



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

BILSTHORPE PARISH – SITE ASSESSMENTS

2021

Bilsthorpe Parish

Within Bilsthorpe Parish, 7 sites have been through the full assessment process. Of these, one is not considered suitable for development.

Site Reference Number: 16_0048 Site Address Kirklington Road, Bilsthorpe (Wycar Leys) (Bi/Ho/1)
Housing/Employment/Both: Residential Area (Ha): 0.95
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Not Available
 Availability Comments: Site is proposed for deallocation.
Achievability Conclusions: Not achievable
 Achievability Comments:

OVERALL CONCLUSION:
The site is neither available or achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area Character: Employment/residential Area: PDL Area: Greenfield 0.95
 Setting : Mixed countryside/employment
 Current Use: Open space to care home

Policy: Suitable

Current Policy Status: Allocated Bi/Ho/1 Other Policy Constraints: N/A permission
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 8475m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 477m	

Physical Constraints : Suitable

Highway Engineers Comments: Satisfactory Access identified through planning permission

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Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 2 Very Good	Access to Utilities: Yes
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 1% at Medium risk, 6% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): Local Interest Building - Wycar Leys

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The site is proposed for deallocation and is therefore not considered available.	
Achievability Comments: The site is not available is is therefore not considered achievable.	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 10-15 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Not Available

Achievability Conclusion: Not achievable.

Additional Comments

13/00988/FULM Erection of 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living has now lapsed. Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0050 & 16_0093 Site Address The Moor / Noble Foods, Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 5.04
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Outline permission for 136 dwellings has been granted.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield: PDL
 Area: PDL 1.87ha Area: Greenfield

Area Character: Industrial

Setting : Countryside / Industrial

Current Use: Vacant Former Poultry Factory

Policy: Suitable

Current Policy Status: Allocated Bi/Ho/2. Plan review proposes to include site to west with lapsed permission within this allocation. Other Policy Constraints:

Conflicting Issues:

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessibly green space		Green Space Strategy Comments: 646m	

Physical Constraints: Suitable

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Highway Engineers Comments: Access agreed as part of lapsed and pending permissions.

Topography Constraints: No

Contaminated Land: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 2 – Very Good Access to Utilities: Yes

Site Apparatus: Neighbour Issues:

Flood Zone: 1 Surface Water Flooding: 1% Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on Site: No

Conservation Area : No, but 430m to CA Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed availability June 2019.

Achievability Comments: Site has outline planning permission for 136 dwellings.

Ownership Constraints: None known Ownership Comments:

Legal Issues: None known Legal Comments:

Timescale: 5-10 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

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Achievability Conclusion: Achievable

Additional Comments

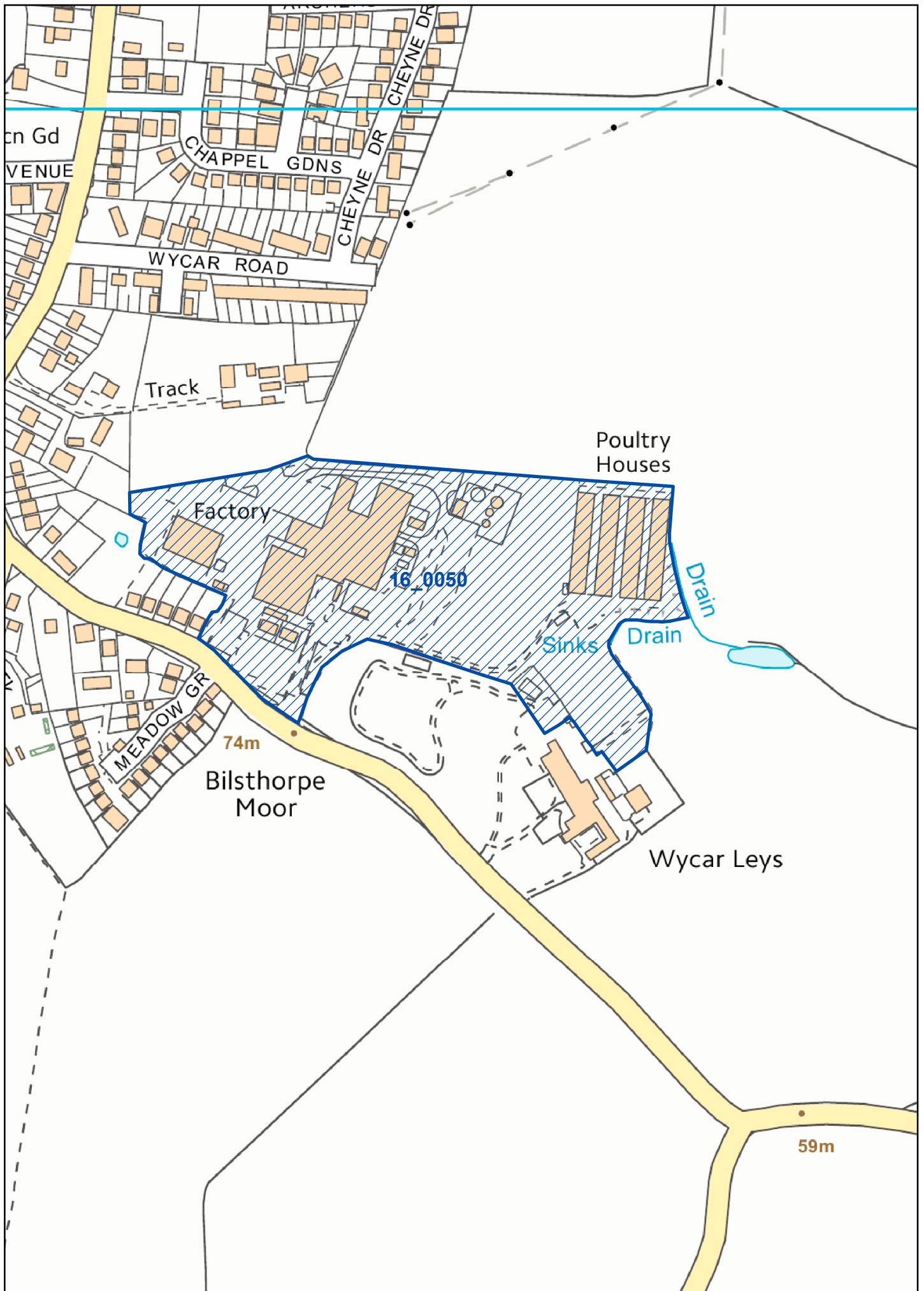
Formerly part of 08_0452 (along with 16_0093)

18/00931/OUTM granted for 136 dwellings.

Yield: 136



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0162 Site Address Land east of Eakring Road, Bilsthorpe (Bi/MU/1)
Housing/Employment/Both: Housing/Retail Area (Ha): 3.95
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 0-5 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The site has an extant planning permission for 103 dwellings.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 3.95

Area Character: Residential / Countryside

Setting : Residential / Countryside

Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated Bi/MU/1 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 646m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Assessment, Transport Statement and / or Travel Plan.

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : 100% Grade 3 (Good to Moderate)

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding: 1% of site at high risk, 5% at medium risk, 25% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : Near but not adjacent to

Tree Preservation Order: No

Natural Features on site: tree and hedge boundary

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms land remains available at July 2019

Achievability Comments: Site benefits from approved permission

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

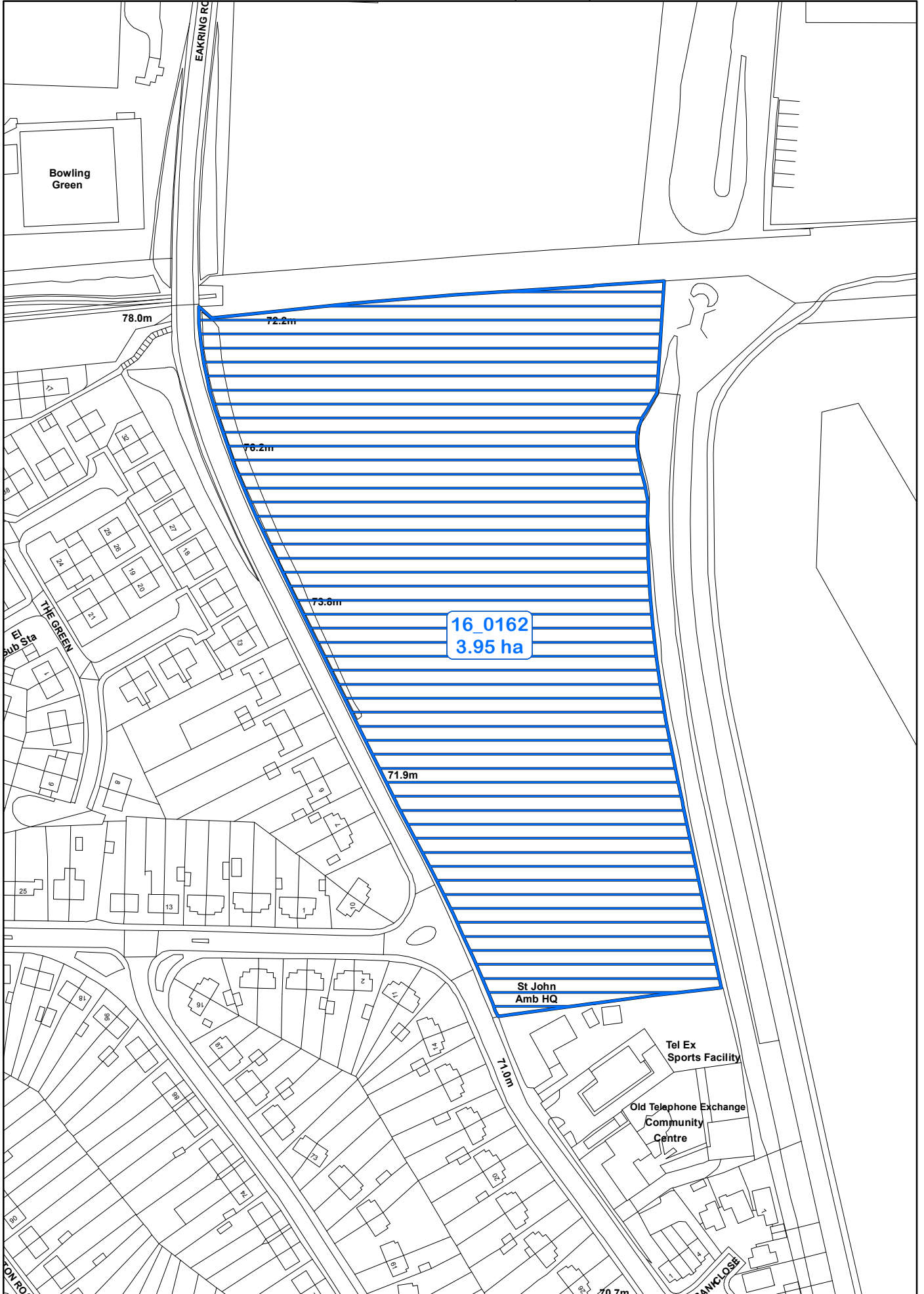
Achievability Conclusion: Achievable

Additional Comments

Site was previously known as either 08_0095 or 08_0108

Site benefits from approved permission for 103 dwellings, allowed on appeal in 2021.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0163 Site Address South of Brailwood Road (Bi/E/1)
Housing/Employment/Both: Employment Area (Ha): 2.69
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Village Envelope PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.69
 Area Character: Open Space/Employment/Residential
 Setting : Open Space/Employment/Residential
 Current Use: Vacant Greenfield

Policy: Suitable

Current Policy Status: Allocated Bi/E/1 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes

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Proximity to town centre: Over 1km from a town centre. 6267m

Green Space Standards: Within 400m of publicly accessible green space

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

Green Space Strategy Comments: 240m

Physical Constraints : May be suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

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

Agricultural land quality : 73.71% Grade 2 Very Good, 26.29% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 34% of site at high risk, 48% at medium risk, 82% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: There is nothing to suggest the site is not available for development.

Achievability Comments: There is no evidence to suggest the site is not achievable.

Ownership Constraints: None known.

Ownership Comments:

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Legal Issues: None Known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

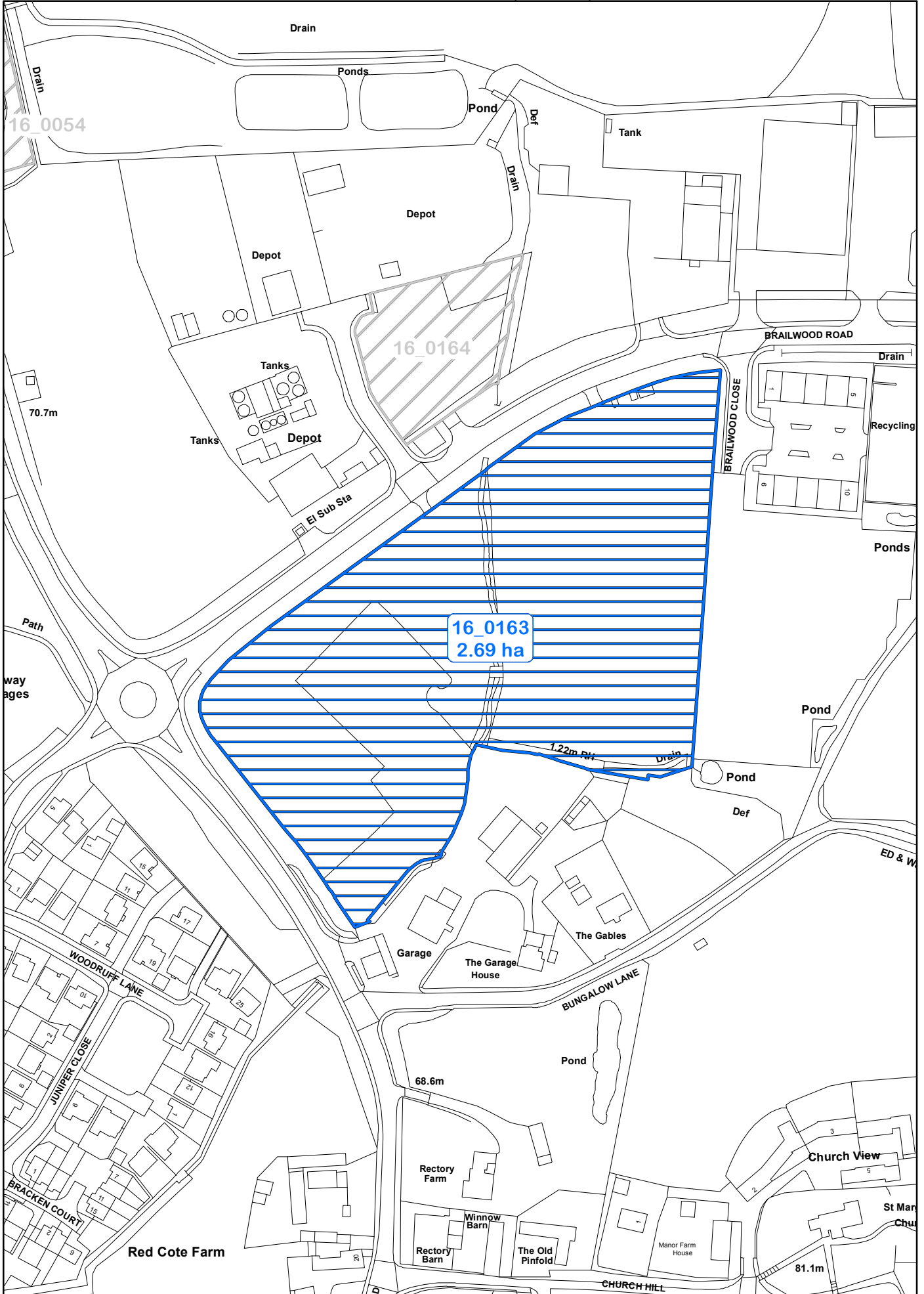
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable.

Additional Comments

Within coal mining reporting area. 0.96% in development high risk area 99.04% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0206 Site Address: Land east of Archers Drive, Bilsthorpe
Housing/Employment/Both: Housing Area (Ha): 3.38
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: May be Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:
Any potential development would need to take account of the potential impact on the nearby heritage assets. Access may need to be obtained through third party land which may impact on achievability of delivering this site.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 3.38
 Area Character: Residential / Agricultural
 Setting : Edge-of-Settlement
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside settlement boundary Other Policy Constraints:
 Conflicting Issues: SP3 & DM8

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to town centre		Proximity to Transport Node: Over 1 km from major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : May be Suitable

Highway Engineers Comments:

It would appear that suitable access could be achieved, albeit perhaps with a small compromise on road widths at the entry from Cheyne Drive. Otherwise NCC Highway Design Guidance should be followed and a Transport Assessment will be required.

Topography Constraints: No (but slopes down)

Contaminated Land?: No

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

Agricultural land quality :

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No

Impact on existing recreational use: footpath on site

Protected Species/Habitats : No

Tree Preservation Order: No

Natural Features on site No

Conservation Area : Yes (in part)

Heritage asset (designated & non designated): several to the NW including Grade I Listed St Margaret's Church. Non-designated to NW and archaeological potential also on site.

Suitability Conclusion: May be Suitable

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AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirms site remains available at July 2019.

Achievability Comments: Nothing suggests site is unachievable

Ownership Constraints: Access may be third party land.

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: May be Achievable

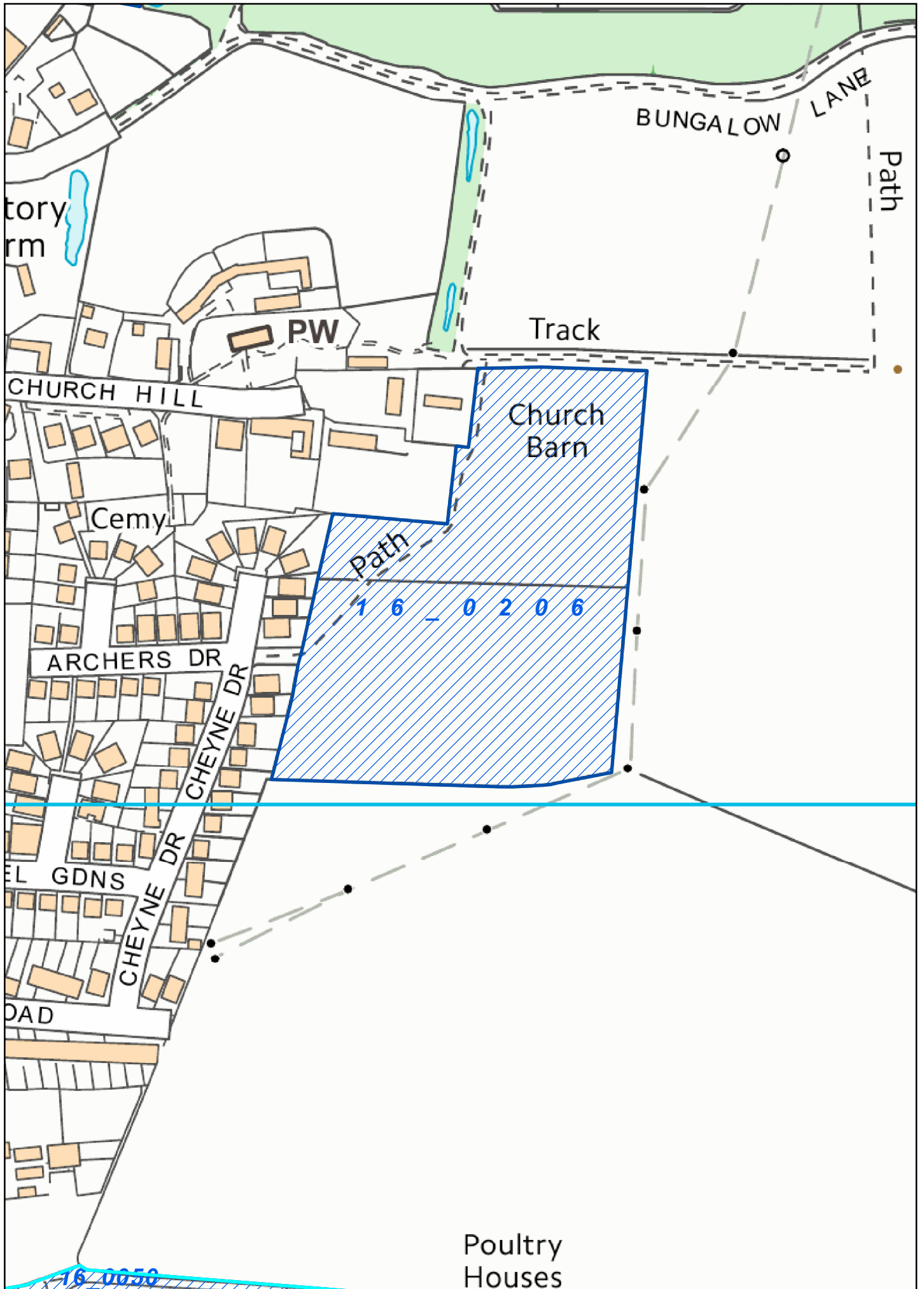
Additional Comments

Site was previously known as 08_0173

Yield: 61



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0261 Site Address: Land south of Rose Cottage, Farnsfield Road
Housing/Employment/Both: Housing Area (Ha): 0.37
Parish: Bilsthorpe Ward: Bilsthorpe

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
 Part of land around Rose Cottage (and adjacent to the site) has outline planning permission under 19/00331/OUT. The site is available and achievable.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Village (outside but adjoining boundary) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 0.37ha

Area Character: Edge of Settlement

Setting : Residential / Agricultural

Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside Village Envelope Other Policy Constraints:

Conflicting Issues: SP3 & DM8

Access to Services: May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

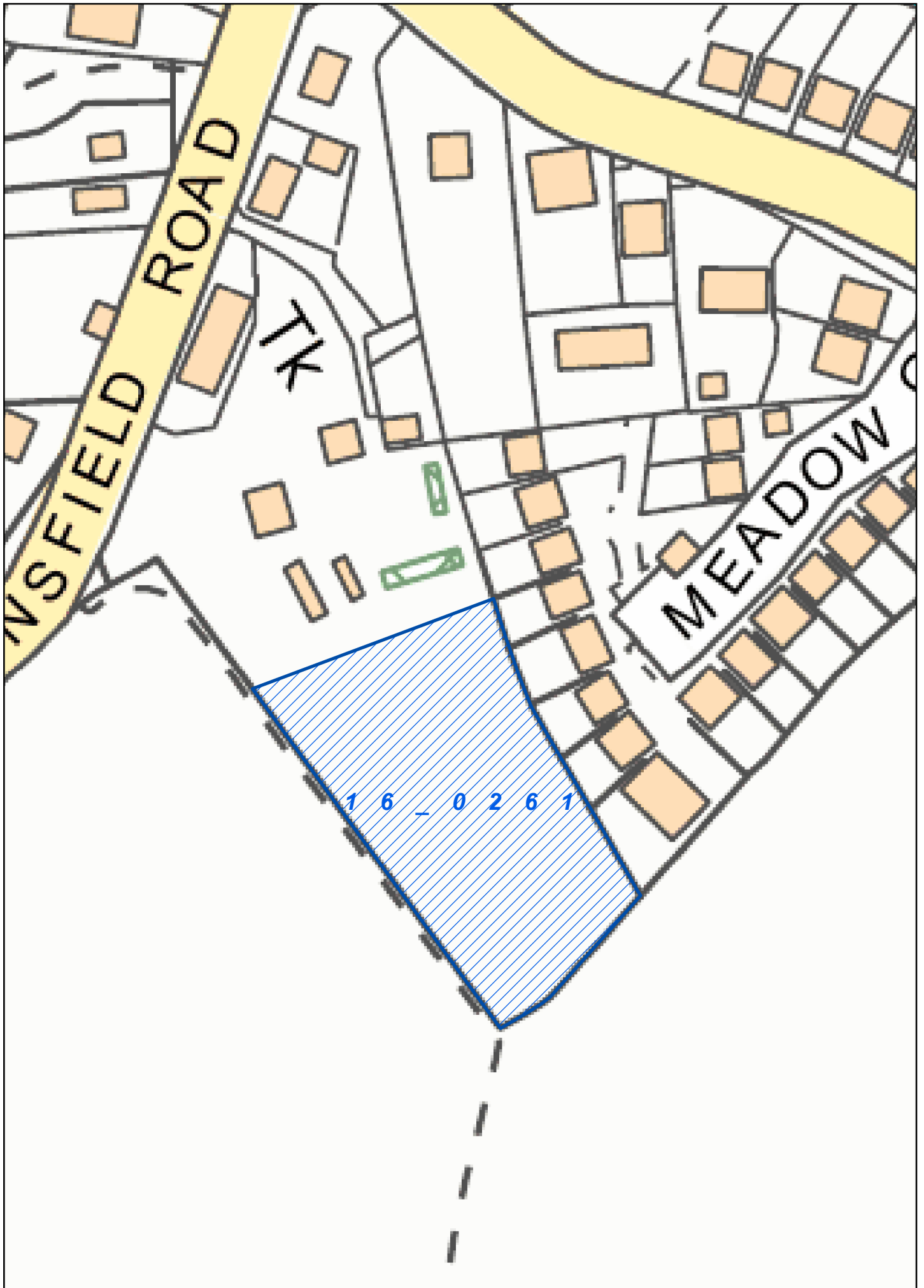
Additional Comments

Site previously part of 08_0450

Yield:



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0265 Site Address Land off Inkersall Lane, Bilsthorpe
Housing/Employment/Both: Housing/Both Area (Ha): 60
Parish: Bilsthorpe Ward: Rainworth North & Rufford

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable.

OVERALL CONCLUSION:
The site is not adjacent to the existing village boundary and is not considered a suitable location for new development. The site is located within open countryside. Inkersall Lane is a narrow bridleway and is unsuitable for an increased number of vehicles.

SUITABILITY

Character Land Use Location: Not suitable

Location: Separated from Village Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 60ha

Area Character: Agricultural / Rural

Setting : Agricultural / Rural

Current Use: Various (including agriculture and Lockwell Activity Centre and Wind Turbine).

Policy: Not Suitable

Current Policy Status: Outside the Village Other Policy Constraints:

Conflicting Issues: DM8 & SP3

Access to Services: Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: No	Employment: No
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards:		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

Inkersall Lane is narrow bridleway, unsuitable for increased number of vehicles. Accessed from A614, with no pedestrian facilities. The lane is opposite the A614/Mickledale Lane junction and is separate from the main Bilsthorpe village and is unsuitable for intensification of use.

Topography Constraints: Possibly. Land rises to an elevated plateau (visible from a wide area)

Contaminated Land?: Contamination Category:

Agricultural land quality : Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 1, 2 & 3 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Yes (due to topography) | Impact on existing recreational use: Bridleway crosses northern part of site

Protected Species/Habitats : Alder Carr Local Wildlife Site, Rainworth Water Local Wildlife Site | Tree Preservation Order: Yes

Natural Features on site: protected trees, Rainworth water and lakes

Conservation Area : No | Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site submitted to Call for Sites

Achievability Comments: No evidence suggests site would not be achievable

Ownership Constraints: None known | Ownership Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues: None known

Legal Comments:

Timescale: 10-15

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Additional Comments

13/SCR/00009 proposed wind turbine.

Yield: 1,575 (via promoter's documents)



SHELAA 2016 Sites (Portrait)

