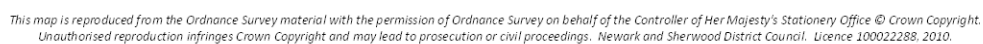
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Southwell Trail Local Nature Reserve and retain a recreation ground within the site. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Southwell Trail Local Nature Reserve and retain a recreation ground within the site. Although the site is subject to constraints, appropriate mitigation measures could be provided. The site is both Available and Achievable.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed village/leisure/countryside**Area Greenfield:** 3.8**Setting:** Village**Area PDL:****Current Use:** Vacant land plus recreation ground with play equipment
Vacant Land**Proposed Use:****Policy The site is suitable****Allocated Site:** Open Space Small part of site is an equipped recreation ground.**Other:** R2 Existing Open Space and rest of site H13
Area within Village Envelope**Conflicting Issues** No**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9340m**Proximity Transport Node:** Over 1km from a major public transport
node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 151m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and On site Highway Layout to be provided to standard. Large site with limited access from the existing public highway. Would therefore need to gain access through the Recreation Ground

Site Ref: Land North of Maid Marion Avenue**08_0111****Area(ha):** 3.80**Parish:** BILSTHORPE**Proposed Yield :** 91**Topography** No Flat
Constraints:**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** Pylons running through site from SW to NE**Neighbour Issues:** No**Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Site suitable for all forms of development.**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes South east of site is an existing open space**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Partially coincides with and abuts Southwell Trail LNR. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available within 5 years**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information supplied: up to 100 dwellings are proposed and the site will be available within 5 years.**Achievability Comments:** Viable - Assessed at 30dph with 14% on-site POS (accomodated within 20% site area reduction) and POS commuted sum. No. of dwellings 91.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** other constraints 0-5 years Access to the site is via Bilsthorpe Parish Council land - however they have indicated in the past that this would be acceptable provided a new play area was provided**Availability Other Issues:** other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph with 14% on-site POS (accomodated within 20% site area reduction) and POS commuted sum. No. of dwellings 91.**Additional Comments:** 02/02210/OUTM refused.



Site Ref: Land off Archer Drive**08_0173****Area(ha):** 3.38**Parish:** BILSTHORPE**Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:**

Information Supplied: A developer has shown interest in this site. Available within all the timescales specified on the Site Submission Form.

Achievability Conclusion:**Achievability Comments:****Overall Draft Conclusion:**

Any potential development would need to take account of the potential impact on the setting of the nearby Grade 1 Listed Building. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0202 and subsequently 08_0284.

Overall Final Conclusion:

Any potential development would need to take account of the potential impact on the setting of the nearby Grade 1 Listed Building. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0202 and subsequently 08_0284.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed Countryside/ Village**Area Greenfield:** 3.38**Setting:** Other Countryside/ Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1- Development in the Countryside, C1-5, C12, C16 - 18 Conservation Area**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 9051m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 208m**Physical Constraints The site is not suitable****Highway Engineers Comments:** Site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No Slopes down to East**Access to Utilities?** Yes**Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land off Archer Drive**08_0173****Area(ha):** 3.38**Parish:** BILSTHORPE**Proposed Yield :****Agricultural Land Quality:** Grade 2 (Very good) Part
Grade 2/Part Grade 3**Site Apparatus:** Pylons to the East of the site running
North to South**Neighbour Issues:** None**Identified in SFRA:** No**Site within a flood
zone?:** In Floodzone 1**SFRA Comments:**

Impact on Landscape Biodiversity The site may be suitable**Impact on views:** Yes Potential impact on th setting of
the Grade 1 Listed St Margaret's
Church (and others) needs to be
carefully considered in terms of
whether they can be developed. (EH)**Natural Features:** Yes Trees on site.**Impact on existing
Recreational Use:** Yes Footpath crosses site**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/
Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable

Availability and Achievability**Availability Conclusions:****Achievability Conclusion:****Availability Comments:** Information Supplied: A developer has shown interest in this site. Available within
all the timescales specified on the Site Submission Form.**Achievability Comments:****Ownership Constraints** owner constraints 6-10 years
currently held under an
agricultural tenancy
agreement**Ownership Comments:** currently held under an
agricultural tenancy agreement**Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:**

Additional Comments: Abuts SHLAA Sites 08_0202 and 08_0446.The impact of these sites on the setting of the Grade I listed St Margaret's Church (as well as
a number of other listed and historic buildings) will need to be
carefully considered in terms of whether they can be developed.

[illegible]

Date:	08/03/2010
Scale:	1:2,500

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Site Ref: Off Farnsfield Road**08_0200****Area(ha):** 2.10**Parish:** BILSTHORPE**Proposed Yield :** 54**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30dph, 14% on-site POS but no POS commuted sum. No. of dwellings 54.

Overall Draft Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is both Available and Achievable.

Overall Final Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.1**Setting:** Countryside Village**Area PDL:****Current Use:** HorsicultureOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside Site is within area of Smoke Control Order.**Other:** NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 9020m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 305m**Physical Constraints The site is suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic Statement required. An acceptable vehicular access could be achieved to this site but may struggle with a pedestrian connection to the village

Topography Constraints: No Slopes down to north**Access to Utilities?** Yes**Contaminated Land?:** No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Off Farnsfield Road**08_0200****Area(ha):** 2.10**Parish:** BILSTHORPE**Proposed Yield :** 54**Agricultural Land Quality:** Grade 2 (Very good) Grade 3**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:**

In Floodzone 1

SFRA Comments: Flood zone 1 suitable for all forms of development.**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30dph, 14% on-site POS but no POS commuted sum. No. of dwellings 54.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30dph, 14% on-site POS but no POS commuted sum. No. of dwellings 54.**Additional Comments:** Abuts SHLAA site 08_0449. Stables within site.



Date:	08/03/2010
Scale:	1:2,500

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Site Ref: Land At Eakring Road/Swish Lane (South Site)**08_0201a** Area(ha): 2.56

Parish: BILSTHORPE

Proposed Yield :**Suitability Conclusion** The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location make this site unsuitable for development.**Overall Final Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Highway access constraints in this location make this site unsuitable for development.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.56**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site may be suitable**AllocatedSite:** Countryside Within a Smoke Control Order area.**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8711m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 74m**Physical Constraints** The site is not suitable**Highway Engineers Comments:** The site has no connection to the public highway and is therefore unsatisfactory.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1**SFRA Comments:** Flood zone 1 all forms of development suitable.

Site Ref: Land At Eakring Road/Swish Lane (South Site)

08_0201a Area(ha): 2.56

Parish: BILSTHORPE

Proposed Yield :

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Rufford BW19
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ No
Habitats:

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

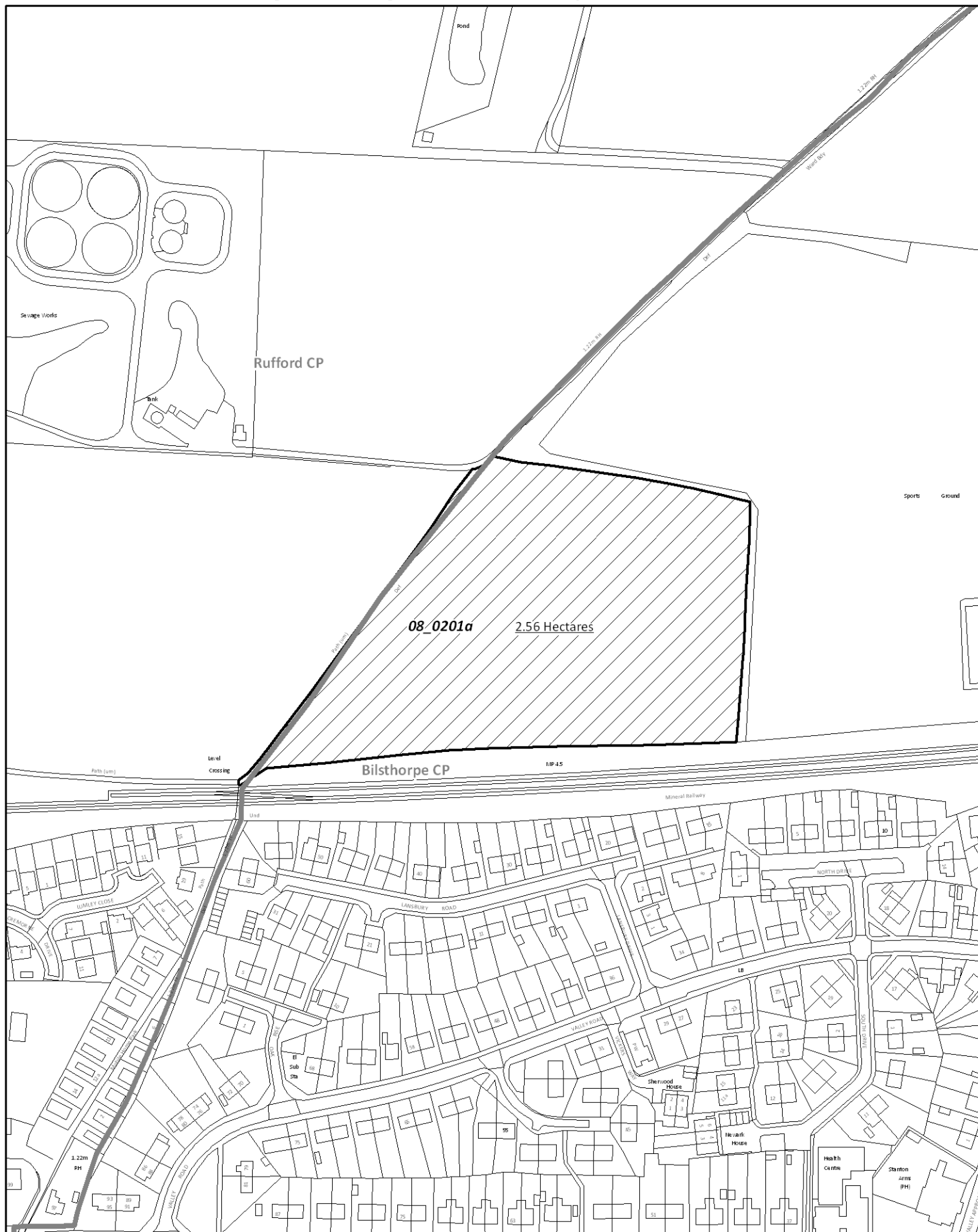
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: 74891287 - Overhead power line covers edge of site.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land At Eakring Road/Swish Lane (North Site)**08_0201b** Area(ha): 2.41

Parish: BILSTHORPE

Proposed Yield :

Suitability Conclusion The site is not suitable**Availability Conclusions:****Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years.**Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.**Overall Final Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.**Character Land Use Location** The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 2.41**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is not suitable**AllocatedSite:** Countryside Within a Smoke Control Order area.**Other:** NE1 Development in the Countryside, NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone**Conflicting Issues** Yes Development in the Countryside**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8711m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 74m**Physical Constraints** The site may be suitable**Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic Assessment required. Subject to satisfactory details of access and TA result.**Topography Constraints:** No Flat**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:****Neighbour Issues:****Identified in SFRA:** Yes**Site within a flood zone?:** In Floodzone 1

Site Ref: Land At Eakring Road/Swish Lane (North Site)

08_0201b Area(ha): 2.41

Parish: BILSTHORPE

Proposed Yield :

SFRA Comments: Flood zone 1 all forms of development suitable.

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Yes Rufford BW19
Recreational Use:

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ No
Habitats:

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments: Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years.

Achievability Comments:

Ownership Constraints No ownership constraints 0-5 years

Ownership Comments:

Legal Issues: No

Legal Comments:

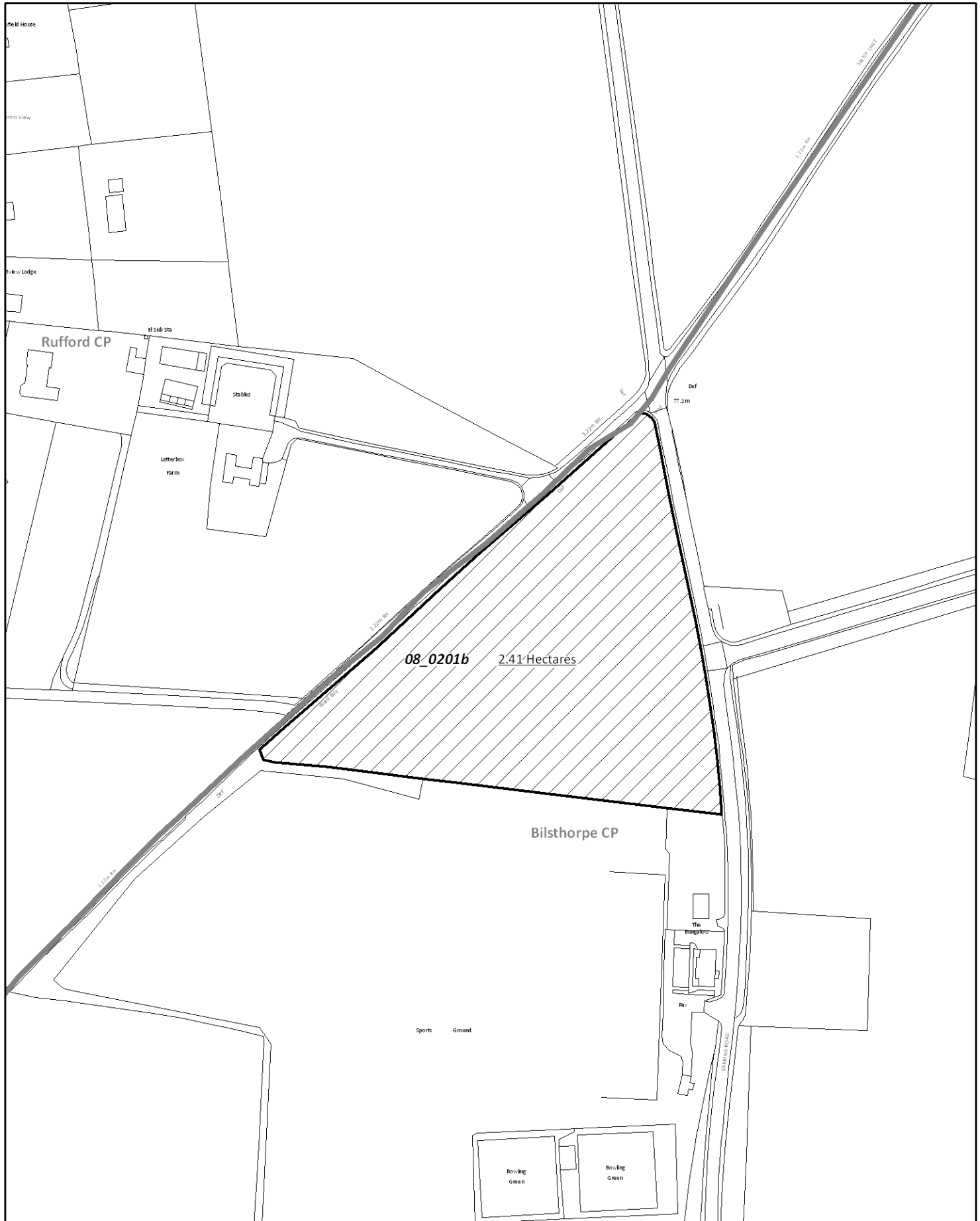
Timescale: No other constraints 0-5 years

Availability Other Issues: No other constraints 0-5 years

Viability Comments:

Additional Comments: Adjoins SHLAA site 08_0133. 74891287 - Overhead power line covers edge of site.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land East of Wycar Road**08_0202****Area(ha):** 6.55**Parish:** BILSTHORPE**Proposed Yield :** 138**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH 30% on-site POS, no POS commuted sum. Number of dwellings 138

Overall Draft Conclusion:

Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0284 or 08_0452.

Overall Final Conclusion:

If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** CountrysideVillage**Area Greenfield:** 6.55**Setting:** Countryside Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1- Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site may be suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 8857m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 406m**Physical Constraints The site is suitable**

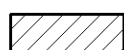
Highway Engineers Comments: Comments amended in response to consultation reply: Following investigation of adopted highway limits it would appear that the site would be contiguous with the adopted highway and therefore could gain access to the highway. There would be a limit to the number of dwellings that could be served from the end of Wycar Rd, this being in the region of 150 units.

Topography Constraints: No Slopes down to East**Access to Utilities?** Yes**Contaminated Land?:** No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land East of Wycar Road**08_0202****Area(ha):** 6.55**Parish:** BILSTHORPE**Proposed Yield :** 138**Agricultural Land Quality:** Grade 2 (Very good) / Grade 3**Site Apparatus:** Yes- Pylons run across site East to West**Neighbour Issues:** Noise from factory to the South**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** Yes**SFRA Comments:** Located in Flood Zone 1- Suitable for all forms of development**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes Trees to South of site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information provided: Developer has shown an interest in the site. Developer has already invested in the site. Site available within 5 years. However, as the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30 DPH 30% on-site POS, no POS commuted sum. Number of dwellings 138**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed at 30 DPH 30% on-site POS, no POS commuted sum. Number of dwellings 138**Additional Comments:** Abuts SHLAA sites 08_0173, 08_0284 and 08_0452.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land off Scarborough Road**08_0261****Area(ha):** 0.82**Parish:** BILSTHORPE**Proposed Yield :** 23**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

Information Supplied: Available within 5-10 years.

Achievability Conclusion:

The site is economically viable/achievable for housing

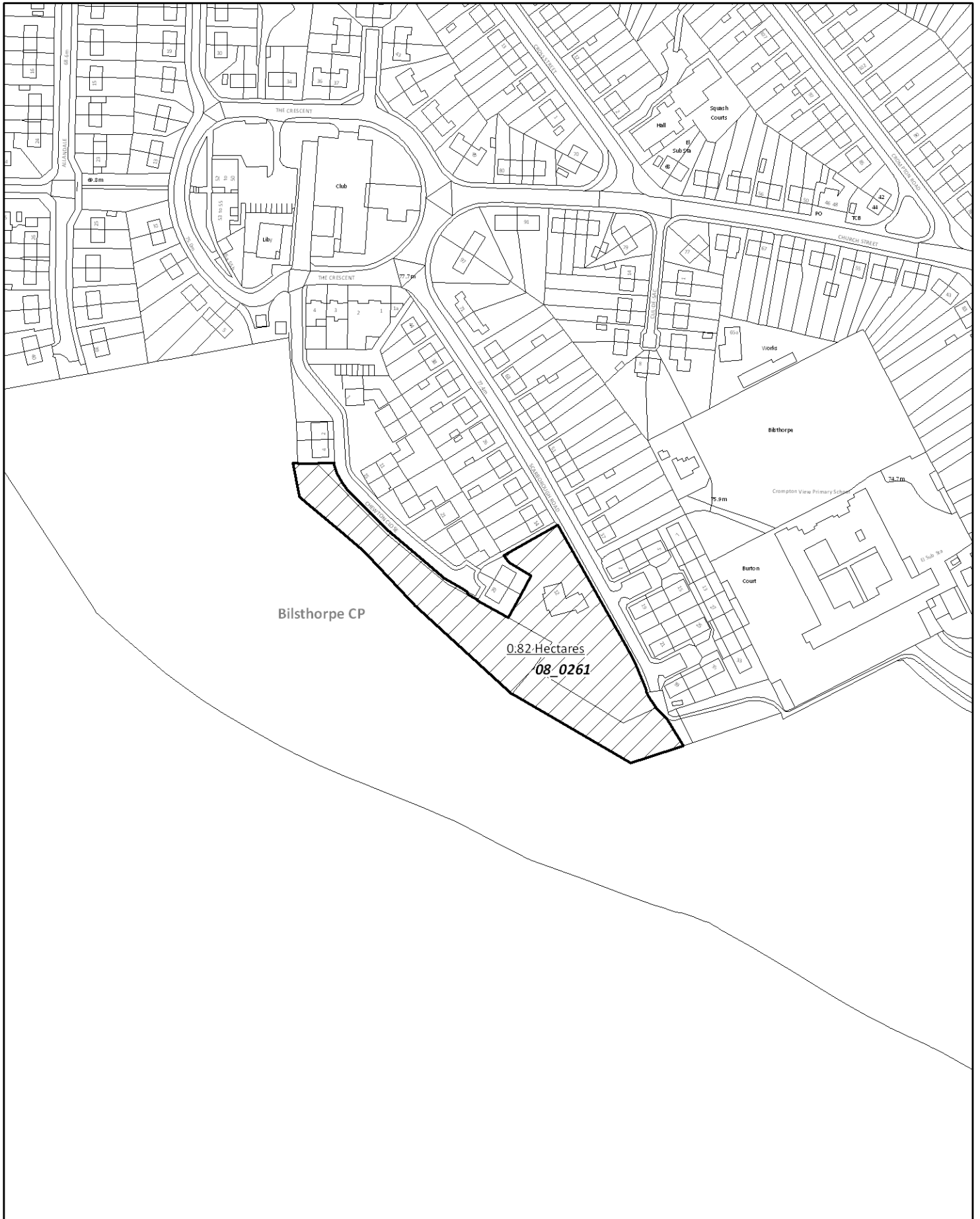
Achievability Comments:

Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 23.

Overall Draft Conclusion:**If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Overall Final Conclusion:****If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable in all other respects. The site is Achievable and information supplied is that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed village/countryside**Area Greenfield:** 0.33**Setting:** Countryside urban**Area PDL:** 0.49**Current Use:** Open Land**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside H13 applies to the small part of the site within the village envelope**Other:** NE9 Sherwood Forest Special Landscape Area, PU4 Aquifer Protection Zone, H13 within village envelope; NE1 Development in the Countryside**Conflicting Issues** Yes Mostly outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 9476m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 42m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic statement required. Site would lend itself to frontage development to both roads. Accesses to standard.**Topography Constraints:** No slopes down to west**Access to Utilities?** Yes**Contaminated Land?:** Yes**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Land off Scarborough Road**08_0261****Area(ha): 0.82****Parish: BILSTHORPE****Proposed Yield : 23****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** none**Neighbour Issues:** none**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes trees on site**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** Information Supplied: Available within 5-10 years.**Achievability Comments:** Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 23.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:** No**Legal Comments:****Timescale:** No other constraints 0-5 years**Availability Other Issues:** No other constraints 0-5 years**Viability Comments:** Viable - Assessed with 6% on-site POS and POS commuted sum. No. of dwellings 23.**Additional Comments:** Adjacent to SHLAA site 08_0085. Site lies mainly outside the village envelope and the southern part of the site is part of a wider residential planning consent.

Strategic Housing Land Availability Assessment 2010



Site Ref: Land at Hillside, 81 Kirklington Road

08_0284

Area(ha): 1.97

Parish: BILSTHORPE

Proposed Yield : 53

Suitability Conclusion The site is suitable

Availability Conclusions: The site could be available within 5 years

Availability Comments: Information Supplied: Developer has already invested in the site. Number/type of dwellings in mind: Standard housing mix to LPA requirements. Available within 5 years.

Achievability Conclusion: The site is economically viable/achievable for housing

Achievability Comments: Viable - Assessed 10% site area reduction, 6% on-site POS located within 10% site reduction area and POS commuted sum. No. of dwellings 53.

Overall Draft Conclusion: Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.

Overall Final Conclusion: Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is both Available and Achievable.

Character Land Use Location The site is suitable

Location: Village (within boundary)

PDL/Greenfield: PDL

Area Character: MixedResidential/Countryside/Industry

Area Greenfield:

Setting: Village

Area PDL: 1.97

Current Use: Residential/PiggeryOther

Proposed Use:

Policy The site is suitable

AllocatedSite: Housing

Other: H2-Wb Kirklington Road, Bilsthorpe

Conflicting Issues No

Access to Services The site is suitable

Within 800m or 10 mins walking

Within 30 mins travel by public transport

Primary school: No **Bus stop:** Yes

Secondary school: Yes **Retail Area:** Yes

GP/ Health Centre: No **Cash Machine/PO:** Yes

Further Education: Yes **Hospital:** No

Supermarket: No **Employment:** Yes

Store of Local Importance:

Proximity to Town centre: Over 1km from a town centre
Southwell Town Centre 8869m

Proximity Transport Node: Over 1km from a major public transport node

GreenSpaceStandards: Within 400m of publicly accessible green space

GreenSpaceStrategy Comments: 228m

Physical Constraints The site may be suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Transport Assessment required. Access to this site has previously been considered, by the Highway Authority, for a comprehensive development and found to be dependant on the provision of a mini roundabout. This requires third party land. Without third party land development on this site would be severely limited.

Topography Constraints: No Slopes down to west

Access to Utilities? Yes

Contaminated Land?: Yes

Contamination Category: A-Potentially contaminative usage has been identified at the site

Site Ref: Land at Hillside, 81 Kirklington Road

08_0284

Area(ha): 1.97

Parish: BILSTHORPE

Proposed Yield : 53

Agricultural Land Quality: Grade 2 (Very good) Part of site Grade 3

Site Apparatus: Buildings on site

Neighbour Issues: None

Site within a flood zone?: In Floodzone 1

Identified in SFRA: Yes

SFRA Comments: Flood zone 1 suitable for all forms of development

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: Yes Trees

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available within 5 years

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments: Information Supplied: Developer has already invested in the site. Number/type of dwellings in mind: Standard housing mix to LPA requirements. Available within 5 years.

Achievability Comments: Viable - Assessed 10% site area reduction, 6% on-site POS located within 10% site reduction area and POS commuted sum. No. of dwellings 53.

Ownership Constraints No ownership constraints 0-5 years Single ownership, untenanted

Ownership Comments: Single ownership, untenanted

Legal Issues: No

Legal Comments:

Timescale: other constraints 0-5 years

Availability Other Issues: other constraints 0-5 years

Viability Comments: Viable - Assessed 10% site area reduction, 6% on-site POS located within 10% site reduction area and POS commuted sum. No. of dwellings 53.

Additional Comments: Adjacent to SHLAA sites 08_0202 and 08_0452 and could provide access for these sites. Refusal for residential was for eastern part of site.

[illegible]

Date:	08/03/2010
Scale:	1:2,500

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Site Ref: Bilsthorpe Colliery**08_0439****Area(ha): 4.77****Parish: BILSTHORPE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.

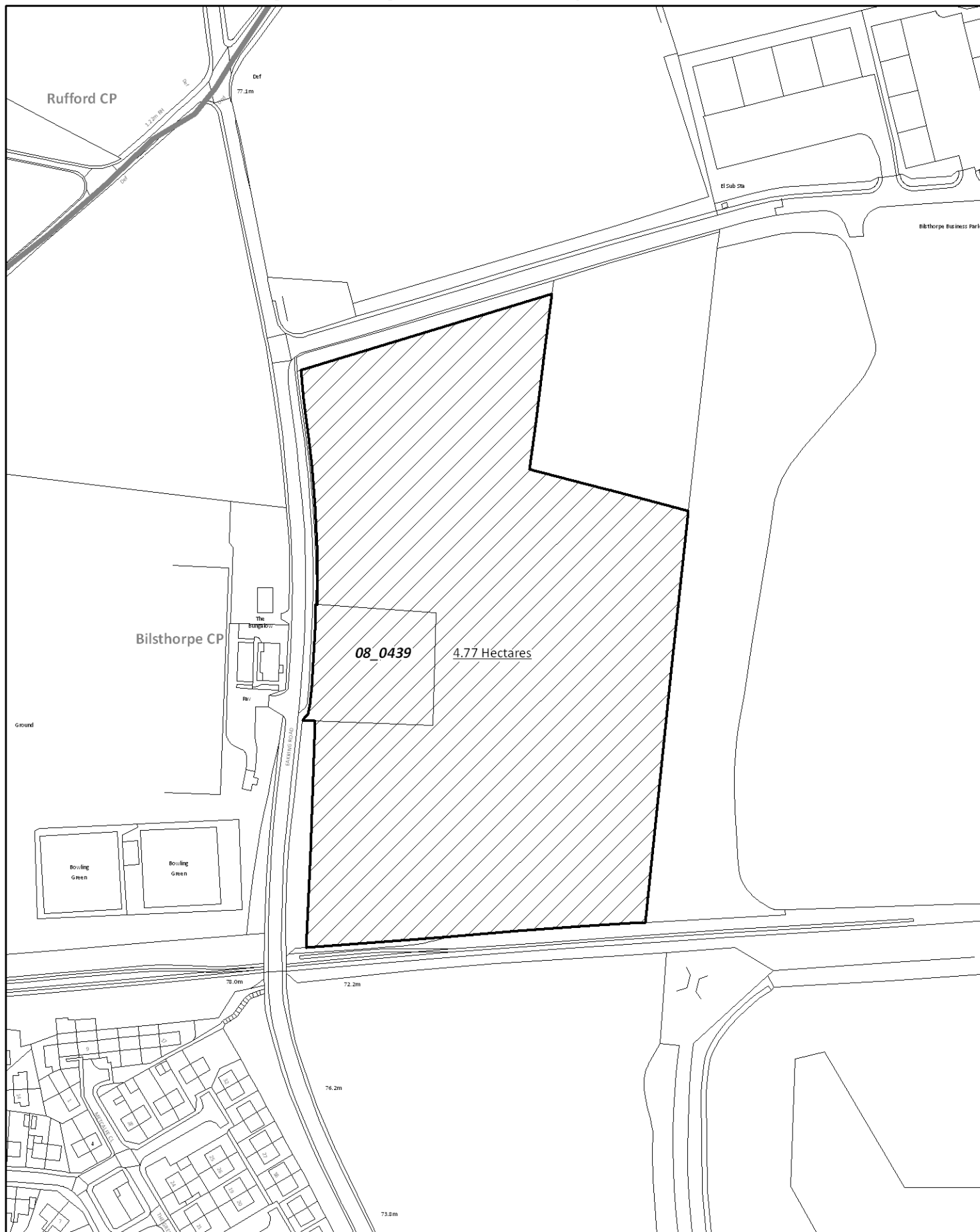
Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 4.77**Setting:** Other area of countryside to the West of former colliery**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Employment**Other:** NE1 Development in the Countryside E2Wc Bilsthorpe Colliery, Bilsthorpe; PU4 Aquifer Protection Zone**Conflicting Issues** Yes Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8692m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 328m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Traffic assessment required. Access to this site would need to be taken near to the northern end of the site frontage away from the rail bridge.**Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Bilsthorpe Colliery**08_0439****Area(ha):** 4.77**Parish:** BILSTHORPE**Proposed Yield :****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** No**Neighbour Issues:** adjacent to growing industrial estate to E**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** Yes embankment on road frontage to West**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Smoke Control Zone

Strategic Housing Land Availability Assessment 2010



Site Ref: Land Adj JFP Distribution Centre, Eakring Road**08_0440****Area(ha):** 0.32**Parish:** BILSTHORPE**Proposed Yield :** 10**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:

As the site currently has policy constraints it has been put in the 5-10 tranche.

Achievability Conclusion:

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 10.

Overall Draft Conclusion:**Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is both Available and Achievable.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and could be available within 5 to 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Other edge of village**Area PDL:** 0.32**Current Use:** commercial storageLand & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 Development in the Countryside; PU4 Aquifer Protection Zone**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Ollerton Town Centre 9376m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 198m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. This site has previously been considered for residential development. Subject to conditions there were no highway objections**Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site

Site Ref: Land Adj JFP Distribution Centre, Eakring Road**08_0440****Area(ha):** 0.32**Parish:** BILSTHORPE**Proposed Yield :** 10**Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** elec. sub-station adjacent roadside**Neighbour Issues:****Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:** As the site currently has policy constraints it has been put in the 5-10 tranche.**Achievability Comments:** Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 10.**Ownership Constraints** No ownership constraints 0-5 years**Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 10.**Additional Comments:** Smoke Control Zone

Strategic Housing Land Availability Assessment 2010



08_0440 - Land Adj JFP Distribution Centre, Eakring Road, Bilsthorpe

Date: 08/03/2010

Scale: 1:1,250

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Site Ref: North of Mickledale Lane**08_0441****Area(ha):** 6.55**Parish:** RUFFORD**Proposed Yield :** 140**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 10% site area reduction (floodzone 3) and a further 20% to make overall 30% on-site POS no POS commuted sum. No of dwellings 140.

Overall Draft Conclusion:

Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Part of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although constraints could prevent part of the site from being developed, some areas could accommodate development. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Residential/Countryside/Employment**Area Greenfield:** 6.18**Setting:** Other Residential/Countryside/Employment**Area PDL:** 0.37**Current Use:** Agriculture**Proposed Use:****Policy** The site is suitable**Allocated Site:** Not Allocated**Other:** H13 - Housing Development in Large Villages, PU4 - Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8517m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 1500m of publicly accessible green space**GreenSpace Strategy Comments:** 918m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Comments not available**Topography Constraints:** No**Access to Utilities?** Unknown**Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site

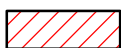
Site Ref: North of Mickledale Lane**08_0441****Area(ha): 6.55****Parish: RUFFORD****Proposed Yield : 140****Agricultural Land Quality:** Grade 3 (Good-moderate)**Neighbour Issues:** A614 on western boundary**Identified in SFRA:** No**Site Apparatus:** Telegraph poles along rear boundary**Site within a flood zone?:** In zone 3 Approximately 10% of the site is in Zone 3 and also 2. Only affects eastern part of site.**SFRA Comments:**

Impact on Landscape Biodiversity The site is suitable**Impact on views:** No**Natural Features:** Yes Trees along bank to north**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable

Availability and Achievability**Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 10% site area reduction (floodzone 3) and a further 20% to make overall 30% on-site POS no POS commuted sum. No of dwellings 140.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 10% site area reduction (floodzone 3) and a further 20% to make overall 30% on-site POS no POS commuted sum. No of dwellings 140.

Additional Comments: Smoke control zone

The map illustrates the Rufford CP site, designated 08_0441, which covers 6.55 Hectares. The site is highlighted with red diagonal hatching. It is situated between a road to the west (marked 71m) and a path to the east. To the north of the site is a 'Sewage Works' area. To the south is 'Featherstone House Farm'. The map also shows surrounding residential areas with streets like 'NEW ROAD', 'ALLANDALE', and 'MICKLEDALE CLOSE'. A blue line with arrows indicates a path or boundary running through the site.



Date:	30/03/2010
Scale:	1:5,000

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Site Ref: South of Mickledale Lane**08_0442** Area(ha): 16.61 Parish: RUFFORD**Proposed Yield :** 354**Suitability Conclusion** The site may be suitable**Availability Conclusions:** The site could be available in 10 - 15 years time**Availability Comments:****Achievability Conclusion:** The site is economically viable/achievable for housing**Achievability Comments:** Viable - Assessed at 30 DPH with 5% site area reduction (floodzone 3 + TPO) and a further 25% to make overall 30% on-site POS no POS commuted sum. Site split into 3 phases of 5.536 Ha. with each phase yielding 118 units giving a total yield 354 units**Overall Draft Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approx 5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**Overall Final Conclusion:** Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approx 5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Although constraints could prevent part of the site from being developed, some areas could accommodate development. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.**Character Land Use Location** The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed Countryside/Residential/Employment**Area Greenfield:** 8.74**Setting:** Other Countryside/Residential/Employment**Area PDL:** 7.87**Current Use:** Industrial/Agriculture/Other**Proposed Use:****Policy** The site may be suitable**Allocated Site:** Not Allocated**Other:** H13 - Housing Development in Large Villages, PU4 - Aquifer Protection Zone, NE1 - Development in the Countryside, NE9 - Sherwood Forest Special Landscape Area**Conflicting Issues** Yes Partly outside Village Envelope**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** No **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8609m**Proximity Transport Node:** Over 1km from a major public transport node

Site Ref: South of Mickledale Lane

08_0442 Area(ha): 16.61 Parish: RUFFORD

Proposed Yield : 354

GreenSpaceStandards: Within 1500m of publicly accessible green space

GreenSpaceStrategy Comments: 860m

Physical Constraints The site may be suitable

Highway Engineers Comments: Comments not available

Topography No
Constraints:

Access to Utilities? Unknown

Contaminated Land?: Yes

Contamination Category: A-Potentially contaminative usage has been identified at the site

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: Mast on building, telegraph poles and street lights along northern boundary

Neighbour Issues: Industrial Estate and A614

Identified in SFRA: No

Site within a flood zone?:

In zone 3 Approximately 5% of the site is in Flood zone 3 and also within zone 2. Only affects eastern part of site.

SFRA Comments:

Impact on Landscape Biodiversity The site may be suitable

Impact on views: No

Natural Features: Yes Drain on eastern boundary, pond, hedges and trees

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: Yes

ProtectedSpecies/ Habitats: No

Tree Preservation Order: Yes

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with 5% site area reduction (floodzone 3 + TPO) and a further 25% to make overall 30% on-site POS no POS commuted sum. Site split into 3 phases of 5.536 Ha. with each phase yielding 118 units giving a total yield 354 units

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

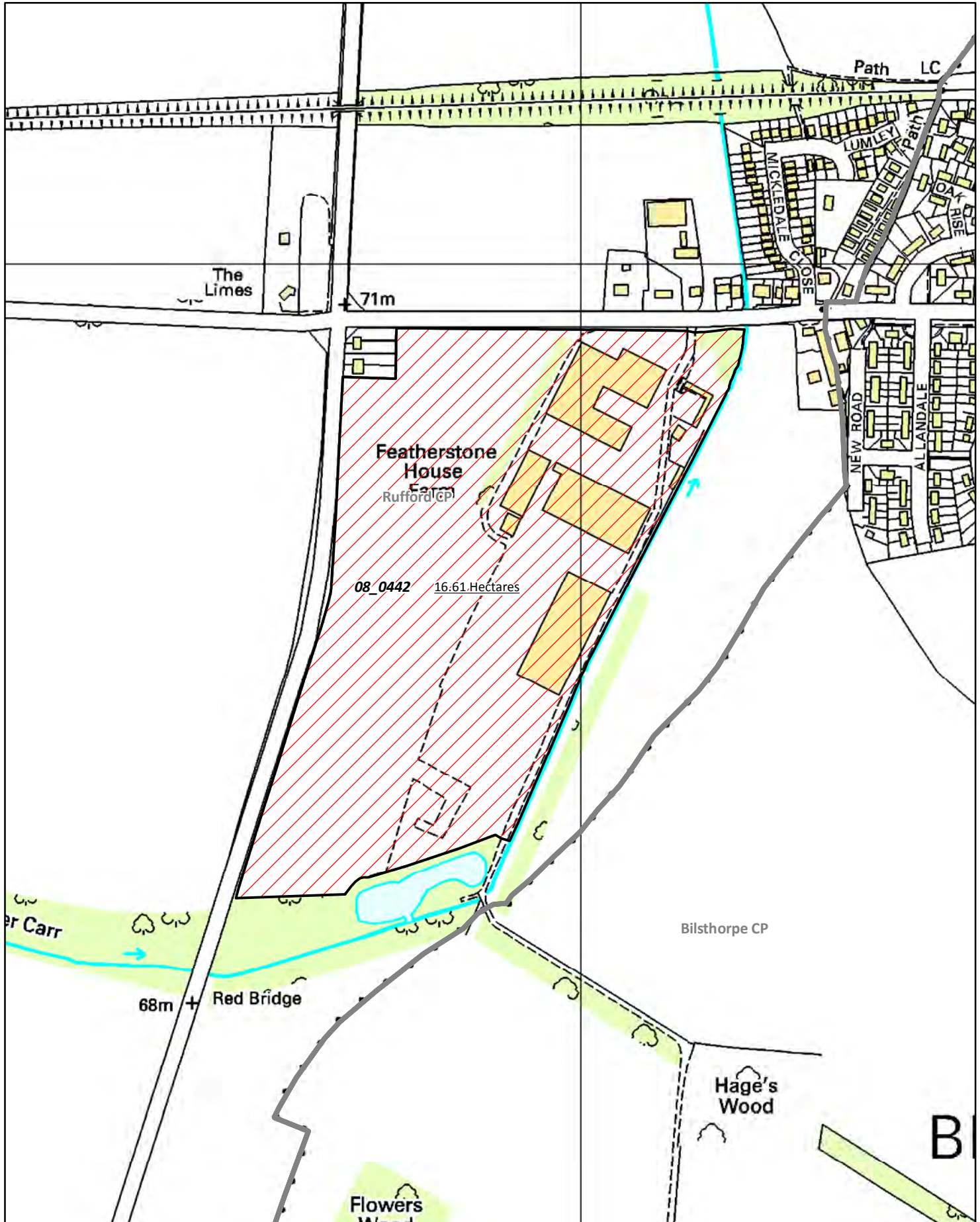
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 5% site area reduction (floodzone 3 + TPO) and a further 25% to make overall 30% on-site POS no POS commuted sum. Site split into 3 phases of 5.536 Ha. with each phase yielding 118 units giving a total yield 354 units

Additional Comments: Smoke control zone

Strategic Housing Land Availability Assessment 2010



Site Ref: Caravan Site, R/O Mickledale Close**08_0443****Area(ha):** 0.35**Parish:** RUFFORD**Proposed Yield :** 11**Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 11.

Overall Draft Conclusion:

Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

Possible off site highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** PDL**Area Character:** Residential**Area Greenfield:****Setting:** Village**Area PDL:** 0.35**Current Use:** caravan storageLand & Bldgs in Use**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** H13 Housing Development in Large Villages; PU4 Aquifer Protection Zone**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** No**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8817m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 599m**Physical Constraints** The site is suitable

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Off site highway works required. Access to this site off Mickledale Ln is narrow and would therefore restrict the number of dwellings that could be served to a level that the access could accommodate.

However, if access were to be available from Mickledale Close perhaps further development could be achieved up to a level as shown in the current guidance.

Topography Constraints: No**Access to Utilities?****Contaminated Land?:** No

Contamination Category: C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: Caravan Site, R/O Mickledale Close**08_0443****Area(ha): 0.35****Parish: RUFFORD****Proposed Yield : 11****Agricultural Land Quality:** Grade 3 (Good-moderate)**Site Apparatus:** No**Neighbour Issues:** No**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes R o W 207/19/1 Rufford BW19 runs through South-east boundary. Rufford BW19**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 11.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 11.**Additional Comments:** Site lies within two Wards (Rainworth/Farnsfield and Bilsthorpe) and two Parishes (Rufford and Bilsthorpe)
The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.
Mining Area- Smoke Control Zone

Strategic Housing Land Availability Assessment 2010



Site Ref: West of New Road**08_0444****Area(ha): 1.51****Parish: RUFFORD****Proposed Yield : 40****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 40.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Potential flooding issues. Further information would need to be provided to justify development in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixedfilling station / dwelling and paddock - adjacent to residential and countryside**Area Greenfield:** 1.16**Setting:** Other countryside / village**Area PDL:** 0.35**Current Use:** residential, filling station and paddockOther**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** H13 Housing Development in Large Villages; NE1 Development in the Countryside; NE9 Sherwood Forest Special Landscape Area; PU4 Aquifer Protection Zone**Conflicting Issues** Yes Partly Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** No **Retail Area:** Yes**GP/ Health Centre:** Yes **Cash Machine/PO:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** No**Proximity to Town centre:** Over 1km from a town centre Ollerton Town Centre 8806m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 539m**Physical Constraints The site may be suitable**

Site Ref: West of New Road**08_0444****Area(ha): 1.51****Parish: RUFFORD****Proposed Yield : 40**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. An acceptable standard of access onto Mickledale Ln is likely at this location.

Topography Constraints: No

Access to Utilities?

Contaminated Land?: Maybe

Contamination Category: B-Potentially contaminative usage has been identified in close proximity to the site

Agricultural Land Quality: Grade 3 (Good-moderate)

Site Apparatus: No

Neighbour Issues: No

Identified in SFRA: No

Site within a flood zone?:

In zone 2 On the Western boundary - 95% of site in Flood Zone 1

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site may be suitable

Availability and Achievability

Availability Conclusions: The site could be available in 5 - 10 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 40.

Ownership Constraints owner constraints 11-15 years **Ownership Comments:**

Legal Issues:

Legal Comments:

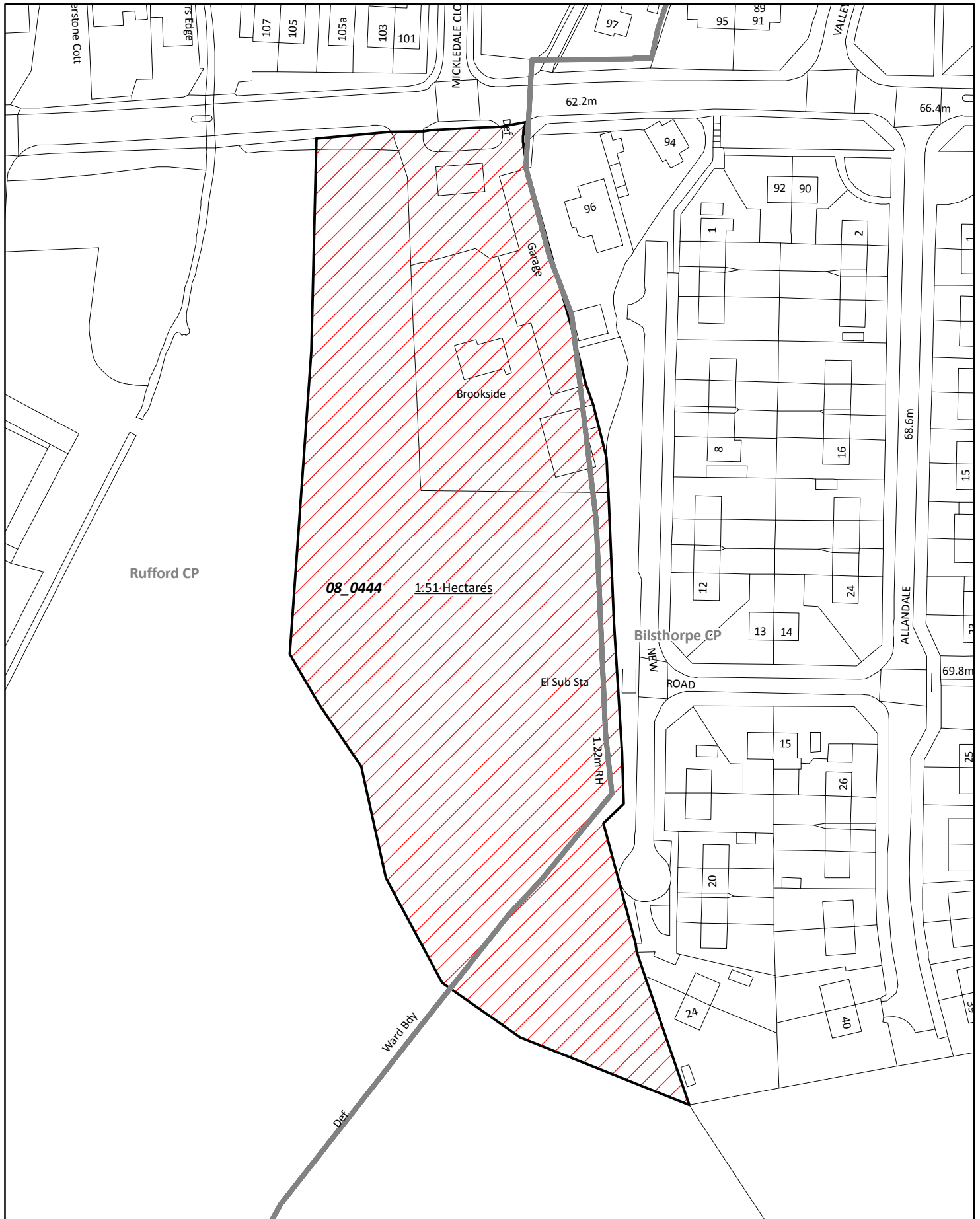
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 40.

Additional Comments: The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future. Smoke Control Area. The site is also within Bilsthorpe Parish and Farnsfield and Bilsthorpe Ward.

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Manor Farm**08_0445****Area(ha): 2.47****Parish: BILSTHORPE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential impact on nearby listed buildings. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential impact on nearby listed buildings. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside open grass paddock**Area Greenfield:** 2.47**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Heritage Conservation designation**Other:** C1 Development in Conservation Areas; NE1 Development in the Countryside**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 9582m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 124m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** Yes slopes (strongly) to South**Access to Utilities?** Unknown**Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** none

Site Ref: North of Manor Farm**08_0445****Area(ha): 2.47****Parish: BILSTHORPE****Proposed Yield :****Neighbour Issues:** none**Identified in SFRA:** No**Site within a flood zone?:**

In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity** The site may be suitable**Impact on views:** No**Natural Features:** No pond adjacent (to North)**Impact on existing Recreational Use:** Yes R o W 165/5/1 Bilsthorpe FP5 runs through the site (where split)**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: site lies within two Parishes (Bilsthorpe and Eakring)
site borders SHLAA Sites 08_0081, 08_0446 and 08_0093
Close to existing Household Waste Recycling Centre and existing scrapyard
Landfill Sites Historic Buffer - Bilsthorpe Brickworks: part of site former clay quarry and Bilsthorpe Brickworks
Bilsthorpe – Site Refs 0173, 0445 and 0446
The impact of these three sites on the setting of the Grade I listed St Margaret's Church (as well as a number of other listed and historic buildings) will need to be carefully considered in terms of whether they can be developed.

[illegible]

Date:	08/03/2010
Scale:	1:2,500

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Site Ref: End of Bungalow Lane**08_0446****Area(ha): 1.43****Parish: BILSTHORPE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Overall Final Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Not presently suitable due to level of separation from existing settlement. Possible highway constraints in this location, in conjunction with other considerations, make this site unsuitable for development.

Character Land Use Location The site is not suitable**Location:** Separated from urban/village boundary**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 1.43**Setting:** Countryside former clay quarry - close to village**Area PDL:****Current Use:** former clay quarryAgriculture**Proposed Use:****Policy The site is not suitable****AllocatedSite:** Countryside Landfill Sites Active Buffer - Bilsthorpe Landfill Site, and Landfill Sites Historic Buffer - Bilsthorpe Brickworks**Other:** NE1 Development in the Countryside; C1 Development in Conservation Areas**Conflicting Issues** Yes Development in the Countryside**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** No**Within 30 mins travel by public transport****Secondary school:** No **Retail Area:** Yes**Further Education:** No **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 9404m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 133m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good) soil stripping - linked with clay**Site Apparatus:** no

Site Ref: End of Bungalow Lane**08_0446****Area(ha): 1.43****Parish: BILSTHORPE****Proposed Yield :**

quarrying?

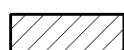
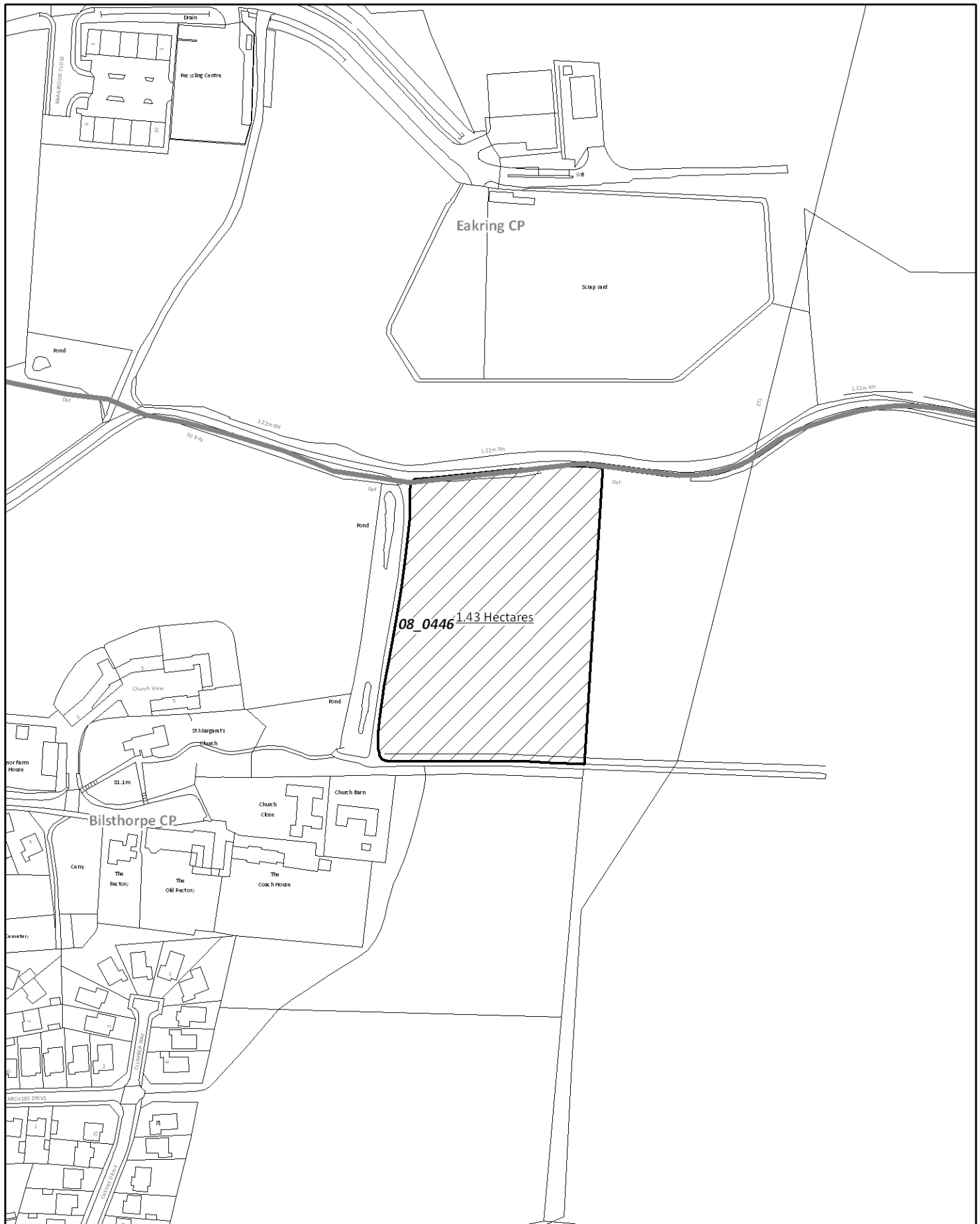
Neighbour Issues: no**Identified in SFRA:** No**Site within a flood zone?:**

In Floodzone 1

SFRA Comments:**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** Yes development would need to be sensitive to adjoining Conservation Area**Natural Features:** Yes pond and drainage channel to Western boundary**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** Yes**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:**

Additional Comments: Part of site also lies within Eakring Parish
site adjoins SHLAA sites 08_0445, 08_0173, and 08_0093
Close to existing scrapyard - Mining Area - Smoke Control Area (western boundary)
Bilsthorpe – Site Refs 0173, 0445 and 0446
The impact of these three sites on the setting of the Grade I listed St Margaret's Church (as well as a number of other listed and historic buildings) will need to be carefully considered in terms of whether they can be developed.

Strategic Housing Land Availability Assessment 2010



Site Ref: Eakring Road**08_0447****Area(ha): 1.29****Parish: BILSTHORPE****Proposed Yield : 34****Suitability Conclusion**

The site is suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 34.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

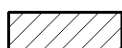
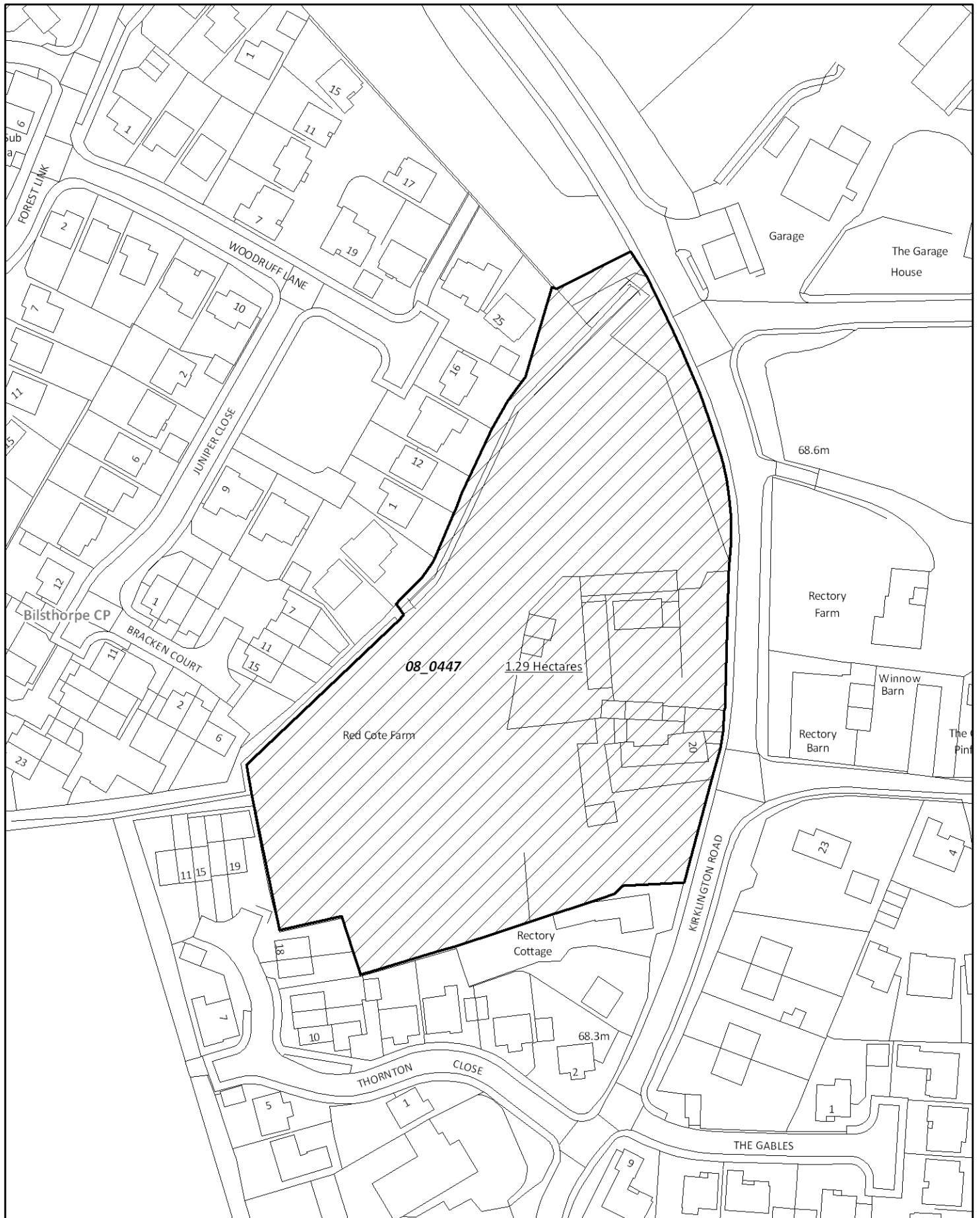
Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highways mitigation works may be required. This site appears to be suitable for development subject to appropriate mitigation. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixedfarmyard / agricultural area within village**Area Greenfield:** 1.29**Setting:** Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site is suitable****AllocatedSite:** Housing**Other:** H2-Wa Housing Land Allocation; H13 Housing Development in Large Villages; C1 Development in Conservation Areas and all other relevant Con Policies**Conflicting Issues No****Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** Yes **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre Southwell Town Centre 9437m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 256m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. Access possible onto Kirklington Rd but would require a large area at the front of the site to provide an acceptable visibility splay onto Kirklington Rd.

Site Ref: Eakring Road**08_0447****Area(ha):** 1.29**Parish:** BILSTHORPE**Proposed Yield :** 34**Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** no**Neighbour Issues:** no**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** Yes**Suitability Conclusion:** The site is suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 34.**Ownership Constraints** owner constraints 11-15 years **Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 5% site area reduction and 6% on-site POS and POS commuted sum. No. of dwellings 34.**Additional Comments:** The District Council has records indicating that this site may have flooded in the past. It should be noted that flooding in some instances was caused by watercourse and drainage blockage that may or may not present a risk in the future.
Mining Area - Smoke Control Area

Strategic Housing Land Availability Assessment 2010



Site Ref: Rear of Highfields Drive**08_0448****Area(ha): 4.56****Parish: BILSTHORPE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation and Local Nature Reserve adjacent to the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08_0449 and 08_0200.

Overall Final Conclusion:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact on the Site of Interest for Nature Conservation and Local Nature Reserve adjacent to the site. Highway access constraints in this location. This site is not appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Sites 08_0449 and 08_0200.

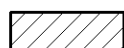
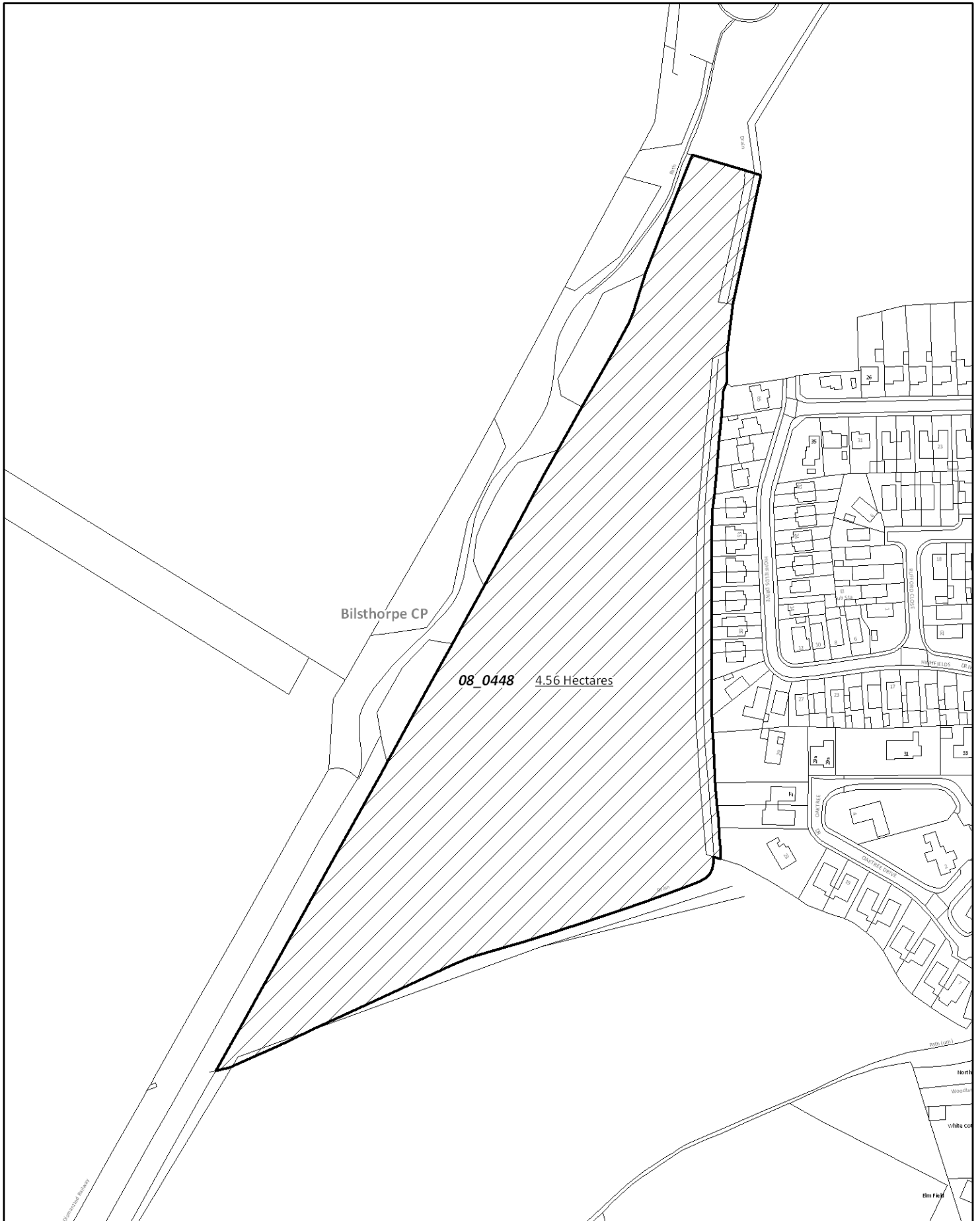
Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed edge of village**Area Greenfield:** 4.56**Setting:** Other edge of village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 (Development in the Countryside)**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9185m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 285m**Physical Constraints The site is not suitable****Highway Engineers Comments:** The site has no connection to the adopted highway and is therefore unsatisfactory.**Topography Constraints:** No**Access to Utilities?** Unknown **Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been

Site Ref: Rear of Highfields Drive**08_0448****Area(ha):** 4.56**Parish:** BILSTHORPE**Proposed Yield :**

identified at the site

Agricultural Land Quality: Grade 3 (Good-moderate)**Neighbour Issues:** no**Identified in SFRA:** No**SFRA Comments:****Site Apparatus:** power lines abutting Southern boundary**Site within a flood zone?:** In Floodzone 1**Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No but site adjoins Southwell Trail to West**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/Habitats:** Yes Partially coincides with (Site adjoins) Southwell Trail to West - Local Nature Reserve. 2/541 - Farnsfield Disused Railway. Direct impacts can be expected.**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site is not suitable**Availability and Achievability****Availability Conclusions:****Achievability Conclusion:****Availability Comments:****Achievability Comments:****Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:****Additional Comments:** Mining Area - Smoke Control Area (Eastern side of site)
Site borders SHLAA sites 08_0111 and 08_0449

Strategic Housing Land Availability Assessment 2010



Site Ref: Rear of Oak Tree Drive**08_0449****Area(ha): 2.10****Parish: BILSTHORPE****Proposed Yield :****Suitability Conclusion**

The site is not suitable

Availability Conclusions:**Availability Comments:****Achievability Conclusion:****Achievability Comments:****Overall Draft Conclusion:**

Possible highway access constraints in this location. This site is may not be appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0200.

Overall Final Conclusion:

Possible highway access constraints in this location. This site is may not be appropriate for development in isolation. However, the site is adjacent to other SHLAA sites, which may be considered suitable for development and provide access. See Site 08_0200.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Mixed edge of village**Area Greenfield:** 2.1**Setting:** Other edge of village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 (Development in the Countryside)**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9082m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 219m**Physical Constraints The site is not suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Traffic statement required. The site has only a narrow frontage to Farnsfield Rd. It is unlikely that an access of an acceptable standard could be achieved should the site be comprehensively developed.

Topography Constraints: No**Access to Utilities?****Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** power lines on Northern boundary

Site Ref: Rear of Oak Tree Drive

08_0449

Area(ha): 2.10

Parish: BILSTHORPE

Proposed Yield :

Neighbour Issues: no

Identified in SFRA: No

Site within a flood zone?:

In Floodzone 1

SFRA Comments:

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No

Impact on existing Recreational Use: Yes R o W 165/3/2 Bilsthorpe FP3. Bilsthorpe FP3

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: No

Suitability Conclusion: The site is not suitable

Availability and Achievability

Availability Conclusions:

Achievability Conclusion:

Availability Comments:

Achievability Comments:

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

Additional Comments: Mining Area - Smoke Control Zone (part of site)
Site borders SHLAA sites 08_0448 and 08_0200.

Strategic Housing Land Availability Assessment 2010



Site Ref: South of Farnsfield Road**08_0450****Area(ha):** 3.78**Parish:** BILSTHORPE**Proposed Yield :** 88**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 88.

Overall Draft Conclusion:**Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Combination**Area Character:** Mixed edge of village**Area Greenfield:** 2.88**Setting:** Other mixed - edge of village**Area PDL:** 0.9**Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****Allocated Site:** Countryside**Other:** NE1 (Development in the Countryside); H13 (Housing Development in Large Villages)**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** No**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 8832m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpace Standards:** Within 400m of publicly accessible green space**GreenSpace Strategy Comments:** 381m**Physical Constraints The site is suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. An access to this site is likely to be achievable but off site works would be required in order to provide a pedestrian link to the village centre.**Topography Constraints:** No steeply rising to South**Access to Utilities?****Contaminated Land?:** No**Contamination Category:** C-Potentially contaminative usage is yet to be identified at the site or surrounding areas

Site Ref: South of Farnsfield Road**08_0450****Area(ha):** 3.78**Parish:** BILSTHORPE**Proposed Yield :** 88**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** no**Neighbour Issues:** no**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** Yes R o W 165/4/1 Bilsthorpe FP4 runs through site. Bilsthorpe FP4**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 88.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 88.**Additional Comments:** Mining Area - Smoke Control Zone site adjoins western corner of 08_0451

The map displays a large greenfield area, outlined in black and filled with diagonal hatching. This area is labeled with the identifier **08_0450** and its size, **3.78 Hectares**. The area is situated adjacent to a residential development. To the north and east of the greenfield, several streets are visible, including **Oakfield Drive**, **Willow Lane**, and **Bilsthorpe Road**. Various buildings are labeled, such as **Northlane**, **White Cottage**, **Willow Cottage**, **Holly Cottage**, and **Elm Cottage**. A **Sub Sta** (substation) is also indicated. The map shows a mix of residential plots and open land, with the greenfield area being the largest and most prominent feature.



Date:	08/03/2010
Scale:	1:2,500

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Site Ref: South of Kirklington Road**08_0451****Area(ha): 4.53****Parish: BILSTHORPE****Proposed Yield : 117****Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 10 - 15 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:

Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 117.

Overall Draft Conclusion:

Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Overall Final Conclusion:

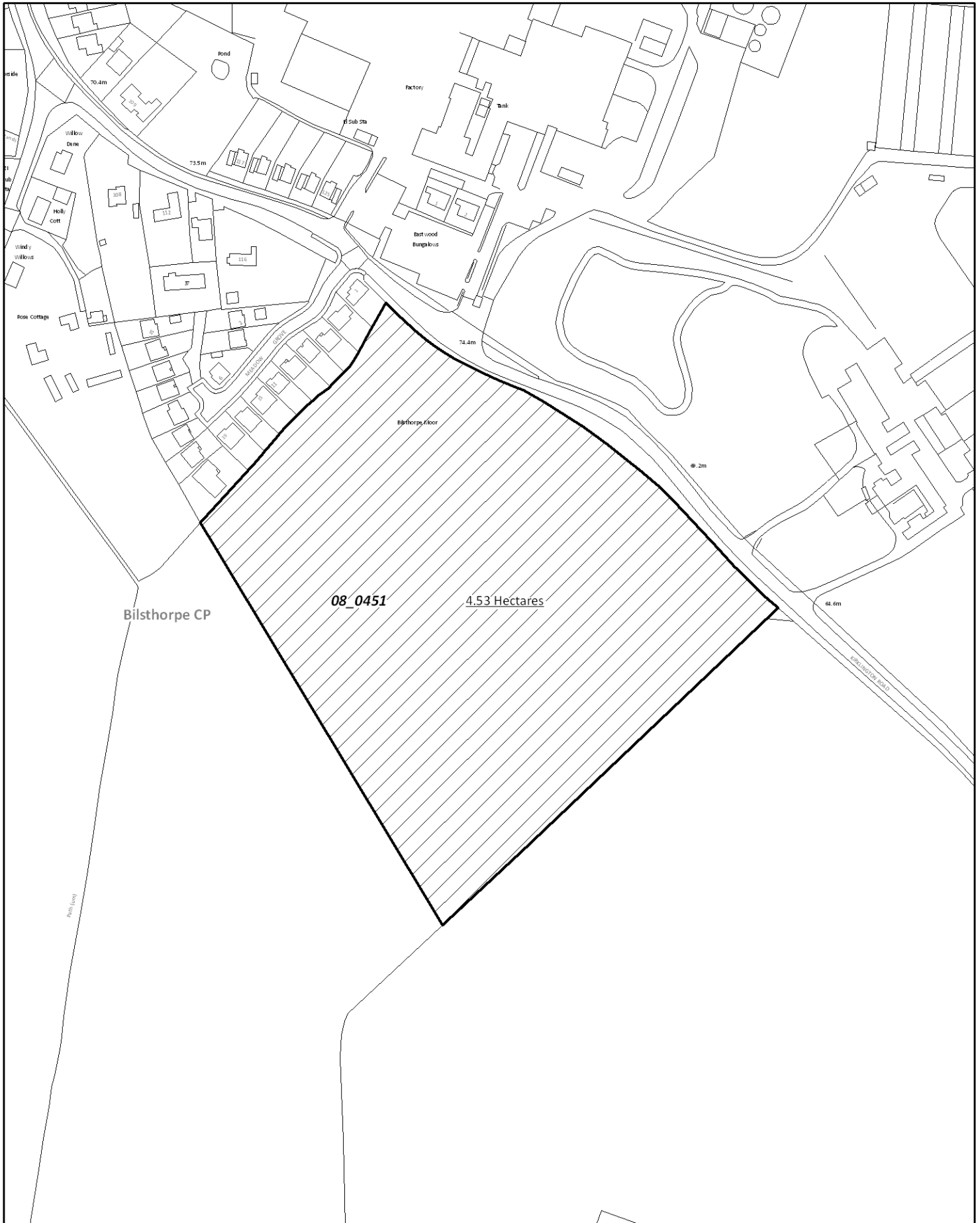
Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Possible highway constraints in this location. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 10- 15 years.

Character Land Use Location The site may be suitable**Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** Greenfield**Area Character:** Countryside**Area Greenfield:** 4.53**Setting:** Countryside**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 (Development in the Countryside)**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Store of Local Importance:****Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** No**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 8550m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 496m**Physical Constraints The site may be suitable**

Highway Engineers Comments: Visibility and on site highway layout to be provided to standard. Insufficient information to give advice. Off site highway works required. Traffic assessment required. Set on a road where there is a 60 mph speed limit, visibility from the site may therefore be an issue. The horizontal and vertical alignment of the road may prevent a safe access being provided. More info required

Site Ref: South of Kirklington Road**08_0451****Area(ha):** 4.53**Parish:** BILSTHORPE**Proposed Yield :** 117**Topography Constraints:** No land falls away to the South-east**Access to Utilities?****Contaminated Land?:** Maybe**Contamination Category:** B-Potentially contaminative usage has been identified in close proximity to the site**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** power lines run North / South through site**Neighbour Issues:** Nobel Foods site opposite**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**Protected Species/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 10 - 15 years time**Achievability Conclusion:** The site is economically viable/achievable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 117.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 14% on-site POS and POS commuted sum. No. of dwellings 117.**Additional Comments:**

Strategic Housing Land Availability Assessment 2010



Site Ref: North of Kirklington Road**08_0452****Area(ha):** 7.22**Parish:** BILSTHORPE**Proposed Yield :** 152**Suitability Conclusion**

The site may be suitable

Availability Conclusions:

The site could be available in 5 - 10 years time

Availability Comments:**Achievability Conclusion:**

The site is economically viable/achievable for housing

Achievability Comments:Viable - Assessed at 30 DPH with 30% on-site POS and no POS commuted sum.
No. of dwellings 152.**Overall Draft Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Overall Final Conclusion:****Potential contamination issues at the site would need to be investigated and mitigated if necessary. Possible off site highways mitigation works may be required. If the Village Envelope designation is changed through the Development Plan process, this site could be considered suitable subject to appropriate mitigation works. The site is Achievable and it is considered that it could be developed within 5 - 10 years.****Character Land Use Location The site may be suitable****Location:** Village (outside but adjoining Boundary)**PDL/Greenfield:** PDL**Area Character:** Employment**Area Greenfield:****Setting:** Other adjacent to village**Area PDL:** 7.22**Current Use:** Land & Bldgs in Use**Proposed Use:****Policy The site may be suitable****AllocatedSite:** Countryside**Other:** NE1 (Development in the Countryside); E16 (Protection of Industrial Land); E23 (Relocation of Existing Businesses)**Conflicting Issues** Yes Outside Village Envelope**Access to Services The site is suitable****Within 800m or 10 mins walking****Primary school:** No **Bus stop:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Within 30 mins travel by public transport****Secondary school:** Yes **Retail Area:** No**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:****Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 8633m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 800m of publicly accessible green space**GreenSpaceStrategy Comments:** 448m**Physical Constraints The site may be suitable****Highway Engineers Comments:** Visibility and on site highway layout to be provided to standard. Off site highway works required. Traffic assessment required. Site is currently being considered for a nursing home and residential dev. Access is currently being considered. Access needs to be located as near to the northern boundary of the site as is practicable in order to maximise visibility.

Site Ref: North of Kirklington Road**08_0452****Area(ha): 7.22****Parish: BILSTHORPE****Proposed Yield : 152****Topography Constraints:** No**Access to Utilities?****Contaminated Land?:** Yes**Contamination Category:** A-Potentially contaminative usage has been identified at the site**Agricultural Land Quality:** Grade 2 (Very good) Grade 2 / Grade 3**Site Apparatus:** no**Neighbour Issues:** no**Identified in SFRA:** No**Site within a flood zone?:** In Floodzone 1**SFRA Comments:****Impact on Landscape Biodiversity** The site is suitable**Impact on views:** No**Natural Features:** No**Impact on existing Recreational Use:** No**Listed Bldg / Local Interest Bldg:** No**ProtectedSpecies/ Habitats:** No**Tree Preservation Order:** No**Conservation Area:** No**Suitability Conclusion:** The site may be suitable**Availability and Achievability****Availability Conclusions:** The site could be available in 5 - 10 years time**Achievability Conclusion:** The site is economically viable/acheivable for housing**Availability Comments:****Achievability Comments:** Viable - Assessed at 30 DPH with 30% on-site POS and no POS commuted sum. No. of dwellings 152.**Ownership Constraints****Ownership Comments:****Legal Issues:****Legal Comments:****Timescale:****Availability Other Issues:****Viability Comments:** Viable - Assessed at 30 DPH with 30% on-site POS and no POS commuted sum. No. of dwellings 152.**Additional Comments:**



Date:	08/03/2010
Scale:	1:2,500

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Site Ref: Land at Gable Farm, Kirklington Road**08_0599****Area(ha): 0.57****Parish: BILSTHORPE****Proposed Yield : 16****Suitability Conclusion** The site is suitable**Availability Conclusions:** The site could be available in 10 - 15 years time**Availability Comments:****Achievability Conclusion:** The site is economically viable/achievable for housing**Achievability Comments:** Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 16.**Overall Draft Conclusion:** **This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Overall Final Conclusion:** **This site appears to be suitable for development. The site is Achievable and it is considered that it could be developed within 10- 15 years.****Character Land Use Location** The site is suitable**Location:** Village (within boundary)**PDL/Greenfield:** Greenfield**Area Character:** Residential**Area Greenfield:** 0.57**Setting:** Village**Area PDL:****Current Use:** Agriculture**Proposed Use:****Policy** The site is suitable**AllocatedSite:** Not Allocated**Other:** H13- Housing development in large villages, C1-5, 12, 15-18 Conservation Areas**Conflicting Issues** No**Access to Services** The site is suitable**Within 800m or 10 mins walking****Within 30 mins travel by public transport****Primary school:** Yes **Bus stop:** Yes**Secondary school:** Yes **Retail Area:** Yes**GP/ Health Centre:** No **Cash Machine/PO:** Yes**Further Education:** Yes **Hospital:** No**Supermarket:** No **Employment:** Yes**Store of Local Importance:** No**Proximity to Town centre:** Over 1km from a town centre
Southwell Town Centre 9285m**Proximity Transport Node:** Over 1km from a major public transport node**GreenSpaceStandards:** Within 400m of publicly accessible green space**GreenSpaceStrategy Comments:** 202m**Physical Constraints** The site is suitable**Highway Engineers Comments:** Visibility and on-site highway layout to be provided to standard. Subject to the provision of appropriate highway infrastructure residential development is liable to be acceptable on this site.**Topography Constraints:** No Gentle slope to West**Access to Utilities?** Unknown**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)**Site Apparatus:** None**Neighbour Issues:** None**Site within a flood zone?:** In Floodzone 1**Identified in SFRA:** No**SFRA Comments:**

Site Ref: Land at Gable Farm, Kirklington Road

08_0599

Area(ha): 0.57

Parish: BILSTHORPE

Proposed Yield : 16

Impact on Landscape Biodiversity The site is suitable

Impact on views: No

Natural Features: No Trees and hedgerows on boundaries

Impact on existing Recreational Use: No

Listed Bldg / Local Interest Bldg: No

ProtectedSpecies/ Habitats: No

Tree Preservation Order: No

Conservation Area: Yes

Suitability Conclusion: The site is suitable

Availability and Achievability

Availability Conclusions: The site could be available in 10 - 15 years time

Achievability Conclusion: The site is economically viable/acheivable for housing

Availability Comments:

Achievability Comments: Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 16.

Ownership Constraints

Ownership Comments:

Legal Issues:

Legal Comments:

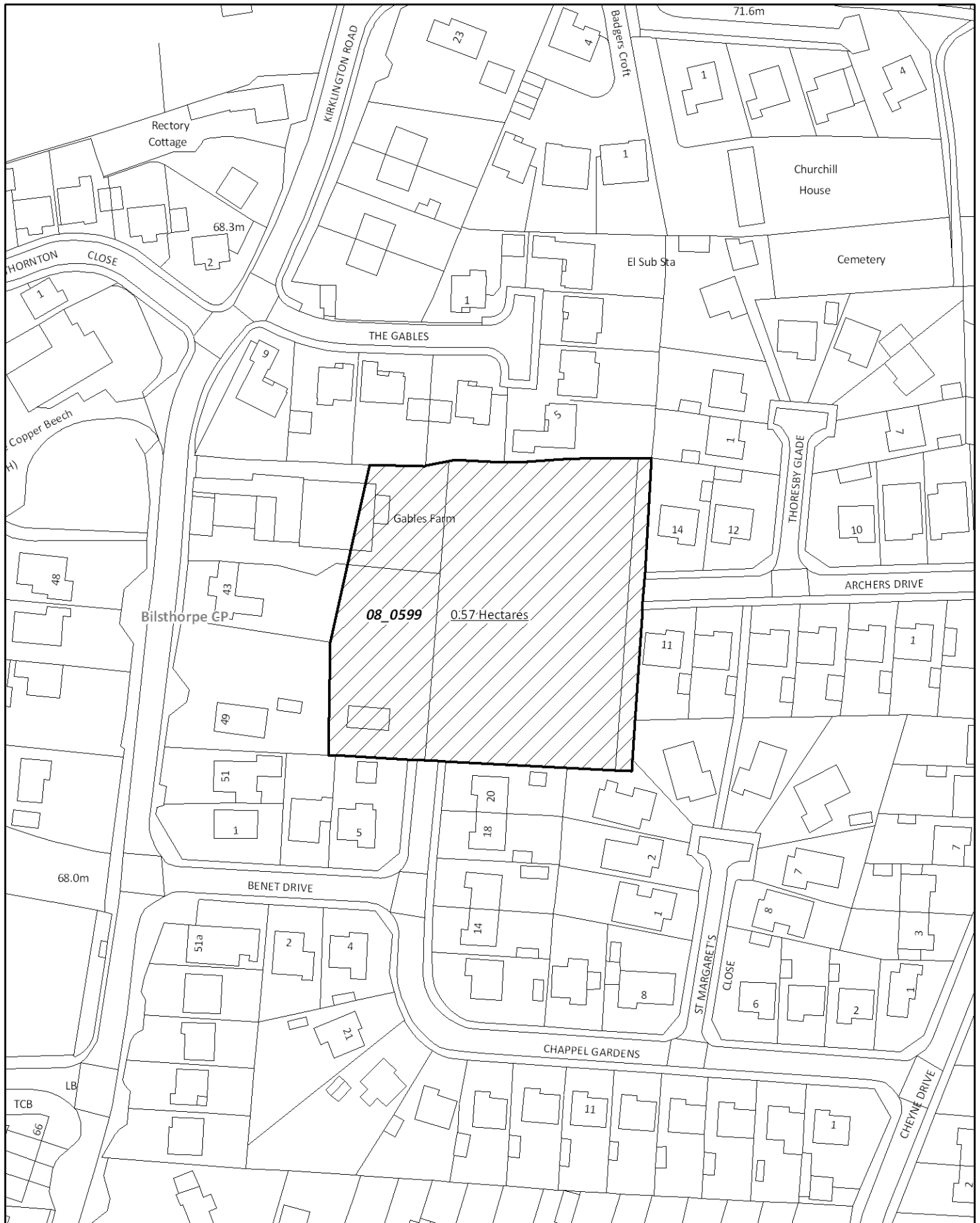
Timescale:

Availability Other Issues:

Viability Comments: Viable - Assessed at 30 DPH with no on-site POS but POS commuted sum. No. of dwellings 16.

Additional Comments:

Strategic Housing Land Availability Assessment 2010



**08_0599 - Land At Gable Farm, Kirklington Road,
Bilsthorpe**

Date: 08/03/2010

Scale: 1:1,250

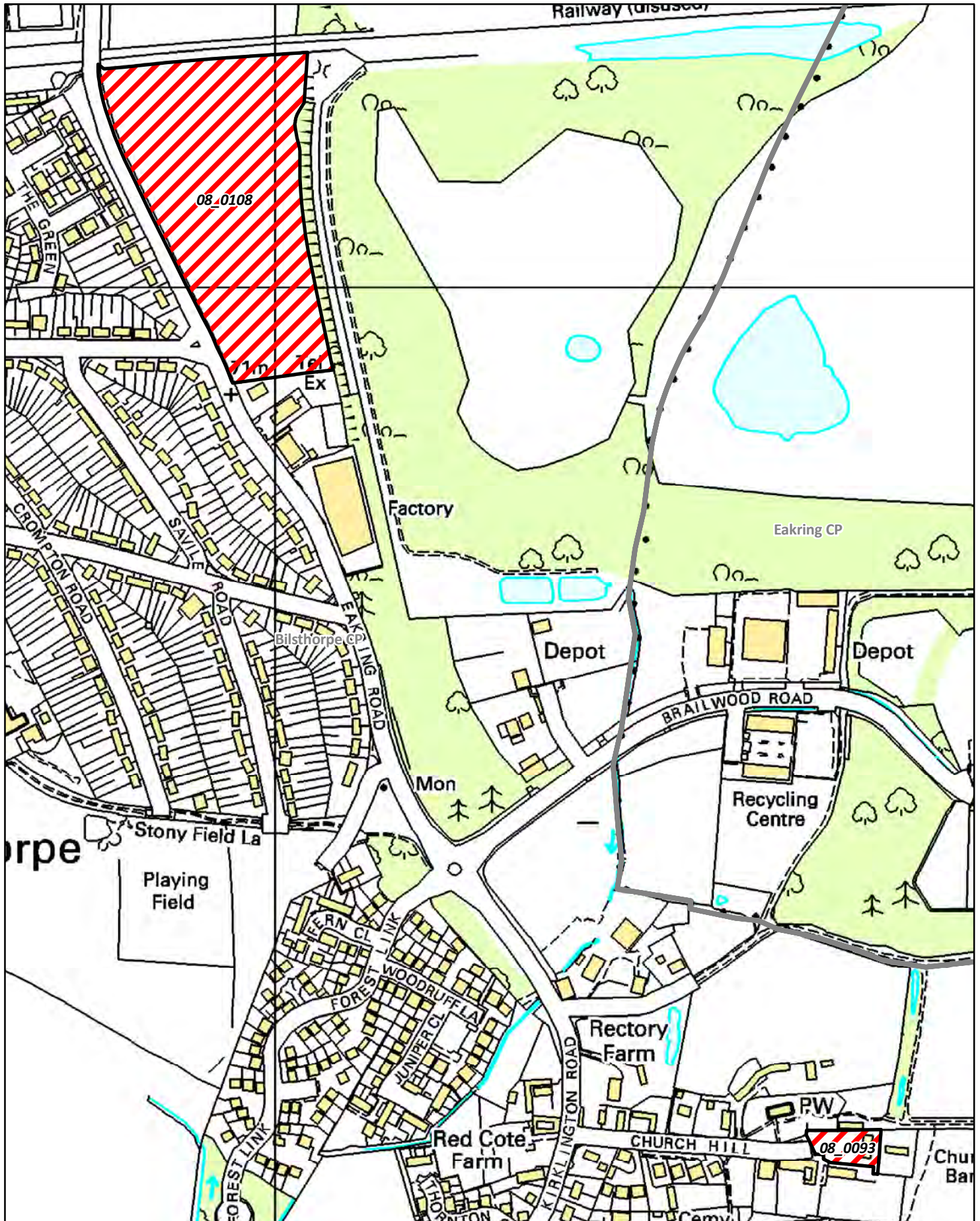
BILSTHORPE – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0093	Land at Church Close	Bilsthorpe	Site below 0.25ha. Not included in study.
08_0108	Eakring Road	Bilsthorpe	Duplicate. See SHLAA Site 08_0095.
08_0183	Sports Ground Bungalow Eakring Road	Bilsthorpe	Site below 0.25ha. Not included in study.
08_0598	The Crescent	Bilsthorpe	Site has been fully developed.

RUFFORD – SITES NOT FULLY ASSESSED/REMOVED FROM THE STUDY

Ref	Address	Parish	Reason Why Not Fully Assessed/Removed from the Study
08_0014	Eakring Road, Bilsthorpe	Rufford	Site not within a settlement prioritised for Assessment.
08_0196	Land Adjacent The Chase/Mulberry House, Maylodge Dr	Rufford	Site not within a settlement prioritised for Assessment.
08_0203	Land South of Maylodge Drive	Rufford	Site not within a settlement prioritised for Assessment.
08_0378	Broad Oak, Old Rufford Road	Rufford	Site not within a settlement prioritised for Assessment.

Strategic Housing Land Availability Assessment 2010

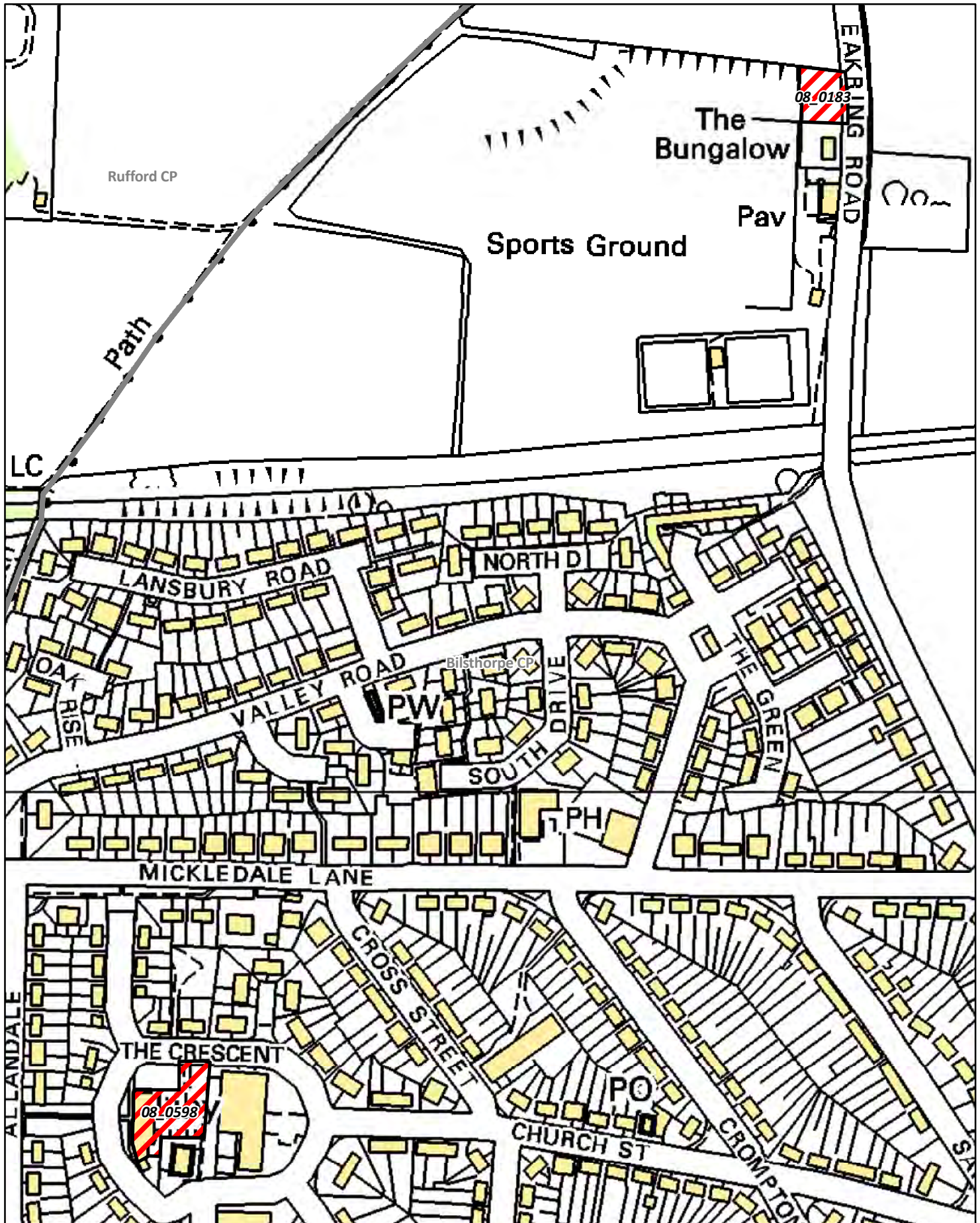


**08_0093 - 08_0108,
Bilthorpe 1 of 2**

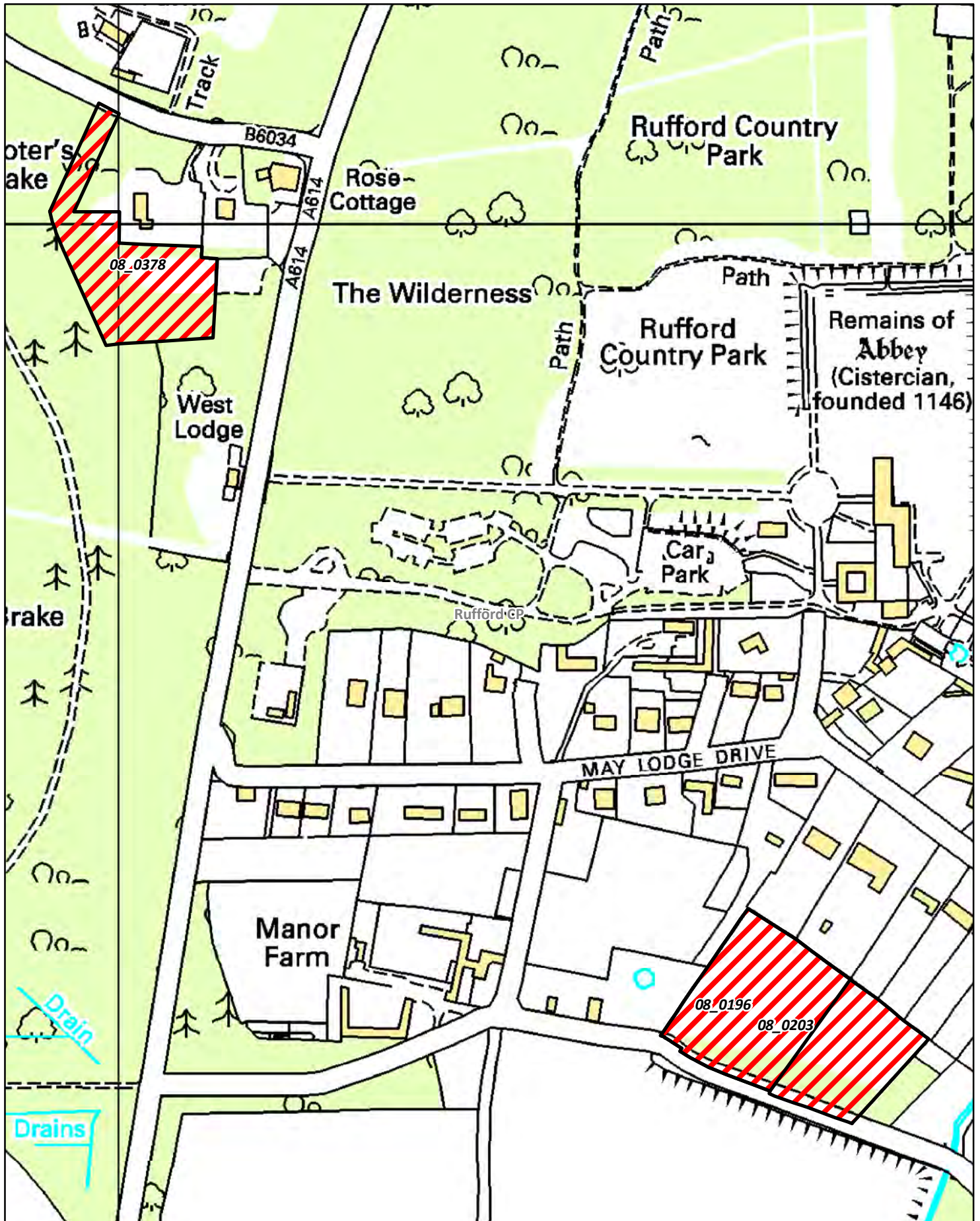
Date: 05/05/2010

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Strategic Housing Land Availability Assessment 2010



Strategic Housing Land Availability Assessment 2010



Strategic Housing Land Availability Assessment 2010

