

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

Site Reference	BIL0048
Site Address	Kirklington Road (North of) (Bi/Ho/1)
Parish	Bilsthorpe
Ward	Bilsthorpe
Area (ha)	0.74ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	Landowner confirmed availability in June 2023
Achievability Conclusions:	Achievable
Achievability Comments:	Nothing to suggest site is not achievable
OVERALL CONCLUSION:	
Any future application would need to address and if necessary, mitigate against any of the issues identified below including land contamination concerns and surface water flood risk. The landowner confirmed the site is available and remain committed to delivering the allocation for residential development.	

SUITABILITY	
Character Land Use Location	
Location:	Within village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.95ha (Greenfield)
Area Character:	Employment / Residential
Setting:	Countryside / Employment
Current Use:	Undeveloped land adjacent to former care home
Policy	
Current Policy Status:	Allocated (Bi/Ho/1)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	No
GP/Health Centre	No	Further Education	No
Bus Stop	Yes	Retail Area	No
Cash Machine / Post Office	Yes	Supermarket	No
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	477m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Satisfactory access was identified through lapsed planning permission so could be reagreed
Topography Constraints:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site

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Agricultural Land Quality:	100% Grade 2 (Very Good)
Site Apparatus:	None
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% Medium Risk, 6% Low Risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	Possible Protected species habitat
Tree Preservation Order:	Unknown
Natural Features on Site:	Unknown
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	Building of Local Interest – Wycar Leys

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Landowner confirmed availability in June 2023
Achievability Comment:	Nothing to suggest the site is not available
Ownership Constraints:	None
Ownership Comments:	None
Legal Issues:	None
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

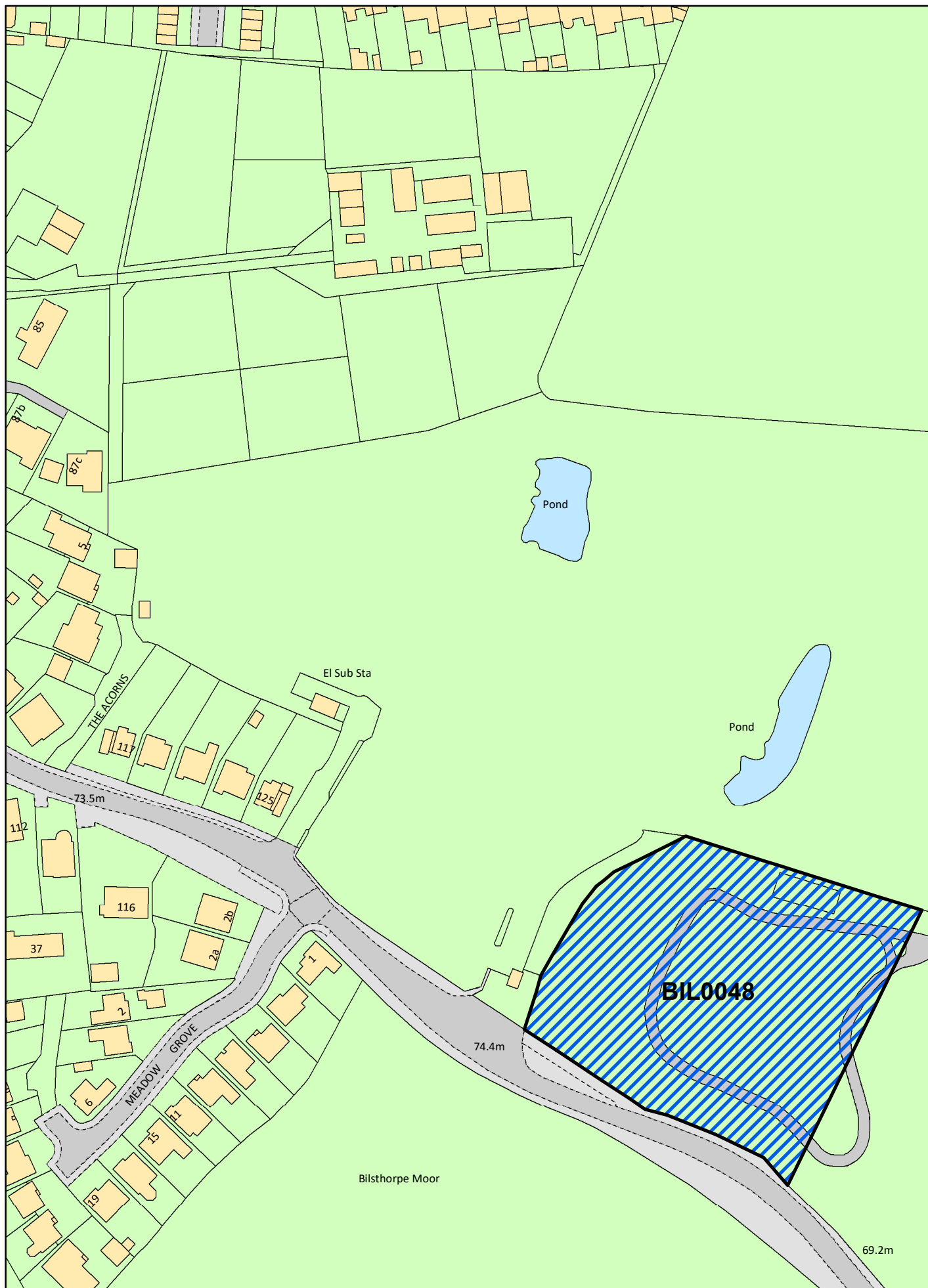
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Previous planning permission has lapsed. Within coal mining reporting area. 100% in development low risk area. New landowners have requested that the Council reverse the proposal to deallocate the site.



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

Site Reference	BIL0050 & BIL0093
Site Address	Bi/Ho/2 – The Moor (Former Noble Foods)
Parish	Bilsthorpe
Ward	Bilsthorpe
Area (ha)	5.62ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
Suitability Conclusion:	Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 0-5 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 received reserved matters approval in November 2021 under reference 21/01503/RMAM. The site is under construction. The site is available and achievable.	

SUITABILITY	
Character Land Use Location	
Location:	Within Village Envelope
PDL/Greenfield:	PDL / Greenfield
Area of PDL / Greenfield:	
Area Character:	Industrial
Setting:	Countryside / Industrial
Current Use:	Vacant Former Poultry Factory
Policy	
Current Policy Status:	Allocated (Bi/Ho/2)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	646m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Access agreed under 18/00931/OUTM
Topography Constraints:	None
Contaminated Land:	Yes
Contamination Category:	Potentially Contaminative Usage has been Identified at the Site
Agricultural Land Quality:	Grade 2 (Very Good)
Site Apparatus:	None known

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Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% Low Risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	No
Conservation Area:	No, but 430m from Conservation Area
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	21/01503/RMAM confirms availability
Achievability Comment:	Site has Reserved Matters approval for 136 dwellings and is under construction.
Ownership Constraints:	None known
Ownership Comments:	
Legal Issues:	None known
Legal Comments:	
Timescale:	Within 5 years
Other Availability Issues:	
Viability Comments:	

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

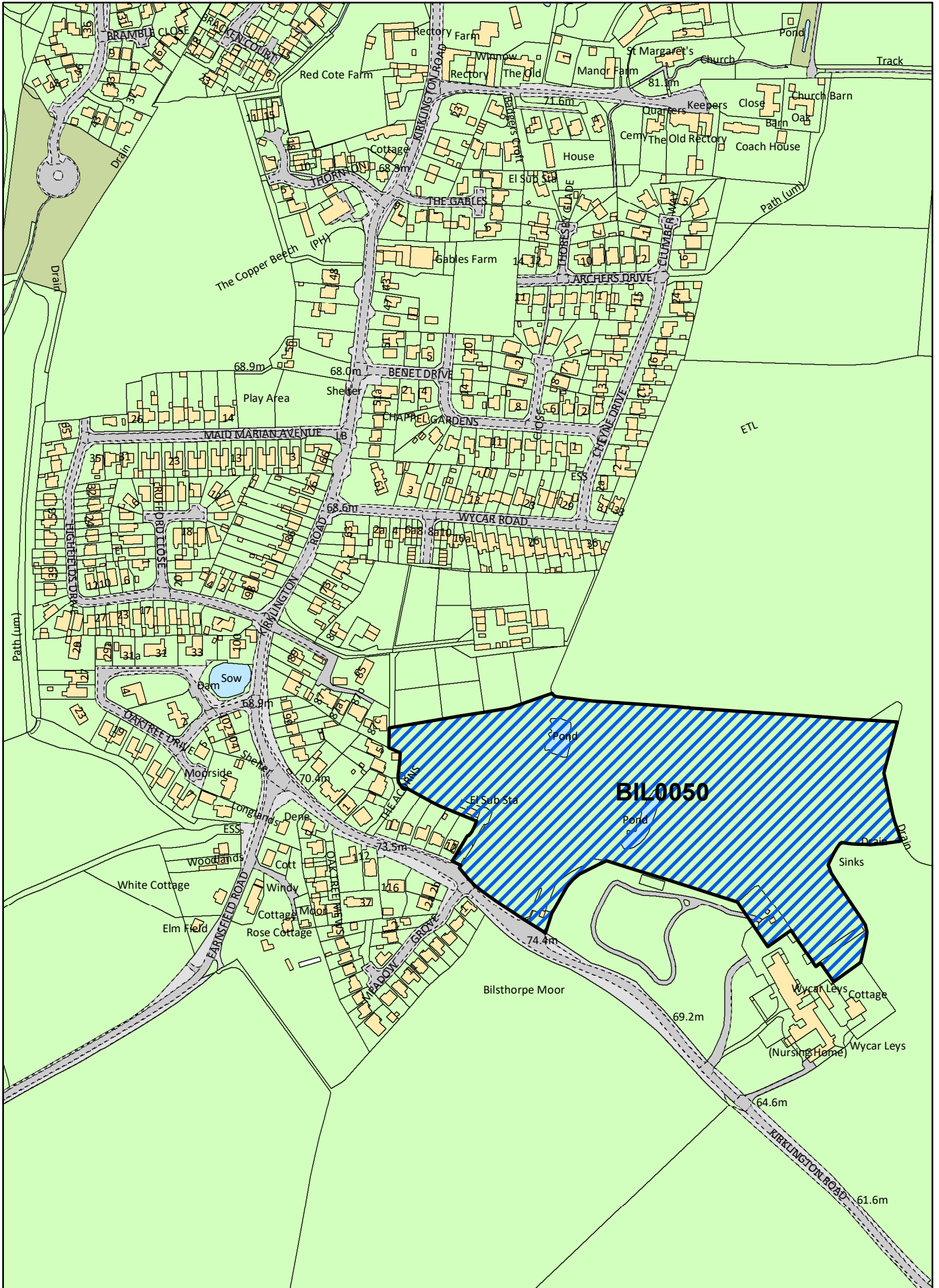
ADDITIONAL COMMENTS

Formerly part of 08_0452 (along with 16_0093). 18/00931/OUTM granted for 136 dwellings and reserved matters approval under 21/01503/RMAM also for 136 dwellings. Under construction.

Yield: 136



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

Site Reference	BIL0162
Site Address	Eakring Road (Land east of) (Bi/Mu/1)
Parish	Bilsthorpe
Ward	Bilsthorpe
Area (ha)	3.95ha
Housing/Employment/Both:	Housing / Retail
Last Updated	June 2023
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 currently under construction. The retail unit has now been completed.	

SUITABILITY	
Character Land Use Location	
Location:	Within village envelope
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.95ha (Greenfield)
Area Character:	Residential / countryside
Setting:	Residential / countryside
Current Use:	Vacant
Policy	
Current Policy Status:	Allocated (Bi/Mu/1)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	Yes	Secondary School	Yes
GP/Health Centre	Yes	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	Yes	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	646m	Proximity to Transport Node	Over 1km

Physical Constraints:	
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:	No
Contaminated Land:	Yes
Contamination Category:	A – Potentially contaminative usage has been identified at the site

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

Agricultural Land Quality:	100% Grade 3 (Good to Moderate)
Site Apparatus:	No
Access to Utilities:	Yes
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	1% High Risk, 5% Medium Risk, 25% Low Risk
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
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:	Trees and hedges
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Site is under construction
Achievability Comment:	Site benefits from approved permission
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	0-5 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

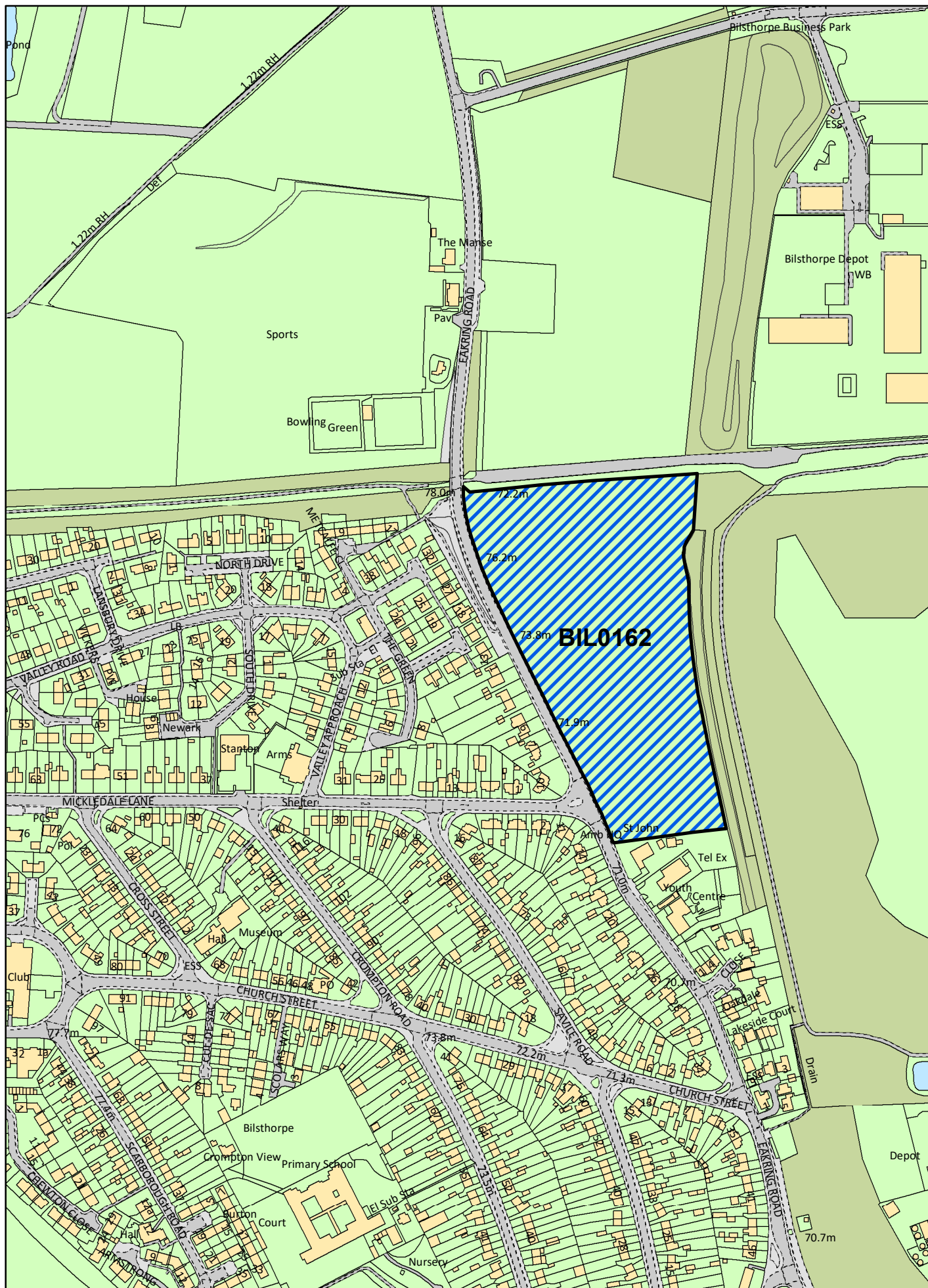
ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site previously referenced as both 08_0095 or 08_0108. Site benefits from approved permission for 103 dwellings and is currently under construction.



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	BIL0206
Site Address	Archers Drive (Land east of)
Parish	Bilsthorpe
Ward	Bilsthorpe
Area (ha)	3.38ha
Housing/Employment/Both:	Housing
Last Updated	June 2023
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:	Access may be required via third party land
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. The site may be suitable if the village envelope were to be amended in the future.	

SUITABILITY	
Character Land Use Location	
Location:	Adjacent village boundary (outside but adjoining)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	3.38ha (Greenfield)
Area Character:	Residential / agricultural
Setting:	Edge of settlement
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8 (Open Countryside)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 800m	Employment	Yes
Open Space Strategy Comments	500m	Proximity to Transport Node	Over 1km

Physical Constraints:	
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 away from Cheyne Drive)

**Newark & Sherwood Strategic Housing & Employment Land Availability
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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)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	None known
Flood Zone:	Flood Zone 1
Surface Water Flooding:	Unknown
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	Footpath through the site
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Hedgerows
Conservation Area:	Yes (part)
Heritage Assets (Designated & Non-Designated)	Several nearby (including St Margaret’s Church, NDHA’s and archaeological potential on site).

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms site remains available at June 2023
Achievability Comment:	Nothing suggest the site is unachievable
Ownership Constraints:	Access may be through third party land
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	5-10 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

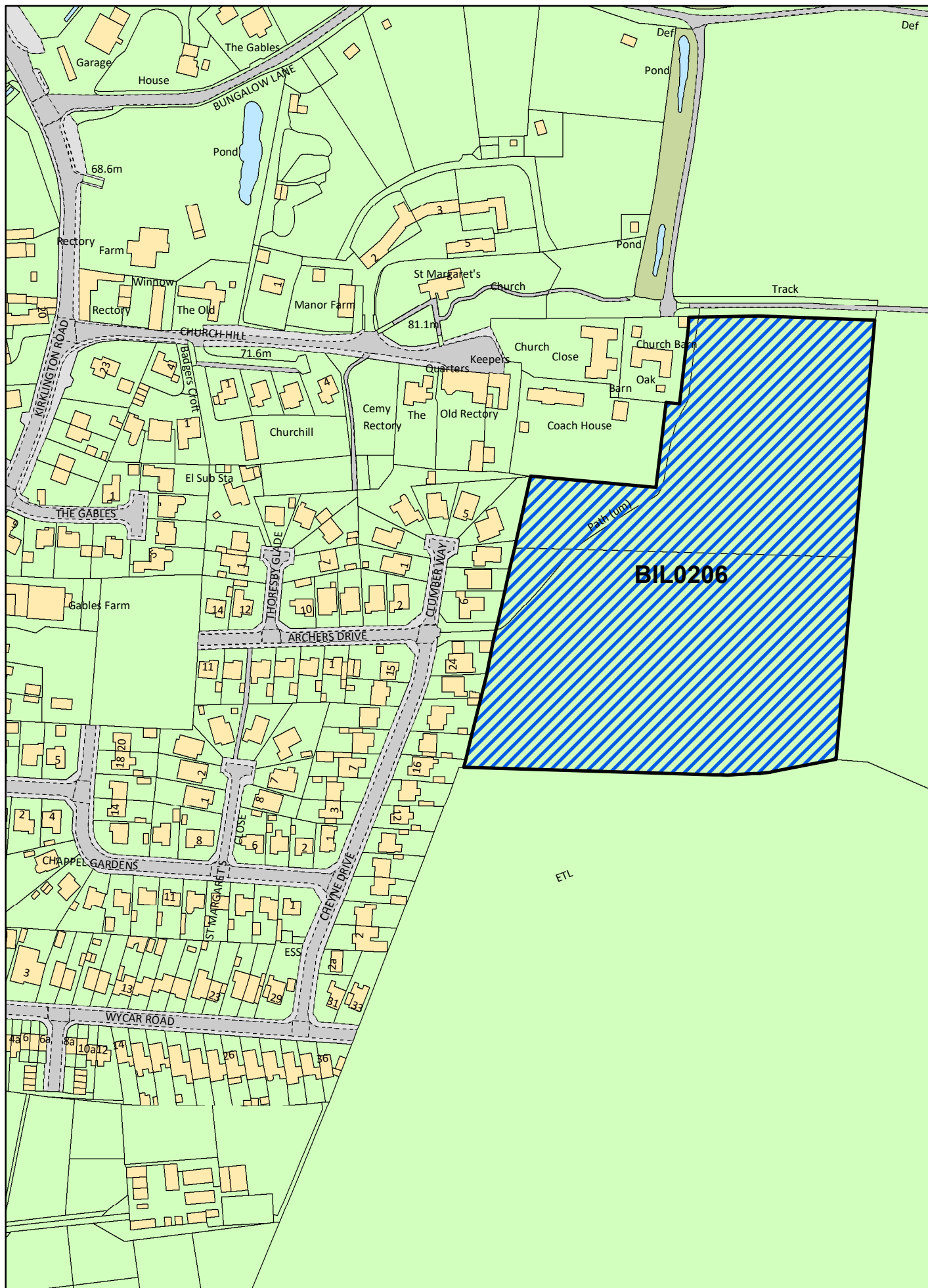
ACHIEVABILITY CONCLUSION: May be Achievable

ADDITIONAL COMMENTS

Site previously known as 08_0173
Yield: 61 dwellings



Strategic Housing and Employment Land Availability Assessment 2023



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

Site Reference	BIL0261
Site Address	Farnsfield Road (Land south of Rose Cottage)
Parish	Bilsthorpe
Ward	Bilsthorpe
Area (ha)	0.39ha
Housing/Employment/Both:	Housing
Last Updated	July 2023
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, which is adjacent to this SHELAA site has been developed under 19/00331/OUT. The site is available and achievable. 23/01252/OUTM is pending on the site for 10 First Homes. The site may be suitable for development if the settlement boundary were to be reviewed as part of a future plan review.	

SUITABILITY	
Character Land Use Location	
Location:	Village (outside but adjoining)
PDL/Greenfield:	Greenfield
Area of PDL / Greenfield:	0.39ha (Greenfield)
Area Character:	Edge of settlement
Setting:	Residential / agricultural
Current Use:	Agriculture
Policy	
Current Policy Status:	SP3 / DM8 (Open Countryside)
Other Policy Constraints:	
Conflicting Issues:	

Access to Services			
Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School	No	Secondary School	Yes
GP/Health Centre	No	Further Education	Yes
Bus Stop	No	Retail Area	Yes
Cash Machine / Post Office	No	Supermarket	Yes
Proximity to Town Centre	Over 1km	Hospital	No
Distance from Public Open Space	Within 400m	Employment	Yes
Open Space Strategy Comments	381m	Proximity to Transport Node	Over 1km

Physical Constraints:	
Highway Engineers Comments:	Part of land around Rose Cottage has outline planning permission under 19/00331/OUT. 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.

**Newark & Sherwood Strategic Housing & Employment Land Availability
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Topography Constraints:	None
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)
Site Apparatus:	None
Access to Utilities:	Unknown
Neighbour Issues:	Unknown
Flood Zone:	Flood Zone 1
Surface Water Flooding:	No
Identified within the SFRA?	No
SFRA Comments	

Landscape, Biodiversity and Built Heritage Constraints:	
Impact on Views:	No
Impact on Existing Recreational Use:	No
Protected Species/Habitats:	No
Tree Preservation Order:	No
Natural Features on Site:	Trees
Conservation Area:	No
Heritage Assets (Designated & Non-Designated)	No

SUITABILITY CONCLUSION: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	Agent confirms land is available at June 2023
Achievability Comment:	No evidence to suggest the land is not achievable
Ownership Constraints:	None known
Ownership Comments:	None
Legal Issues:	None known
Legal Comments:	None
Timescale:	10-15 years
Other Availability Issues:	None known
Viability Comments:	None

AVAILABILITY CONCLUSION: Available

ACHIEVABILITY CONCLUSION: Achievable

ADDITIONAL COMMENTS

Site previously part of 08_0450



Strategic Housing and Employment Land Availability Assessment 2023

