

Bilsthorpe

5.20 Bilsthorpe is a Principal Village within the Sherwood Area. It is identified in the Core Strategy as a location where the Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing in order to support the regeneration of the village.

Housing Allocations

5.21 The Core Strategy directs 2.5% of the District’s housing growth to the Principal Village of Bilsthorpe. This equates to a need to provide 354 dwelling in this settlement between 2006 and 2026. Previous completions and committed developments will all contribute towards the achievement of this target. There is however a residual requirement for the A&DM DPD to identify sites that are capable of delivering 147 new dwellings in Bilsthorpe.

Policy Bi/Ho/1

Bilsthorpe - Housing Site 1

Land to the north of Kirklington Road has been allocated on the Policies Map for residential development providing around 20 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the sites gateway location and manages the transition into the main built up area; and
- Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development.

Policy Bi/Ho/2

Bilsthorpe - Housing Site 2

Land to the east of Ho PP and north of Wycar Leys has been allocated on the Policies Map for residential development providing around 55 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area; and
- Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development

Mixed Use Allocation

Policy Bi/MU/1

Bilsthorpe - Mixed Use Site 1

Land to the east of Eakring Road has been allocated on the Policies Map for mixed use development providing around 75 dwellings and retail development

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- Appropriate design which addresses the site's gateway location and manages the transition into the main built up area;
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;
- Appropriate phasing of retail and residential uses.

Employment

Policy Bi/E/1

Bilsthorpe - Employment Site 1

2.67 hectares of land on the southern side of Brailwood Road have been allocated on the Policies Map for employment development.

Development proposals on the site will be required to address the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions SPD.

Policy Bi/E/2

Bilsthorpe - Employment Site 2

0.35 hectares of land on the northern side of Brailwood Road have been allocated on the Policies Map for employment development.