

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 1: Introduction

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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1 Introduction

What is the purpose of this consultation document?

- 1.1 This Preferred Options document forms the second part of the consultation process in the development of the Site Allocations Development Plan Document (DPD), which, along with the Core Strategy (already adopted by the Council) will form the Local Development Framework (or Local Plan) for Bassetlaw. An explanation of what these terms mean is set out within the Glossary of Terms in Appendix A. Appendix B gives a brief summary of a number of background studies that the Council has undertaken to help provide evidence about, or further information on, issues within the District and are referred to throughout this document. If you wish for more detail on them, please contact the Planning Policy Team.
- 1.2 The settlements specified as development locations were established during the development of the Council's Core Strategy and Development Management DPD and are not, therefore, subject to further consultation. This document sets out the specific sites within those settlements that it is proposed to allocate for future housing and employment development, within Bassetlaw, up to 2028 along with the proposed levels of growth in the Rural Service Centres. To gain a full understanding of how decisions about the preferred sites have been made, it is important to read this consultation document in its entirety.
- 1.3 The sites identified in this consultation document will identify sufficient land to deliver:
- 3574 new houses; and
 - 163.6 hectares of new employment land.
- 1.4 It is the Council's view that at present, based on the evidence available, there is no need to allocate land for further retail development. Furthermore, it has been agreed that the allocation of gypsy and traveller sites will be progressed through a separate Development Plan Document, once the revised assessment of accommodation needs has been completed. In addition, due the status of the individual sites and feedback through consultation, the progression of the 'opportunity sites' identified in the Issues and Options consultation document will be considered separately.
- 1.5 All parts of this consultation document are available on the Planning Policy pages of the Council's website at www.bassetlaw.gov.uk

What details are given about each site?

- 1.6 Each preferred site allocation is shown with a site map identifying the extent of the site and, where applicable, any key features that it is expected that the site will deliver as a requirement of its allocation.
- 1.7 Each site has its own Site Allocation Policy. This policy sets out any specific requirements that a subsequent application must address before planning permission may be granted on a site in conjunction with the adopted Core Strategy and Development Management

policies. Please note that some of the requirements relating to infrastructure provision may change if such requirements are subsequently included in a list of projects to be funded by a Community Infrastructure Levy (CIL) (please see the Planning Policy pages of the Council's website for further information on CIL).

- 1.8 Each site allocation policy is accompanied by a reasoned justification to explain the policy requirements relating to specific sites.

How do I respond to this consultation document?

- 1.9 The first round of consultation on the site allocations process resulted in over 2,000 individual responses. These comments have assisted the Council in making assessments about the merits of sites and about any constraints that will need to be overcome should a site be allocated. Further details on the responses made to the initial consultation can be found within the Council's *Issues and Options Consultation Summary Document*, which is available on the Planning Policy pages of the Council's website.
- 1.10 This consultation, however, is different from the previous round. The Issues and Options consultation asked questions about the potential for development of a range of sites and for information regarding any local issues in or around the proposed sites. Now that the Council has identified a much smaller range of potential allocations, we need to know whether you agree with our proposals and whether you think we have identified the issues that will need to be addressed (e.g. highways improvements or new school provision) if these sites are to be allocated. If you disagree with the Council's proposals, you will need to state why and to provide realistic alternative proposals.
- 1.11 The formal consultation will run for an eight-week period starting on Monday 3rd February 2014 and the deadline for responses is 5pm on Monday 31st March 2014. Please be aware that representations made about this document (including your name and address) cannot be treated as confidential and may be made publically available. Any comments made before this formal consultation period will only be recorded as an objection or support to the principle of the site(s) allocation, as all the details underpinning the preferred allocations will not yet be available.
- 1.12 In order to respond to this document, please send your response to us in the following ways:

- Online at: www.bassetlaw.gov.uk
- Post to:

Planning Policy Team
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Notts
S80 2AH

- Email: future.plans@bassetlaw.gov.uk
- Fax: 01909 533400
- In person: please hand in to the Queen's Buildings in Worksop

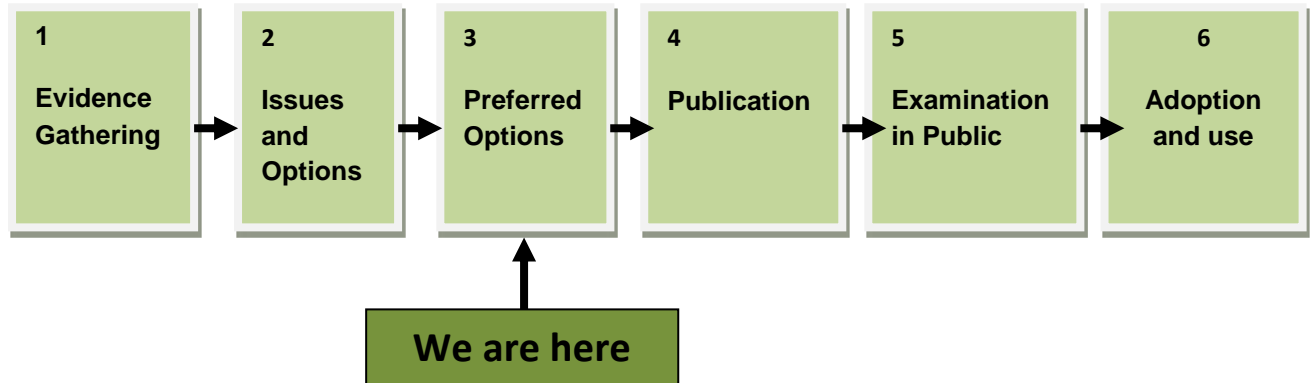
1.13 We appreciate that this consultation document is large and, in some places, relatively technical. We also appreciate that time and resources may be restricting factors for some people. We will, therefore, be holding a series of public events, to discuss any issues raised in the document in locations across the District. For a detailed list of public events, including their location and times, please refer to the Planning Policy pages of the council's website or contact the Planning Policy department directly.

1.14 There are also 'drop-in' sessions to allow interested parties to visit the Planning Policy team at Queen's Buildings, Potter Street, Worksop without making a prior appointment. These sessions will be held from 10 a.m. until 4 p.m. on various days throughout the consultation period (please ask at main reception for a member of the Planning Policy team). For a list of dates for these drop-in sessions please refer to the Planning Policy pages of the council's website or contact the Planning Policy department directly.

What will happen next?

- 1.16 The chart below shows the process through which the Council will go before the final Site Allocations document is in place.

Site Allocations Process



- 1.17 Once this consultation has ended, the Council will consider all responses made to inform the Publication Document. This will, in essence, be the Council's final decision on which sites it will allocate for new development. We will consult on the Publication Document in summer 2014.
- 1.18 If you have any further queries, please contact the Planning Policy Team using the contact details set out in section 1.13 above.

Relationship to the Core Strategy and Development Management Policies

- 1.19 Once the Site Allocations DPD is adopted it will form part of the Local Development Framework (the Development Plan) for Bassetlaw. It will sit alongside the already adopted Core Strategy and Development Management Policies DPD which was adopted in December 2011. It is important to note that the proposed policies within this Site Allocations document must be read in conjunction with the already adopted Core Strategy and Development Management Policies, which will apply (where relevant) to any future planning applications on the proposed sites.

Housing and Employment Growth Targets for Bassetlaw

Growth Targets from the Core Strategy

- 1.20 The Bassetlaw Local Development Framework Core Strategy (adopted December 2011) sets the overall housing and employment growth targets for District. Additionally the Core Strategy sets how this growth is to be distributed across the settlements in Bassetlaw based on the settlement hierarchy in Core Strategy Policy CS1.

Housing Growth Targets

- 1.21 The table below set out the Core Strategy housing growth target for Bassetlaw.

Settlement	Spilt of housing growth	RSS Housing growth target 2006-2026 plus plan period extension (2026-2028)	Past completions (2006-2010)	Residual requirement from remaining plan period (2010-28)
Worksop	32%	2464	471	1993
Retford	26%	2002	428	1574
Harworth Bircotes	22%	1694	134	1560
Carlton in Lindrick & Langold	4%	308	40	268
Tuxford	4%	308	7	301
Misterton	2%	154	65	89
Rural Service Centres	10%	770	171	599
Other settlements	0%	0	48	0
Total	100%	7700	1364	6384

Table 1.1 Core Strategy Housing Growth Targets (Adopted Dec 2011)

- 1.22 The table below updates the Core Strategy targets setting out the residual level of housing growth that this Site Allocations Development Plan Document will plan for over the period 2013 to 2028. The housing target update considers the following factors:

- i. **Completions** – previous planning permissions that have been completed between 2010 and 2013;
- ii. **Projected Completions** – developments that are predicted to be completed from May 2013 to March 2014 as detailed in the Strategic Housing Land Availability Assessment November 2013 (SHLAA);
- iii. **Deliverable Sites** – Sites that are earmarked for housing that either currently have planning permission that are yet to be implemented, or are where the principal of housing development has already been established through pre-application or earlier allocations, as detailed in the SHLAA November 2013;
- iv. **Sites Under Construction** – planning permissions that have started to be developed but are not yet complete (as of 31st March 2013);
- v. **Housing Requirement Sub-Total** – shows the Core Strategy housing requirement minus completions, deliverable sites and sites currently under construction;

- vi. **20% Margin of Choice** – In line with the guidance in the National Planning Policy Framework an additional 20% of the housing targets is to be allocated to ensure choice and competition in the market for the delivery of housing land; and
- vii. **Rural Service Centres Residual Requirement** – redistributes a proportion of the Rural Service Centres housing growth target in line with the outcomes of consultation (see following section for more detail).

Settlement	Core Strategy Housing Requirement	Completions 2010/2011 to April 2013	Projected completions ¹	Deliverable Sites	Under Construction ²	Sub total	20% Margin of Choice	RSC Residual Requirement	Residual Housing Target (2013-28)
Worksop	1993	160	17	508	54	1254	251	95	1600
Retford	1574	355	106	770	44	299	60	0	359
Harworth Bircotes	1560	4	0	270 ³	3	1283	257	48	1587
Tuxford	301	15	0	18	7	261	52	0	313
Carlton in Lindrick & Langold	268	4	31	379	4	-150	-	-	0
Misterton	89	19	7	143	10	-90	-	-	0
Rural Service Centres	599	170	5	110	64	250	50	-	157
Total	6384	727	166	2641	186	-	670	143	3574

Table 1.2 Site Allocations Housing Growth Target for Bassetlaw

Over Supply of Housing in Carlton-in-Lindrick, Langold and Misterton

- 1.2.3 As expressed in the Core Strategy Policies for Carlton-in-Lindrick, Langold and Misterton and demonstrated in table 1.2 above, the levels of deliverable housing in these settlements exceed the corresponding housing requirements (resulting in a negative sub-total). Therefore, there is no residual housing growth requirement to be met, so no new housing sites will be identified in these settlements.

Rural Service Centres Residual Requirement

- 1.2.4 The Core Strategy sets a target of **up to** 10% of the total housing growth requirement for Bassetlaw to be distributed across the Rural Service Centres (RSC), equating to a 300 dwellings Housing Growth Target (the 250 dwelling sub-total plus 50 dwelling margin of choice, see table 1.2 above). Through earlier Site Allocation consultation with a residents' questionnaire and the Issues and Options consultation paper, the Council has identified a final level of housing growth of 157 dwellings in the RSC based on the consultation responses from residents, local communities and interested parties. A summary of the outcomes of this consultation is set out below.

¹ This includes projected completions from May 2013 to March 2014.

² This includes sites that are not identified within the SHLAA sites and are fully/partly under construction (i.e. if part of a housing development is under construction, all of the properties are included within this figure).

³ This figure does not include any development from phase 2 of the Harworth Colliery planning permission.

Residents' Questionnaire (January to March 2011)

- 1.25 This questionnaire asked all residents within the RSC how much and what type of housing they would like to see developed within their settlements. The results produced an 'average' housing growth figure for each RSC settlement based on the levels of growth respondents said they would support. These figures also showed that the communities in some settlement wanted no more allocated housing growth over the plan period. These 'average' housing growth figures were used as the starting point in setting a housing growth target for the RSC which were then consulted on in the Site Allocation Issues and Options Consultation exercise.

Issues and Options Consultation (November 2011 to January 2012)

- 1.26 The Issues and Options consultation asked residents, communities and interested parties if they supported the suggested housing growth target for each settlement in the RSC group. This target was based on the 'average' housing figure for individual settlements produced during the residents' questionnaire (see above).
- 1.27 Consultation responses produced a mixed feedback across the RSC settlements, including support for the growth target in some locations, support for a lower target in others and in some cases strong opinion against any future housing development. Responding to this, some settlements within the RSC tier are not being allocated a future housing growth target in this Preferred Options consultation paper⁴. These settlements include:
- Clarborough/Hayton;
 - Gringley on the Hill;
 - Ranskill; and
 - Sutton-cum-Lound.

Other Considerations

- 1.28 While public support was given for future housing growth in certain RCS settlements, further investigation work has demonstrated that the allocation of land in Dunham-on-Trent and Gamston would cause an unacceptable impact. In Dunham-on-Trent, the potential housing land all lies within the identified flood zones. In Gamston, development on the potential sites would cause a detrimental impact to the surrounding Conservation Area.

Preferred Housing Growth Figures for the Rural Service Centres

- 1.29 Taking into account the factors set out above, the table below shows the preferred split of housing growth across the Rural Service Centres.

⁴ See the Issues and Options Consultation Summary Document for more details

Rural Service Centre	Housing Growth Figure (2012-28)
Beckingham	6
Blyth	9
Clarborough Hayton	0
Cuckney	5
Dunham-on-Trent	0
East Markham	11
Elkesley	11
Everton	13
Gamston	0
Gringley	0
Mattersey	13
Misson	18
Nether Langwith	5
North Leverton	15
North and South Wheatley	12
Rampton	14
Ranskill	0
Sturton-le-Steeple	11
Sutton-cum-Lound	0
Walkeringham	14
Total	157

Table 1.3 Rural Service Centres Housing Growth Figures

RURAL SERVICE CENTRES GROWTH FIGURES CONSULTATION QUESTION

Table 1.3 above shows the housing growth figures for the Rural Service Centres.

Question: Do you agree with these figures? Please specify your reasons.

Please refer to the 'How do I respond' section of this consultation paper to see how you can respond to this question.

Rural Service Centres Residual Housing Requirement

- 1.30 Setting the RSC Housing growth targets in line with the consultation responses received (as set out above) has resulted in an undersupply in relation to the 'up to 10%' growth target (as set out in the Core Strategy). This means that there is a need to redistribute 143 dwellings to higher tier settlements.
- 1.31 The Issues and Options consultation asked where this undersupply should be re-distributed if the total requirement was not allocated within the RSCs. The majority of responses (93%)

supported spreading this growth between Worksop, Retford and Harworth Bircotes (for further information on the Issues and Options consultation responses, please see the Consultation Summary Document⁵). In conjunction with this, the consultation also asked if people supported more growth above the identified targets for Worksop, Retford and Harworth Bircotes. In Worksop 53% of respondents disagreed with any additional growth above the targets (with only 23% specifically supporting an increase in the housing target). In Retford 89% disagreed with additional growth above the target. However, in Harworth Bircotes, 67% supported additional growth above the targets suggested.

- 1.32 Increasing Harworth Bircotes' housing target by 143 would push it above Worksop's, which, as the Sub-Regional Centre, should remain the focus for the most housing growth in the district in line with the aims of the Core Strategy. A balance has, therefore, been sought between the aims of the Core Strategy and the outcome of the initial Site Allocations consultation. This balanced redistribution is set out in table 1.4 below and shows that Worksop will receive a larger share; Retford (in line with consultation responses) will see no increase in its housing target; and Harworth Bircotes will receive the remaining share in line with the support shown for more growth.

Settlement	% Share	Housing
Worksop	66.6%	95
Retford	0.0%	0
Harworth	33.3%	48
Total	100%	143

Table 1.4 Redistribution of Rural Service Centre Residual Growth Target

Employment

- 1.33 The Core Strategy employment delivery target for Bassetlaw is 106 ha up to 2028. In line with the Core Strategy, this employment growth is split across Worksop (45%), Retford (20%) and Harworth Bircotes (35%).
- 1.34 The table below updates the Core Strategy targets by setting out the residual level of employment land growth that this Site Allocations Development Plan Document will plan for over the period 2013 to 2028. The employment land target update considers the following factors within the towns where employment growth is planned:
- i. **Employment Land Target to 2028** – the employment land growth target as set out in the Adopted Core Strategy for Bassetlaw;
 - ii. **Competitions** – previous planning permissions that have been completed between 2010 and 2013;
 - iii. **Major Employment Commitments** – all major employment development above 2.5 hectares that have extant planning permission as of 31st March 2013. Considering only major employment growth commitments ensures that only those large scale

⁵ Issues and Options Consultation Summary

sites considered to be strategic in their aims and deliverable within the plan period are discounted from the growth targets.

Settlement	Core Strategy Employment Land Target to 2028	Percentage Share of Employment Requirement	Completions 2010/2011 to 2012/2013	Commitments 2010/2011 to 2012/2013 (above 2.5ha)	Residual Employment land Target (2013-28) (Ha)
Worksop	48	45%	1.2	0	46.8
Retford	21	20%	0.9	0	20.1
Harworth Bircotes	37	35%	3.4	0 ⁶	33.6
Total	106	100%	5.5	0	100.5

Table 1.5 Employment Growth Target for Bassetlaw

⁶ Please note that for Harworth Bircotes there is an extant outline planning permission for 16.1ha of employment land. However this permission is on land currently in use by the Haworth Colliery and has a 15 year time frame before reserved matters must be submitted. It is therefore considered that the delivery of this site is uncertain and should not be discounted from the employment growth target for Harworth Bircotes.

Identifying the Preferred Sites

- 1.35 To identify the preferred housing and employment sites for allocation from all of the potential sites identified in the earlier Site Allocations Issues and Options consultation, the following process has been undertaken.

STEP 1: Applying the Site Allocations Screening Methodology

- 1.36 A screening methodology to aid in determining the preferred sites was consulted on in the Issues and Options Consultation Paper. The final screening methodology (set out in Appendix C) has been used to undertake a qualitative assessment of all potential sites that were identified in the Site Allocations Issues and Options Consultation Paper
- 1.37 The result of this Screening Assessment for each site is set out in the Site Allocation Screening Assessment⁷. The key findings for each site are set out in the Commentary column at the end of the table. Please note that the traffic light scoring system used for each screening question is to provide a visual guide to the assessment but does not provide a method for making a 'quantifiable score' for each site.

STEP 2: Site Screening Scenarios

- 1.38 A range of options for grouping sites in each settlement, based on their outcome against the Screening Assessment was produced to ensure the best group of sites are identified for each settlement. These different scenario options compare the numbers of dwellings that would be delivered in each against the growth target set out in the Adopted Core Strategy. These site screening scenarios are set out alongside the screening assessment in the Site Allocations Screening Assessment.

STEP 3: Sustainability Appraisal

- 1.39 As part of the Sustainability Appraisal, each potential site is assessed against the 14 Sustainability Objectives to determine if their allocation will help to deliver the wider sustainability aims of national planning.
- 1.40 The full results of this assessment are set out in the Site Allocation's Sustainability Appraisal⁸. The key findings for each site are set out in the Commentary column at the end of the table. Please note that the traffic light scoring system used for each screening question is to provide a visual guide to the assessment but does not provide a method for making a 'quantifiable score' for each site.
- 1.41 The Sustainability Appraisal also assesses the impacts each of the different site screening scenarios would have on the same 14 Sustainability Objectives. This allows an assessment of reasonable alternatives to be considered to help ensure the preferred combination of sites for each settlement is the most sustainable option.

⁷ The Site Allocation Screening Assessment Background Document is available on the Council's website

⁸ The Site Allocation's Sustainability Appraisal is available on the Council's website.

STEP 4: Identifying the Preferred Sites

1.42 The outcomes of the Screening Assessment, Screening Scenarios and the Sustainability Assessment of sites and scenarios have all been considered to allow an overall consideration of the positive and negative impacts the allocation of all sites would have. The Discounting of Sites summary document sets out these findings and shows why each site has either been discounted or identified as a Preferred Site to be included in the Site Allocations Preferred Options Consultation Paper⁹. The Summary at the end of the table provides an overview of the key issues that have driven the selection of sites in each settlement. These reasons are specific to each settlement and site.

Considerations that have fed into the assessment of sites

1.43 Underpinning and feeding into the site assessment work set out above has been the finding of a range of background studies that have assessed key issues that affect the district and the potential development of sites. These Background Studies include:

- Bassetlaw infrastructure Study
- Bassetlaw Open Space Assessment
- Bassetlaw Sports and Play Pitch Assessment
- Issues and Options Consultation Response Summary
- Summary of the Residents' Questionnaire

1.44 A full list and description of each Background Study that has fed into this site allocation process is set out in appendix B¹⁰.

⁹ The Discounting of Sites summary document is available on the Bassetlaw website

¹⁰ Copies of background studies are available from the Bassetlaw website

Open Space Protection

- 1.45 Not all open spaces have been identified for protection across the district only those that have been identified in the Open Space Study 2012¹¹ as having high quality and value scores as part of site assessments have been given the highest protection. These open space sites are identified on the Core Strategy Proposal Maps and the Settlement Maps within this consultation paper. This does not however, mean that other open spaces not identified on these maps can be released as these are protected by virtue under Core Strategy Policy DM9. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.
- 1.46 The Play Pitch Assessment 2010 identifies the pitches across the district and calculates the supply and demand for pitches. Reference to this document should be made when making judgements about current and future needs for pitches in the district. These sites are not shown on the Proposal Maps they are protected by virtue under Core Strategy Policy DM9. Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality
- 1.47 Open spaces and play pitches beyond the settlements where development is being allocated are still important and are still required. Public Open Space and other forms of recreation land (including school playing fields) can be found in settlements across the District, whilst not all are defined on the Proposals Map they are all protected by virtue of Policy DM9 of the Core Strategy¹². Loss of such facilities will not be permitted unless it can be demonstrated that it is no longer feasible to provide, or that there is sufficient alternative provision elsewhere of similar or better quality.

OPEN SPACE PROTECTION CONSULTATION QUESTION

The Proposals Map and the Settlement Maps in this consultation paper, identify the highest quality and highest valued Open Spaces from the Open Spaces Study 2012 to be protected from development. The adopted Core Strategy Policy DM9 provides the policy protection for these sites.

Question: Do you agree with the Protected Open Space site(s) identified?

- If you agree, please let us know your reasons.
- If you do not agree with the Protected Open Space site(s), please specify:
 - The site(s) you are objecting to (please quote site reference from the Open Spaces Study); and

¹¹ The Open Spaces Study is available on the Planning Policy Pages of the Council's website

¹² To view the location of identified open space sites not shown on the Proposals Map, please refer to the Open Space Study on the Council's website.

- The reasons for your objection, based on the Open Spaces Study Methodology.

Please refer to the 'How do I respond' section of this consultation paper to see how you can respond to this question.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 2: Worksop

Consultation February 2014

(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 2: Worksop Preferred Sites

- 2.1 Worksop (including Shireoaks and Rhodesia) is identified as a Sub-Regional Centre in the adopted Settlement Hierarchy (Core Strategy policy CS1). As the principal town in the district, Worksop will see high levels of housing and employment growth to make qualitative and quantitative improvements to the housing, employment, retail and leisure offer available in the town. The following maps and policies set out the housing and employment sites that the Council considers to be the best option to deliver this growth.
- 2.2 This preferred set of sites has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the *Issues and Options* consultation exercise). Key factors that have helped to shape the proposals for Worksop are as follows:
- A very large area of land to the east of Worksop (Site 4/W9), which had been proposed for both housing and employment development, was withdrawn from consideration by its promoters following the *Issues and Options* consultation. This significantly reduced the amount of land available to allocate for new development in Worksop;
 - Nottinghamshire County Council as the Highways Authority expressed a preference for new employment development to be focused along the A57 corridor around Worksop to ease any potential impacts on the town's road network from business/industrial users;
 - The increased population that will result from the housing allocations will require more school places in the town. It was necessary, therefore, to find a site capable of accommodating a new primary school; and
 - Recognising the concerns of local residents, it was felt to be important to retain some separation distance (green corridor) between Worksop and Shireoaks to ensure that growth does not result in the two settlements merging completely.
- 2.3 Cumulatively, the sites identified will provide enough land to deliver the levels of housing and employment growth needed to achieve the Vision for Worksop as set out in the adopted Core Strategy. The table below shows the preferred sites along with their respective housing and employment growth targets.
- 2.4 For more information on the selection of the preferred option for Worksop please refer to the screening methodology section of this consultation paper and to the Site Screening background document¹.

¹ Available from the Planning Policy pages of the Council's website at www.bassetlaw.gov.uk.

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H1	35	Gateford Park	670	
H2	90	Tylden Road	87	
H3	30	Haggonfields	88	
H4	9	St Anne's Extension	250	
MU1	195	Shireoaks Common	175	15.4
MU2	28	Gateford Common	330	6.5
E1	W1	Manton Wood Extension		25
Total			1600	46.9

Table 2.1: Preferred Sites for Worksop

WORKSOP ALLOCATIONS CONSULTATION QUESTION

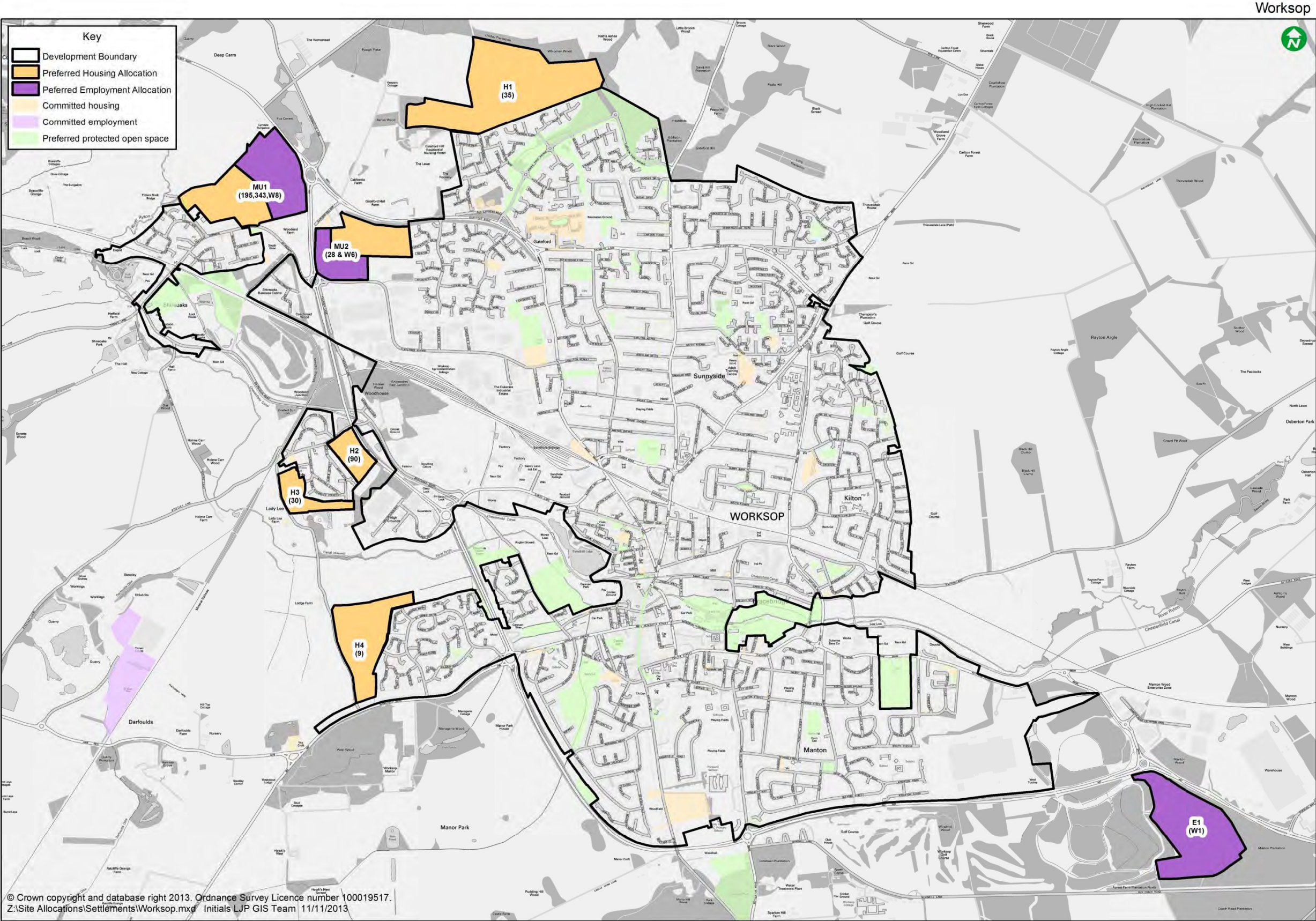
This section details what land the Council plans to allocate to deliver housing and employment growth in Worksop.

Question: Do you agree with the sites and policies proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.

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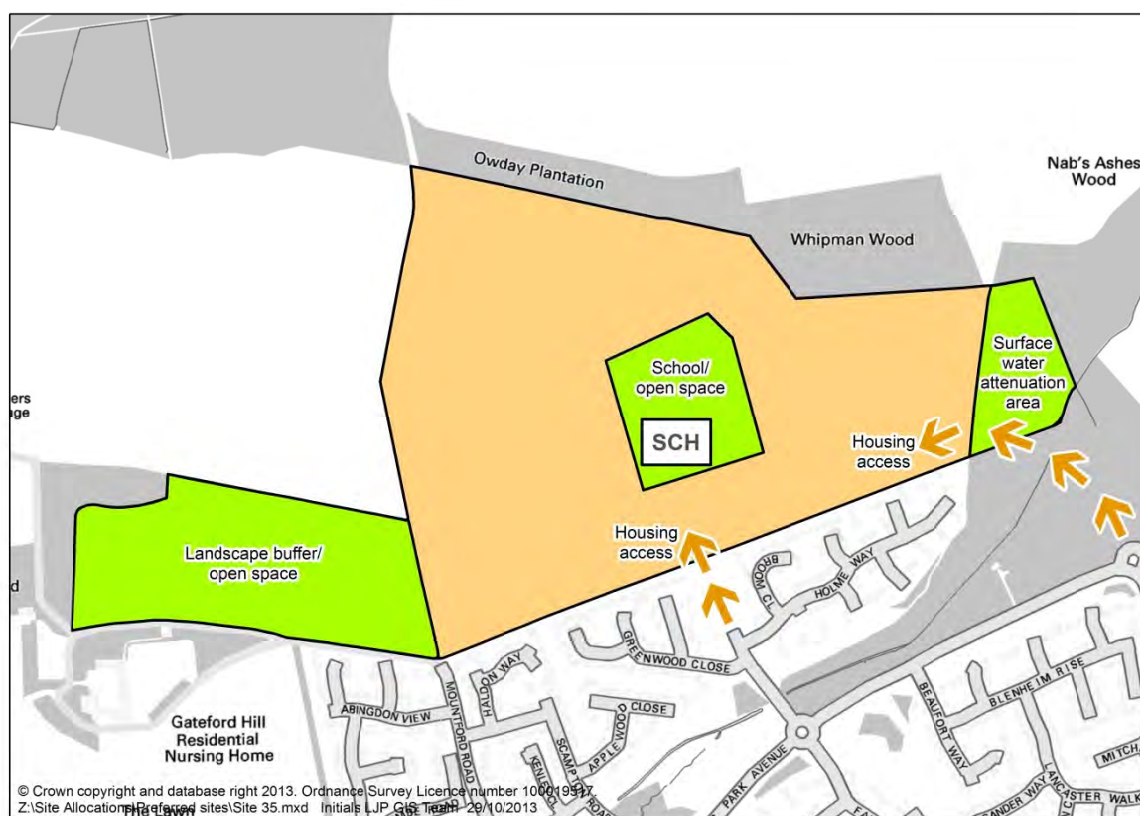


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Site Allocations for Worksop

Housing Site H1: Gateford Park (former ref: 35)

Indicative Site Map H1



Context

- 2.5 This site is located to the north of Worksop. It is a greenfield site adjoining a residential estate. The site is bounded to the north and east by woodland that is protected through a combination of Local Wildlife Site, Ancient Woodland and Tree Preservation Order designations. The southwestern corner of the site sits within the Old Gateford Conservation Area and close to a Grade II listed building. There are also existing public rights of way (PROW) running through the site.
- 2.6 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Woodland to the north forms a logical boundary to the further development of Worksop in this direction;
 - Sensitive design could provide a green infrastructure enhancement opportunity, taking account of existing PROW and the sensitivity of the Conservation Area;

- The scale of the site allows for provision of a new primary school and extensive open space;
- Allows improvements to pedestrian routes and additional provision of public transport in the vicinity; and
- The proposal to enhance existing junctions makes a positive contribution to improving the existing highways infrastructure in the locality.

POLICY H1: GATEFORD PARK

Land to the North of Gateford in Worksop, as shown on the proposals map and illustrated above, is allocated for the development of 670 dwellings and associated local infrastructure. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Onsite provision of a single form entry primary school with land to expand;
- ii. A financial contribution towards increased provision of secondary school places in Worksop;
- iii. Land to the southwest of the site to be set out as open space (as illustrated on the indicative map above);
- iv. A comprehensive boundary treatment and landscaping approach to the design of the site including ecology buffers between the site and neighbouring woodland;
- v. Highway improvements to provide traffic lights or roundabouts at the junctions of:
 - a. Ashes Park Avenue/Gateford Road;
 - b. Raymoth Lane/Gateford Road; and
 - c. Cannon Crossroads.
- vi. Two access points delivered to the site at a sufficient width to allow public transportation access; and
- vii. Relocation of the nearby football pitch, affected by any new access road to the east, within, or in the immediate vicinity of, the site.

Reasoned Justification

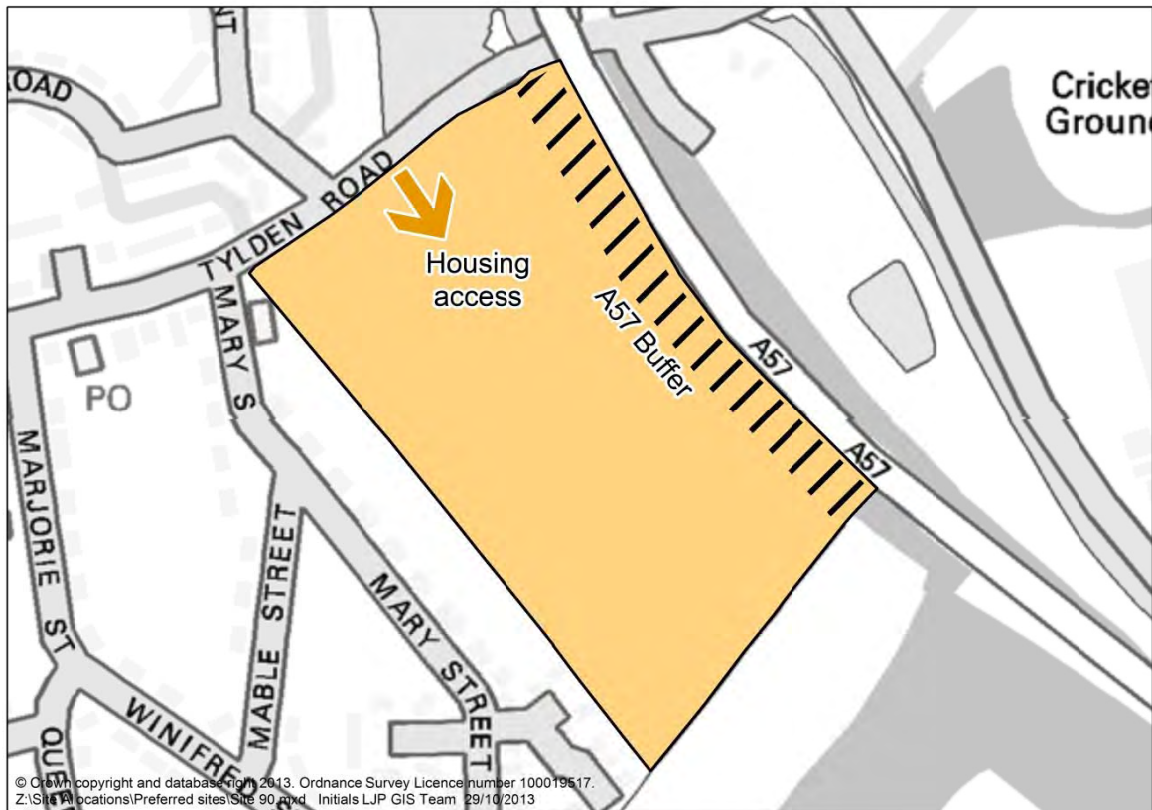
2.7 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H1 seek to address the following considerations:

- i. The residential development of this site will result in a primary school age population increase which will require the expansion of local primary schools. An additional one form entry primary school will need to be delivered before the completion of the site to accommodate this population increase;
- ii. The residential development of this site will result in a secondary school age population increase which will require the expansion of local secondary schools;

- iii. To protect the character of the Old Gateford Conservation Area and the setting of the nearby Grade II listed building, the land to the southwest of the site that is located within the conservation area will need to remain open;
- iv. The site is located within a 'conserve' Landscape Character zone as identified in the Bassetlaw Landscape Character Assessment. Core Strategy Policy DM9 requires developments to be designed accordingly to take into account local landscape character. Any development must include sufficient consideration of the neighbouring woodland to the north and east of the site and ensure the boundary treatments on these parts of the site complement and wherever possible enhance these important biodiversity areas as protected under Core Strategy Policy DM9 (including their designations as Local Wildlife Sites and in parts Ancient woodland);
- v. The residential development of this site will increase road usage in the local area. Road junctions Ashes Park Avenue/Gateford Road, Raymoth Lane/Gateford Road, and Cannon Crossroads will require improvements to ensure that road safety is not compromised and to ensure that traffic in the area continues to flow at an acceptable rate;
- vi. Following Highway Authority recommendations, the level of growth on this site must have more than one point of access to ensure sufficient safe transportation movement to and from the site. In addition, Core Strategy Policy DM13: Sustainable Transport requires development proposals to minimise the need to travel by car. As such, any new access points into the site must be of sufficient width to allow access by a choice and means of transport including public transportation; and
- vii. Delivery of the new access road to the east of the site may impact on the existing football pitch. To ensure that this sports provision is not lost in the area, the development of this site must include the relocation of this football pitch.

Housing Site H2: Tylden Road (former ref: 90)

Indicative Site Map H2



Context

- 2.8 This site is located to the East of Rhodesia, it is a greenfield site adjoining a residential estate. The site is bounded by the A57 flyover along its eastern edge and is close to two Local Wildlife Sites to the North and South.
- 2.9 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall public support for the site;
 - Development of this site would complement the existing built form of Rhodesia;
 - Site currently suffers from significant levels of anti-social behaviour. Redevelopment will restrict opportunities for this and enhance the overall safety of the neighbouring area;
 - Opportunity and desire for the primary school to expand (in size and the number of pupils); and
 - Existing bus stops are located immediately adjacent to the site.

POLICY H2: TYLDEN ROAD

Land off Tylden Road, as shown on the proposals map and illustrated above, is allocated for the development of 87 dwellings. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards the expansion of school provision;
- ii. Pedestrian access link from the site to the open space to the South;
- iii. A new access point into the site from Tylden Road; and
- iv. A visual and acoustic buffer along the A57 border of the site.

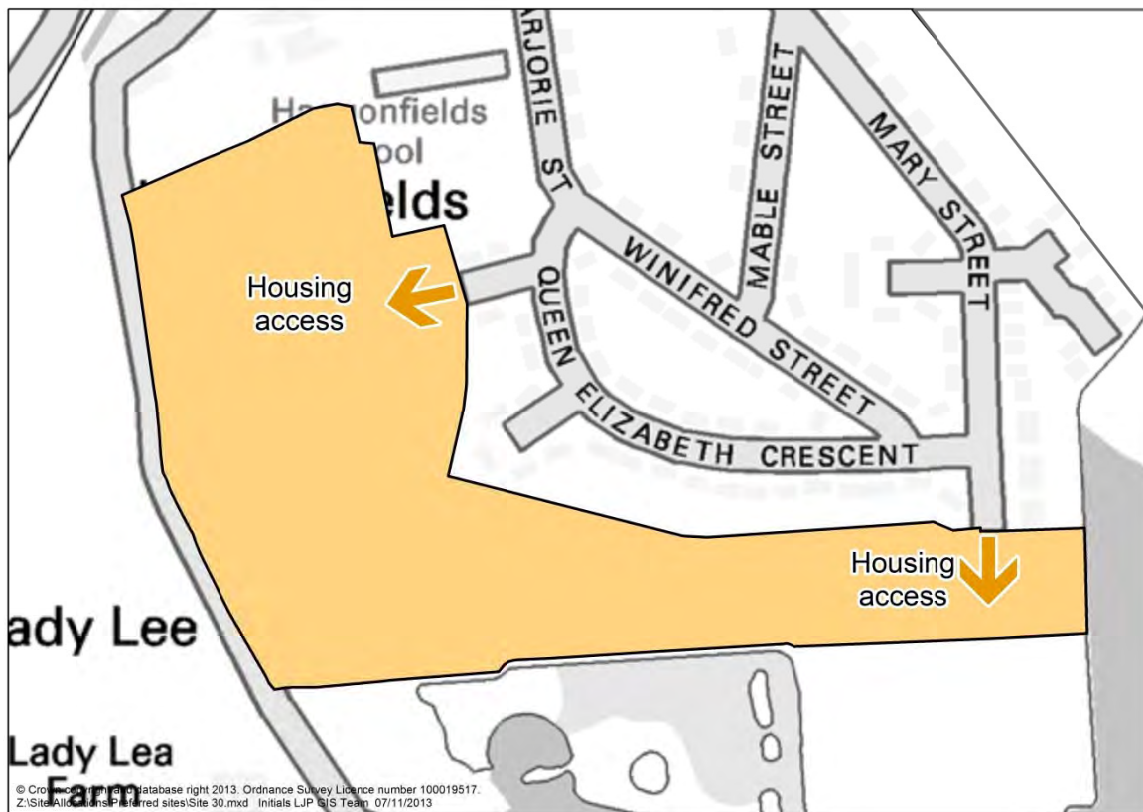
Reasoned Justification

2.10 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates its impact on identified local infrastructure, the criteria in Policy H2 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. This site is located next to an area of accessible open space. The development of the site must ensure that residents have the opportunity to access and enjoy this open space;
- iii. Following Highway Authority recommendations, the new road access to the site must be from Tylden Road and designed in such a manner to ensure safe access and egress from the site for all traffic; and
- iv. A visual and acoustic buffer along the edge of the site adjoining the A57 will allow both the visual and noise impact of traffic along the A57 to be reduced for new residents of the site.

Housing Site H3: Haggonfields (former ref: 30)

Indicative Site Map H3



Context

- 2.11 This site is located to the West of Rhodesia, it is a greenfield site adjoining a residential estate. The site is bounded to the South and East by two Local Wildlife Sites and has a public footpath running along its Western boundary.
- 2.12 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall public support for the site;
 - Opportunity to complement the built character;
 - Opportunity to facilitate enhancement of the neighbouring Local Nature Reserve;
 - Site currently suffers from significant levels of anti-social behaviour. Redevelopment will reduce vulnerability to this and enhance the overall safety of the neighbouring area;
 - Opportunity and desire for the primary school to expand (in size and the number of pupils); and
 - Well positioned to make use of the local transport infrastructure.

POLICY H3: HAGGONFIELDS

Land off Queen Elizabeth Crescent, as shown on the proposals map and illustrated above, is allocated for the development of 88 dwellings. The principle of such development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards the expansion of school provision;
- ii. Boundary treatment to provide and enhance existing (where possible), ecological buffer to the neighbouring Lady Lee Quarry site; and
- iii. Two access points delivered to the site from Mary Street and Queen Elizabeth Crescent.

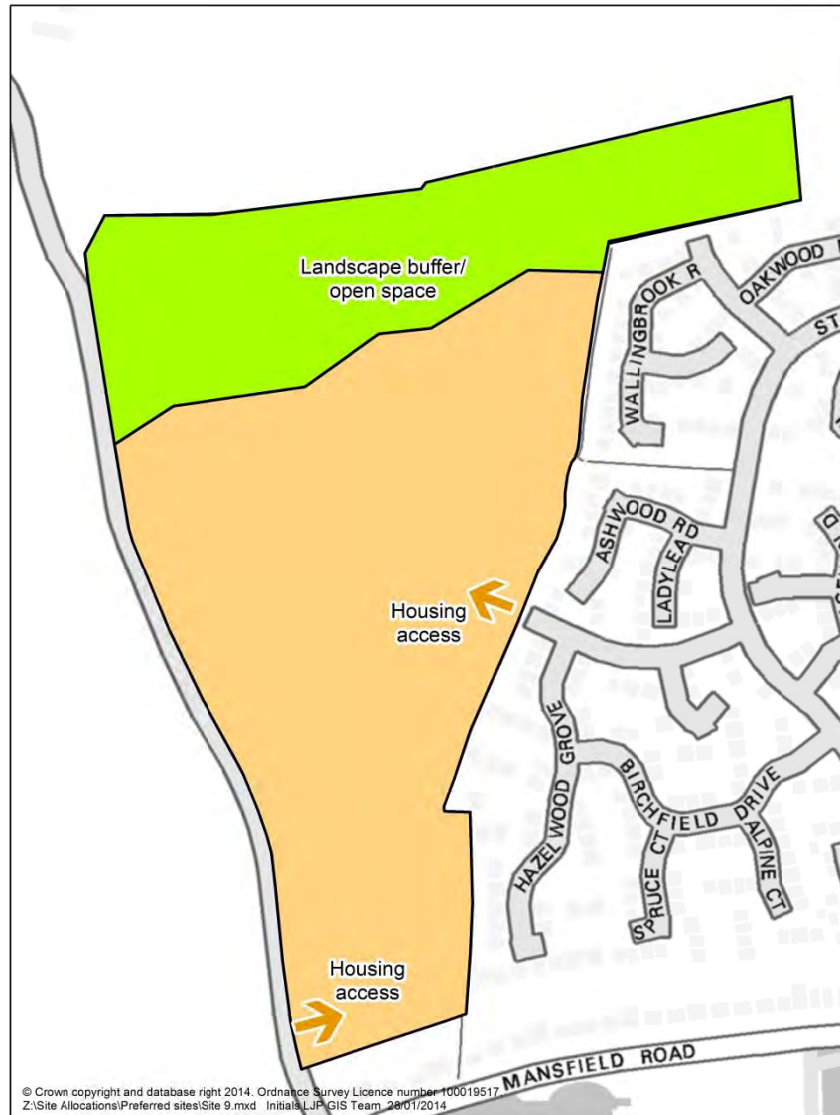
Reasoned Justification

2.13 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H3 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. The southern edge of this site is next to a Local Wildlife Site at Lady Lee Quarry. To ensure the ecological/biodiversity value of this Local Wildlife site is not undermined, development must include an ecological buffer along this section of the sites boundary; and
- iii. Following Highway Authority recommendations, two access points to the site must be provided from Mary Street and Queen Elizabeth Crescent and designed in such a manner as to ensure safe access and egress from the site for all traffic.

Housing Site H4: St Anne's Extension (former ref: 9)

Indicative Site Map H4



Context

2.14 This site is located to the southwest of Worksop. It is a greenfield site adjoining a residential estate. An ordinary watercourse runs along the Western boundary of the site and the site is located close to the Grade I listed Worksop Manor Lodge and Grade II listed Lodge Farm, both found to the Northeast of this site. A public footpath runs from east to west across the site.²

² See the Site Allocations Sustainability Appraisal

2.15 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Overall public support for the site;
- Opportunity to complement the built character;
- Opportunity to facilitate enhancement of the neighbouring Local Nature Reserve;
- Opportunity and desire for the primary school to expand (in size and the number of pupils); and
- Well positioned to make use of the local transport infrastructure

POLICY H4: ST ANNE'S EXTENSION

Land to the west of St Anne's, Worksop, as shown on the proposals map and illustrated above, is allocated for the development of 250 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A four metre easement delivered on the side of the ordinary watercourse on the western boundary of the site;
- ii. A landscape buffer to the north of the site (as shown in the illustration above) to limit the impact on nearby listed buildings;
- iii. A financial contribution towards the expansion of local schools; and
- iv. Two access points delivered to the site from Mansfield Road and Birchfield Drive.

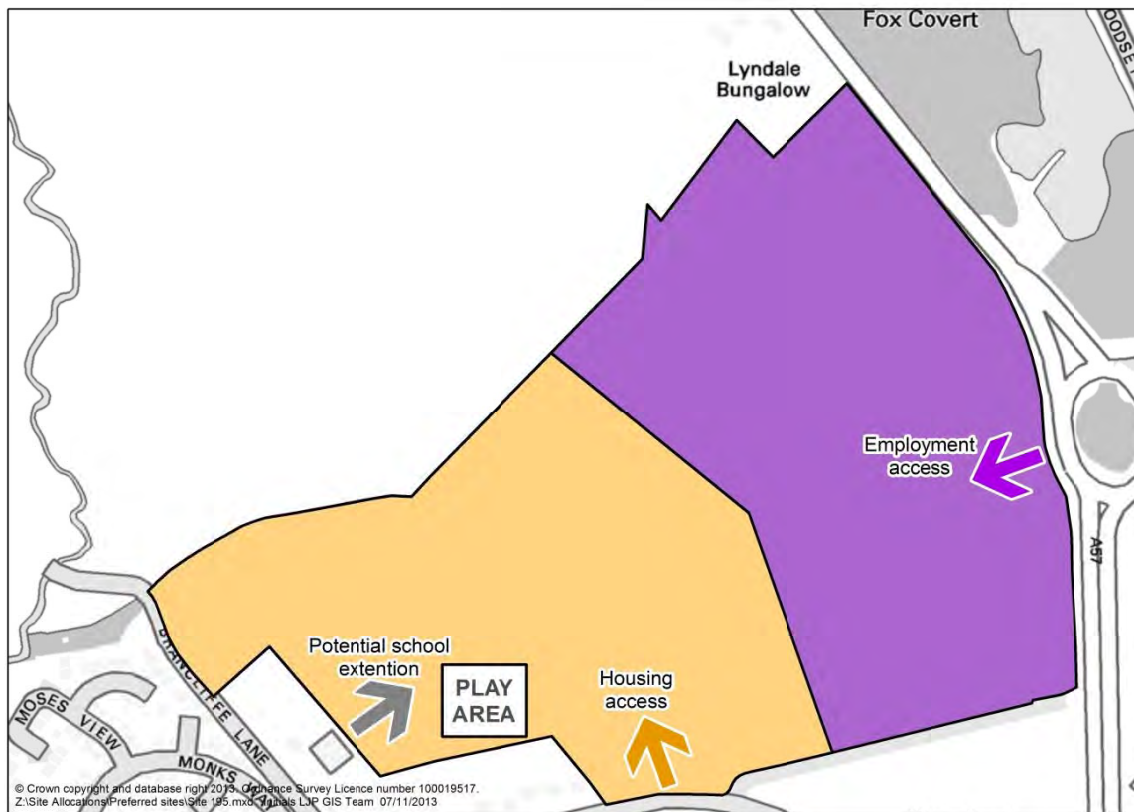
Reasoned Justification

2.16 To ensure that this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy HS4 seek to address the following considerations:

- i. To avoid any flooding issues from the ordinary watercourse along the western edge of the site, a four metre easement must be delivered in line with Environment Agency recommendations;
- ii. To mitigate the impact that development of this site would have on the setting of the nearby Grade I and Grade II listed buildings to the northeast of the site, a landscaping buffer is required on the northern side of the site as advised by English Heritage. The indicative extent of the buffer required is illustrated above;
- iii. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- iv. Following Highway Authority recommendations, two access points to the site must be provided from Mansfield Road and Birchfield Drive and designed in such a manner to ensure safe access and egress from the site for all traffic.

Mixed Use Site MU1: Shireoaks Common (former ref: 195/343/W8)

Indicative Site Map MU1



Context

2.17 This site is located to the northeast of Shireoaks. It is a greenfield site located between a residential estate, Primary School and the A57 Corridor. The site's location on the north-western edge of Worksop also makes it one of the key gateway sites into Worksop. An area of land in the north-west corner of the site is within the identified flood zone and there are existing drainage channels on the site. Additionally, a footpath runs along the southern boundary of the site.

2.18 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Majority community support;
- Regarded as being 'good quality' in the employment land study;
- Within a 'create' LCA Policy Zone;
- Although a significant sized site, it is a logical direction for growth and a continuation of the existing built form, proposing residential development to the west and employment up to the A57;
- The site lies within walking distance of key services in Shireoaks;

- The site lies within close proximity to existing bus stops and to Shireoaks railway station; and
- The employment aspect of the scheme will bring greater diversity of jobs and is in close proximity to the Shireoaks Triangle employment area.

POLICY MU1: SHIREOAKS COMMON

Land to the Northeast of Shireoaks and along the A57 Corridor, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 175 dwellings and 15.4ha of employment land.

A. Residential Use

The principle of residential development on this site will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- The land on the north-western part of the site at risk of flooding, set out as open space;
- A financial contribution towards the local school places and the provision of land to allow the expansion of Shireoaks Primary School;
- A financial contribution towards increased provision of secondary school places in Worksop; and
- Access into the residential area from Shireoaks Common.

B. Employment Use

The principle of employment creating uses will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- Design and layout of the employment area appropriate to the 'gateway' status of the site; and
- Access into the site via a new junction from the roundabout on the A57 on the eastern edge of the site. No access (except for emergency vehicles) will be provided from the employment land into the residential area of the site.

A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise. In addition, the ordinary watercourse which runs through the middle of the developable area, providing drainage for the site, must remain accessible for maintenance purposes. In line with Core Strategy Policy DM9 these features should be regarded as green infrastructure enhancement opportunities that can provide potential benefits for both people and wildlife. Development of the wider site may

consequently present an opportunity to re-route the existing watercourse channel to a more convenient and/or effective part of the site, with potential to incorporate it in to the aforementioned green buffer.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

- 2.19 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU1 seek to address the following:

Housing Considerations

- i. The north-western corner of this site is located within a Flood Zone 2 flood risk area. Core Strategy Policy DM12 does not allow residential development within this flood zone. This part of the site must remain as open space;
- ii. The residential development of this site will result in a population increase sufficient to require the expansion of the local primary school. A portion of the site next to the existing primary school, as illustrated above, needs to be safeguarded for the school's expansion;
- iii. The residential development of this site will result in a secondary school age population increase which will require the expansion of local secondary schools; and
- iv. Separate access to the residential area must be delivered to keep commercial and residential traffic separate and to ensure safe access and egress for both parts of the development.

Employment Considerations

- i. This site is a gateway into Worksop and it is important that its development reflects this prominence; and
- ii. Separate access to the employment area must be delivered to keep commercial and residential traffic separate and to ensure safe access and egress for both parts of the development.

General Considerations

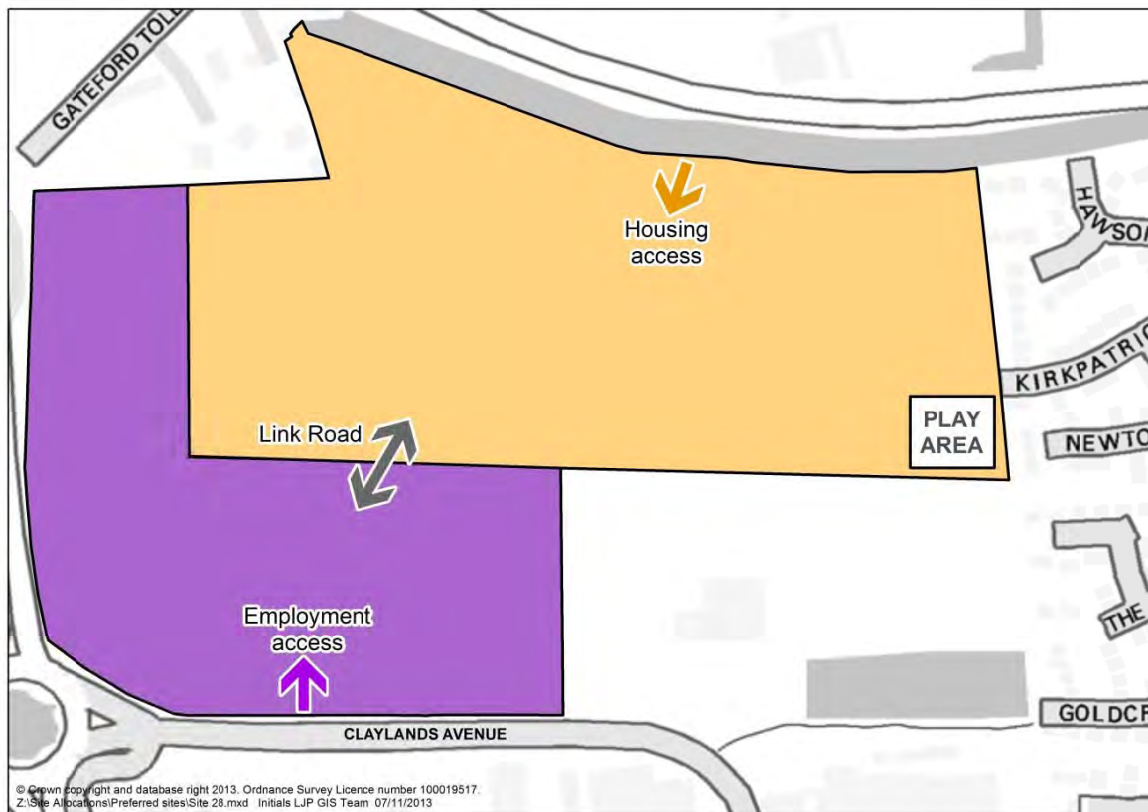
- 2.20 A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise. This green corridor will also contribute to the preservation of a wider green corridor between Worksop and Shireoaks.
- 2.21 The ordinary watercourse which runs through the middle of the developable area, providing drainage for the site, must remain accessible for maintenance purposes. In line with Core

Strategy Policy DM9 these features should be regarded as green infrastructure enhancement opportunities that can provide potential benefits for both people and wildlife. Development of the wider site may consequently present an opportunity to re-route the existing watercourse channel to a more convenient and/or effective part of the site. This may present the opportunity to incorporate it in to the aforementioned green buffer as a more comprehensive section of green infrastructure.

- 2.22 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Mixed Use Site MU2: Gateford Common (former ref:28/W6)

Indicative Site Map MU2



Context

2.23 This site is located to the northwest of Worksop along the A57 and Gateford Road. It is a greenfield site located next to a residential area and to the largest industrial estate in Worksop. The site's location on the north-western corner of the town makes it one of the key gateway sites into Worksop. The Old Gateford Conservation Area is to the North of the site (on the opposite side of Gateford Road). There is a footpath running across the site and significant mature trees along its northern boundary.

2.24 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Overall support for the site;
- Next to a good quality employment area;
- A gateway site that is well positioned to deliver economic development benefits;
- Complements the existing built form of the estate on the south side of Gateford Road, and;
- The employment aspect of the scheme will bring greater diversity and opportunity to an existing employment focused area.

POLICY MU2: GATEFORD COMMON

Land to the Northwest of Worksop between the A57 and Gateford Road, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 330 dwellings and 6.5 ha of employment land.

A. Residential Use

The principle of residential development on this site will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Design and layout of residential development along Gateford Road appropriate to the 'gateway' status of this site which, wherever possible, maintains the mature trees along the northern boundary;
- ii. A financial contribution towards the expansion of local schools; and
- iii. Two access points into the residential area from Gateford Road.

B. Employment Use

The principle of economic development will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Design and layout of development along the A57 Corridor appropriate to the 'gateway' status of the site; and
- ii. Access into the employment area from Claylands Avenue.

A Green corridor/buffer must be delivered as a visual and acoustic screen between the residential and employment elements of this site.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

2.25 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU2 seek to address the following considerations:

- i. This site is a gateway into Worksop and it is important that its development reflects this prominence and, wherever possible, maintains the mature trees along the site's northern boundary as they are a key feature to the character of the local area; and
- ii. The residential development of this site will result in a school age population increase which will require the expansion of local schools.

General Considerations

- 2.26 A green buffer is required to minimise conflicts between the employment and residential elements proposed for this site. A buffer should provide screening of any potential visual and acoustic impacts that may arise.
- 2.27 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Employment Site E1: Manton Wood Extension (former ref: W1)

Indicative Site Map E1



Context

2.28 This site is located to the southeast of Worksop. It is a greenfield site located to the South of the A57/B6040 Junction. This site is considered to be a positive site³ that forms a logical extension to the existing Manton Wood industrial Estate, provide strong transport links along the A57 to the A1 and M1 corridors. A Local Wildlife Site is located to the northwest of the site. The site's location on the southeast corner of the town makes it one of the key gateway sites into Worksop.

³ See Site Screening Assessment

2.29 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Majority support;
- Within a 'conserve and create' Landscape Character Area – not as sensitive as other sites in the locality;
- Within Source Protection Zone 3 (catchment area);
- Relates well to other employment uses in the area around the A57, which themselves are relatively well screened/concealed;
- The site lies within 400m of existing public transport routes and stopping points; and
- Employment development will increase the range and diversity of jobs available in Worksop

POLICY E1: MANTON WOOD EXTENSION

Land to the southeast of Worksop, as shown on the proposals map and illustrated above, is allocated for 25ha of employment development. The principle of economic development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Appropriate landscaping and boundary treatments along the northern and western boundaries;
- ii. Design and layout of development along the A57 appropriate to the 'gateway' status of the site; and
- iii. Access into the site from the A57.

Reasoned Justification

2.30 To ensure this development delivers positive growth for Worksop, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E1 seek to address the following considerations:

- i. The boundary treatment and landscaping along the northern and western edges of this site must be sufficient to ensure that its development does not have any adverse impact on the importance of the neighbouring Local Wildlife Site;
- ii. This site is a gateway into Worksop and it is important that its development reflects this prominence; and
- iii. A new road access to the site must be from provided from the A57 and designed in such a manner to ensure safe access and egress for all traffic. The access point indicated on the indicative map above is based on the developer's initial considerations and not specified by the Highways Authority.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 3: Retford

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 3: Retford Preferred Sites

- 3.1 Retford is a Core Service Centre as set out in the adopted Settlement Hierarchy (Core Strategy policy CS1). As the second largest town in the district, Retford will see levels of housing and employment growth to make qualitative and quantitative improvements to the housing, employment, retail and leisure offer available in the town.
- 3.2 The following maps and policies set out the housing and employment sites that the Council considers to be the best option to deliver this growth and improvement to Retford.
- 3.3 This preferred set of sites has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Key factors that have helped to shape the proposals for Retford are as follows:
- The need to deliver the best commercially viable employment land in Retford, of which there is limited choice¹, in order to address past losses of employment land and ensure the town continues to provide a range and choice of employment opportunities;
 - Identified road capacity issues in Retford, including the main roundabout, Ordsall roundabout and the Tiln Lane/Moorgate junction;
 - Significant constraints identified on land to the southeast and south of the town as they suffer from significant land drainage/flooding issues;
 - Wherever possible avoid allocating land which is known to be the best and most viable agricultural land;
 - Avoiding the unnecessary loss of employment land within the town;
 - Strong public objection to most greenfield extensions to the town, and;
 - Insufficient sites available within the town boundary.
- 3.4 Cumulatively the sites identified will provide enough land to deliver the levels of housing growth needed to achieve the Vision for Retford as set out in the adopted Core Strategy.
- 3.5 Since the Core Strategy was adopted, it has become evident that due to the limited amount of available and viable employment land, the proposed sites in Retford will not be able to deliver the employment land growth target set out in the adopted Core Strategy. However, the 4.4ha shortfall (between the 15.7ha of proposed allocations and the 20.1ha growth target²) will be mitigated by the employment land over-allocation that is considered viable in Harworth Bircotes. Please refer to the Harworth Bircotes section for more detail on the level of over-allocation proposed.

¹ As identified in the Bassetlaw Employment Land Capacity Study 2011.

² The residual employment growth targets are set out in the introduction to this Preferred Options Consultation Paper

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H5	40	Wollaton Rise	68	
H6	52	Lansdown Drive	116	
MU3	51/R7	North Road	175	15.7
Total			359	15.7

Table 0.1: Preferred Sites for Retford

RETFORD ALLOCATIONS CONSULTATION QUESTION

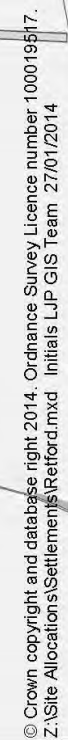
This section details what land the Council plans to allocate to deliver housing and employment growth in Retford.

Question: Do you agree with the sites and policies proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.

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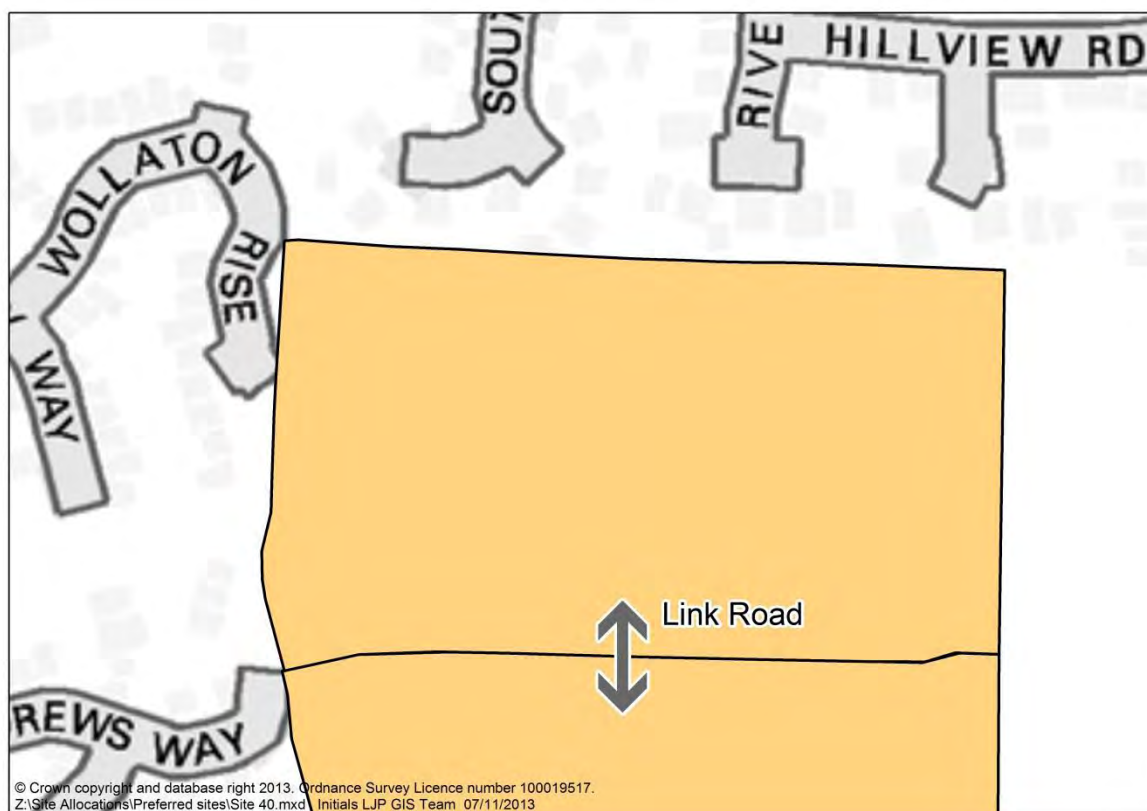


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Site Allocations for Retford

Housing Site H5: Wollaton Rise (Former ref:40)

Indicative Site Map H5



Context

- 3.6 This site is located to the south of Retford. It is a greenfield site located between Wollaton Rise and River View.
- 3.7 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The land is in a less sensitive Landscape Character Area than other potential sites around Retford as identified in the Bassetlaw Landscape Character Assessment;
 - The site forms a logical extension to the existing built form of Ordsall;
 - Opportunity for nearby primary school to expand;
 - Land is located away from flood zones and no know surface water drainage issues;
 - Is located 0.8km from a Local Centre; and
 - Site is located near to main bus routes.

POLICY H5: WOLLATON RISE

Land to the South of Retford, as shown on the proposals map and illustrated above, is allocated for 68 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following site specific criteria:

- i. A financial contribution towards increasing school capacity;
- ii. The inclusion of a link road, suitable for public transport, from Ollerton Road to this site through the neighbouring Housing Site H6: Lansdown Drive as indicated on the site plan above; and
- iii. Off-site road improvements in the nearby area, as required.

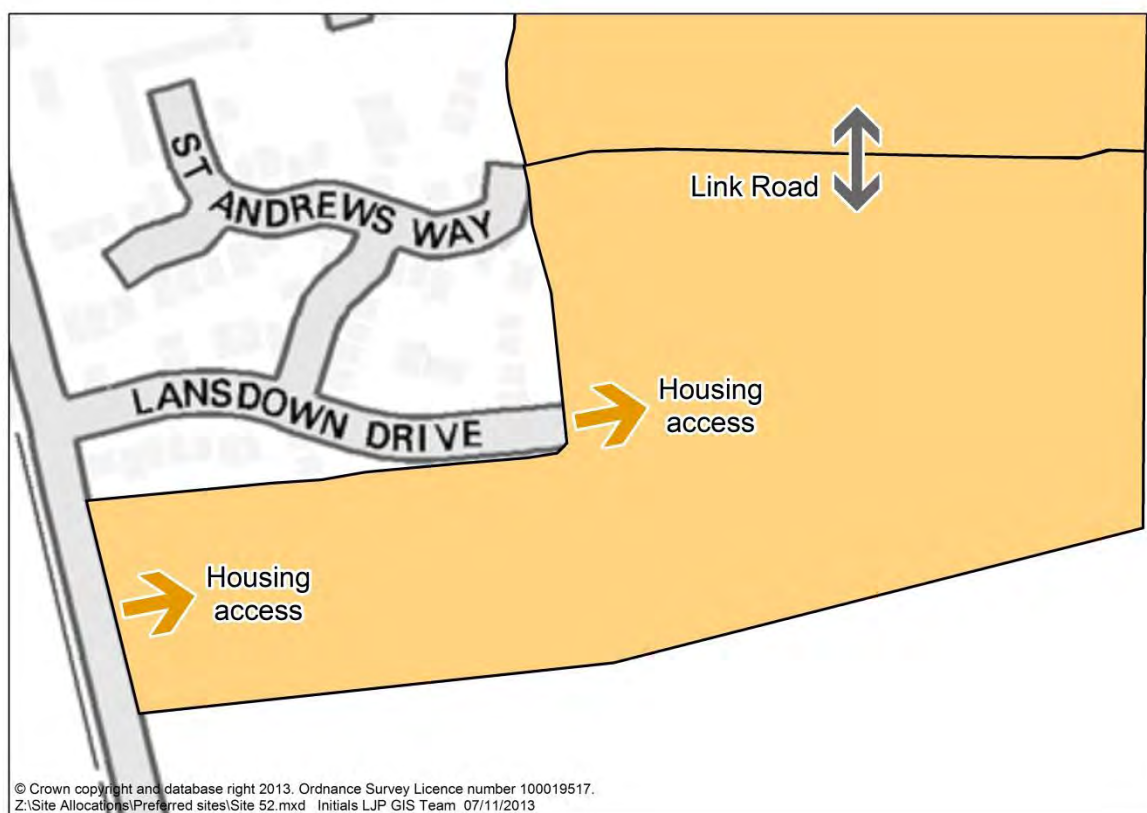
Reasoned Justification

3.8 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H5 seek to address the following:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Following Highway Authority recommendations an access point must be provided from Ollerton Road, with provision of a link road from Ollerton Road through site H6: Lansdown Drive into site H5: Wollaton Rise. This access point must be designed in such a manner to ensure safe access and egress for all traffic, and;
- iii. The residential development of this site will increase road usage in the local area. This will require traffic improvements to ensure this increase in traffic will not cause any road safety issues and will allow traffic in the area to continue to flow at an acceptable rate.

Housing Site H6: Lansdown Drive (Former ref: 52)

Indicative Site Map H6



Context

- 3.9 This site is located to the south of Retford. It is a greenfield site located at the end of Lansdown Drive and St Andrews Way with a part of the site adjacent to Ollerton Road.
- 3.10 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The land is in a less sensitive Landscape Character Area than other potential sites around Retford, as identified in the Bassetlaw Landscape Character Assessment;
 - The site is located directly off a classified road (Ollerton Road);
 - Opportunity for nearby primary school to expand;
 - Land is located away from flood zones and no know surface water drainage issues;
 - Is located 0.8km from a Local Centre; and
 - Site is located near to main bus routes.

POLICY H6: Lansdown Drive

Land to the South of Retford, as shown on the proposals map and illustrated above, is allocated for 116 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following site specific criteria:

- i. A financial contribution towards increasing school capacity;
- ii. A new access point to the site from Lansdown Drive;
- iii. The inclusion of a link road from Ollerton Road, suitable for public transport, through this site (H6) connecting to the road on the neighbouring Housing Site H5: Wollaton Rise as indicated on the site plan above; and
- iv. Off-site road improvements in the nearby area, as required.

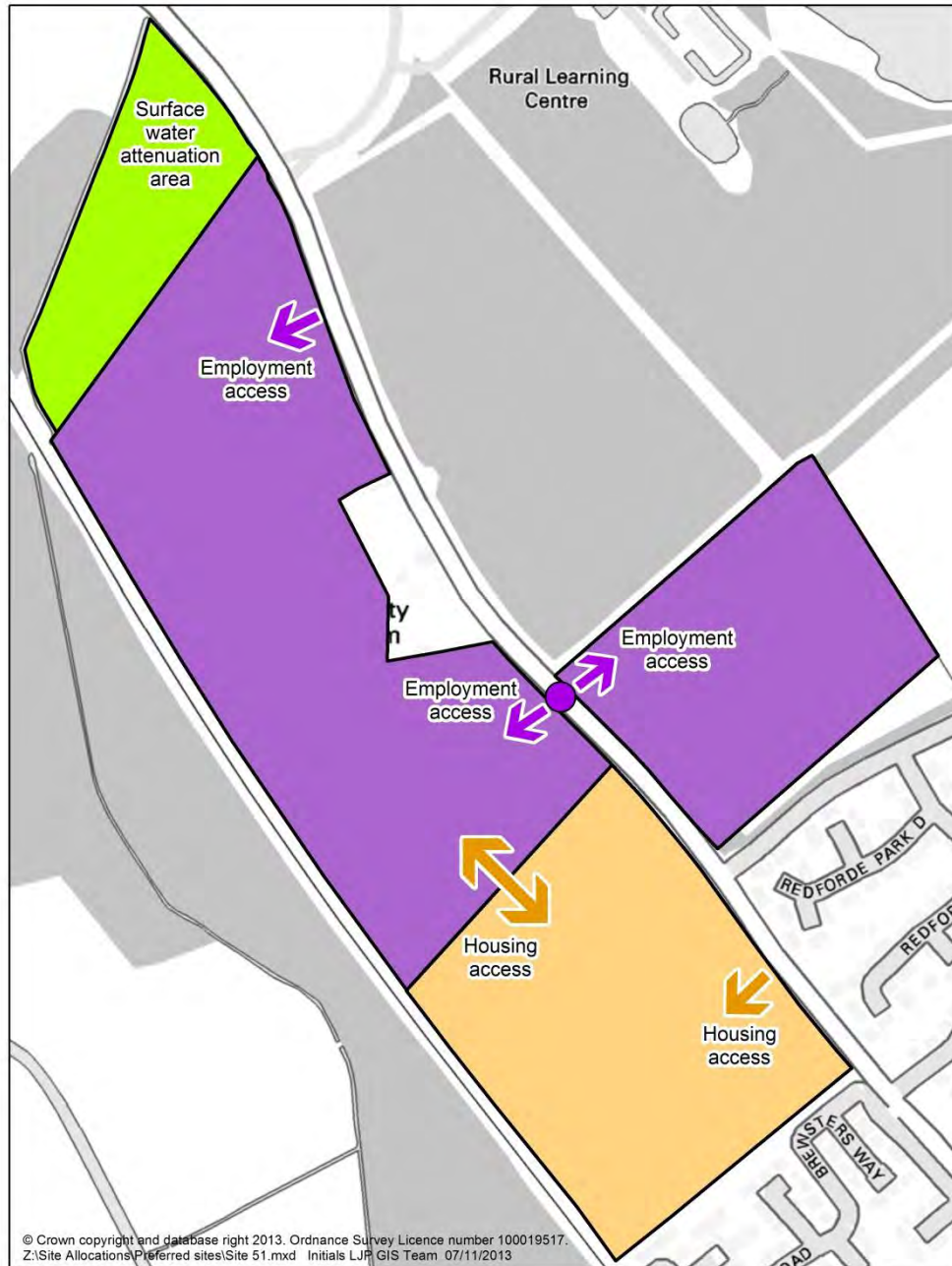
Reasoned Justification

3.11 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H6 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. A new road access to the site must be from Lansdown Drive and designed in such a manner to ensure safe access and egress for all traffic;
- iii. Following Highway Authority recommendations an access point to the site must be provided from Ollerton Road, with provision of a link road from Ollerton Road through this site (H6) into site H5: Wollaton Rise, as an alternative access point for both sites. These access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- iv. The residential development of this site will increase road usage in the local area. This will require traffic improvements to ensure this increase in traffic will not cause any road safety issues and will allow traffic in the area to continue to flow at an acceptable rate.

Mixed Use Site MU3: North Road (former ref: 51/R7)

Site Map MU3



Context

- 3.12 This site is located to the northwest of Retford along North Road and Randall Way. The site's location on the north-western corner of the town makes it one of the key gateway sites into

Retford. An area on the northern part of the site has been identified as being at risk of flooding. Overhead electricity cables run over the central part of the site.

3.13 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Strong public support;
- Largely compatible with neighbouring uses;
- A good quality employment opportunity site in Retford, of which there is limited choice;
- The site presents a logical continuation of the existing built form off North Road;
- Opportunity for nearby infant and primary schools to expand.

POLICY MU3: NORTH ROAD

Land off North Road, as shown on the proposals map and illustrated above, is allocated for mixed-use development of 175 dwellings and 15.7 ha of employment land.

A. Residential Use

The principle of residential development on this site will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards increasing school capacity;
- ii. Direct access into the residential area from North Road; and
- iii. Access to the residential area from a new roundabout through the employment land.

B. Employment Use

The principle of economic development will be supported within the area shown on the proposals map, in line with other material considerations and planning policy requirements where it delivers the following:

- i. Design and layout of the employment area appropriate to the 'gateway' status of the site;
- ii. An area of land to the north of the site (as shown in the illustration above) set out as a surface water attenuation area; and
- iii. Two direct access points into the employment areas from North Road, including a new roundabout.

A comprehensive boundary treatment and landscaping approach must be included in the design of the site, including an appropriate buffer between the employment land and new and existing housing.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

- 3.14 To ensure this development delivers positive growth for Retford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU3 seek to address the following:

Housing Considerations

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Separate access to the residential area must be delivered to ensure safe access and egress; and
- iii. To improve permeability ensure safe access and egress for residential traffic (by not relying on a single access point), a route must also be delivered for residential traffic to use the new roundabout accessed through the employment land.

Employment Considerations

- i. This site is a gateway into Retford and it is important that its development reflects this prominence;
- ii. Recognising that the northern part of this site is subject to flooding and (and responding to the Environment Agency's concerns about this), an area to the north of the site must be set out as a surface water attenuation area; and
- iii. Two access points to the employment area must be delivered to ensure safe access and egress for employment traffic. A new roundabout is required to ensure traffic continues to flow efficiently on North Road.

General Considerations

- 3.15 The site is located within a 'conserve and reinforce' Landscape Character zone as identified in the Bassetlaw Landscape Character Assessment. Core Strategy Policy DM9 requires developments to be designed accordingly to take into account local landscape character. Additionally a buffer is required to minimise conflicts between the employment and residential elements proposed for this site, and between the proposed employment land and the existing housing next to it. A buffer should provide screening of any potential visual and acoustic impacts that may arise.
- 3.16 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 4: Harworth Bircotes

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 4: Harworth Bircotes Preferred Sites

- 4.1 Harworth Bircotes is the main regeneration settlement for Bassetlaw as set out in the adopted Settlement Hierarchy and new development will be expected to contribute to a step change in the town (Policy CS1). It will see high levels of housing and employment growth to make qualitative and quantitative improvements to the housing, employment, retail and leisure offer available in the town, facilitating wider regeneration aims.
- 4.2 The following maps and policies set out the housing and employment sites that the Council considers to be the best option to deliver this growth and improvement to Harworth Bircotes.
- 4.3 This preferred set of sites has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Key factors that have helped to shape the proposals for Harworth Bircotes are as follows:
- The increased population that will result from the housing allocations will require more school places in the town and requires a site capable of accommodating a new primary school. There will also be a need to fund the expansion of the secondary school;
 - A number of Local Wildlife Sites exist across the town and future development should not damage their ecological importance in line with the requirements of adopted Core Strategy Policy DM9. Additionally, there is valuable green infrastructure in the town especially to the north and west of the secondary school;
 - Land formerly used by the Harworth Colliery has outline planning permission for 996 dwellings. This permission was granted in 2011 and has a 15-year time limit within which the reserved matters can be submitted, before development of the site begins. It is expected that 561 houses¹ will be delivered by 2028 (the time horizon for this plan), and therefore will count towards the delivery of the housing growth target as set out in the adopted Core Strategy;
 - The built form of Old Harworth (to the West of the town), including the open area to the north of this part of the town, is sensitive to development that would negatively impact upon its character;
 - When approaching Harworth Bircotes from the East the built form of the town is significantly screened by a tree covered ridgeline (part of a Local Wildlife Site). Development that would extend the town beyond this ridgeline would detrimentally impact on the open rural character of the countryside to the east of the town;
 - The proximity of the A1 corridor also raises noise issues for any residential sites that would result from the expansion of the town to the west;

¹ This includes 118 houses from Phase 1 and a further 443 houses from Phase 2.

- Developing some sites on the edge of the existing suburban area reduces their vulnerability to antisocial behaviour;
- Sites located around the existing core of Harworth Bircotes will be more likely to complement the existing suburban character; and
- Harworth Bircotes is located close to the A1. The proximity of this major road provides a strong logistical benefit to the land to the south of Harworth, making it some of the best potential employment land in the district. Taking advantage of this locational strength and needing to deliver sufficient development growth to bring it forward, the significant over-allocation of land above the original growth target is considered to be viable and desirable for the benefit of Harworth Bircotes and the wider District.

4.4 Cumulatively the sites identified will deliver enough land to deliver the levels of housing and employment growth needed to achieve the Vision for Harworth Bircotes as set out in the adopted Core Strategy.

Policy	Site Ref	Name	Number of Dwellings	Employment land (Ha) Target
H7	182	Harworth Northwest (Baulk Lane)	550	
H8	194	Bawtry Road (West)	245	
H9	192	Bawtry Road (East)	104	
H10	186/211	White House Road	13	
H11	190	Blyth Road	232	
C1	187	Galway North (Contingency Site)	150	
E2	H4	Land South of Harworth		80
E3	H6	Blyth Road Junction		21
Total		Excluding Contingency Site	1144	101

Table 0.1: Preferred Sites for Harworth Bircotes

HARWORTH BIRCOTES ALLOCATIONS CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing and employment growth in Harworth Bircotes.

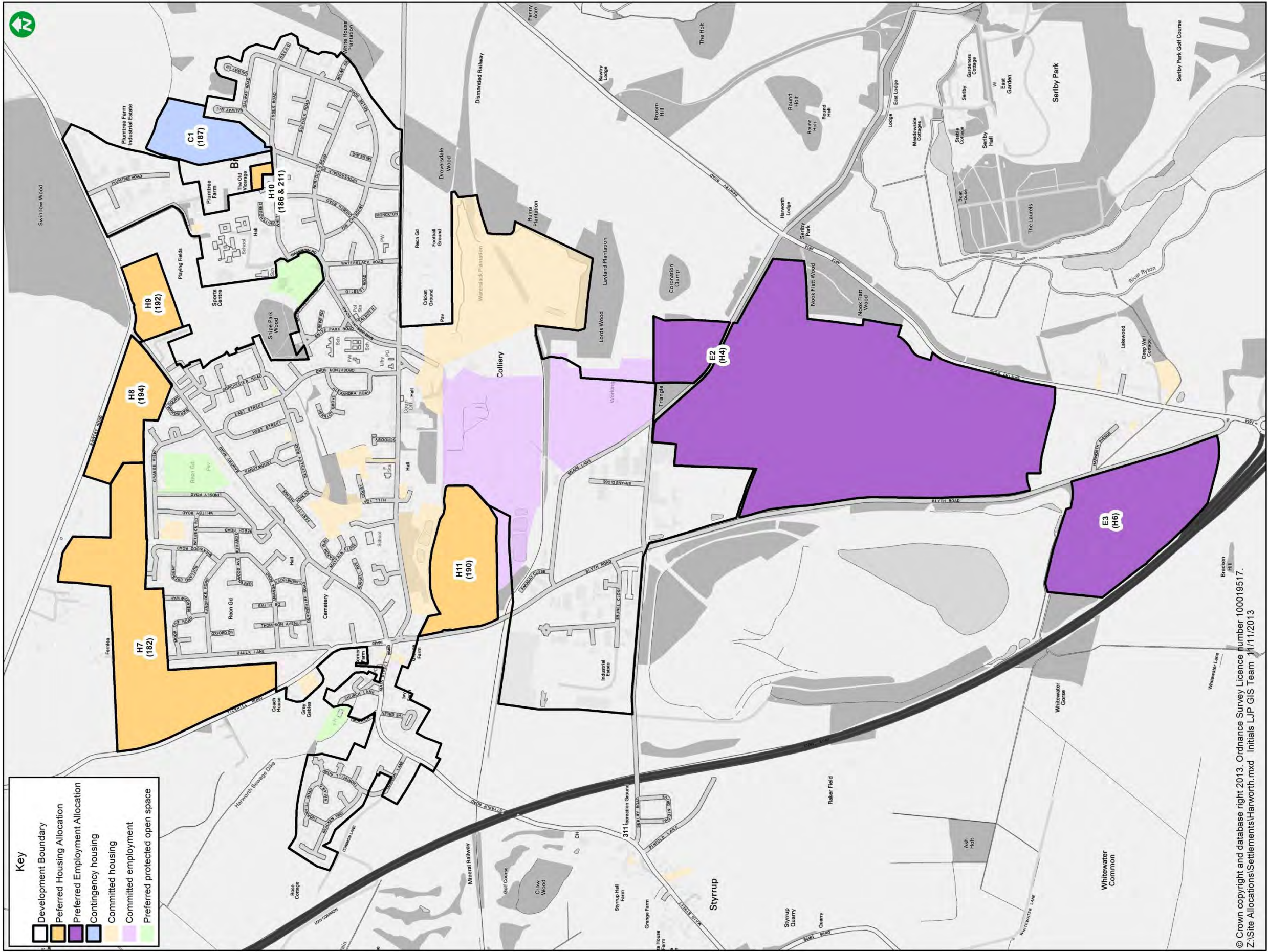
Question: Do you agree with the sites and policies proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.

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Harworth and Bircotes



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Site Allocations for Harworth Bircotes

Housing Site H7: Baulk Lane (former ref: 182)

Indicative Site Map H7



Context

- 4.5 This site is located to the northwest of Harworth Bircotes. It is a greenfield site adjoining a residential estate. The southwest of the site is located close to an existing sewage treatment works on the opposite side of Tickhill Road. The site is a potential area of archaeological interest.
- 4.6 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- A logical extension to the existing suburban built form to the south;
 - Will complement the existing built character;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision and potentially a new primary school);
 - Potential for link road to the adjoining site, improving accessibility/permeability of the town; and
 - Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character.

POLICY H7: BAULK LANE

Land off Baulk Lane, as shown on the proposals map and illustrated on the plan above, is allocated for 550 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following site specific criteria:

- i. Financial contribution for, or onsite provision of, an additional single form entry primary school with land to expand in the future;
- ii. Financial contribution towards increased provision of secondary school places;
- iii. The inclusion of a link road from Tickhill Road through this site, connecting to the link road on the neighbouring Housing Site H8: Bawtry Road West as indicated on the plan above;
- iv. A new access point to the site off Tickhill Road and Baulk Lane; and
- v. Consideration of an adequate buffer to the sewage treatment works on Tickhill Road.

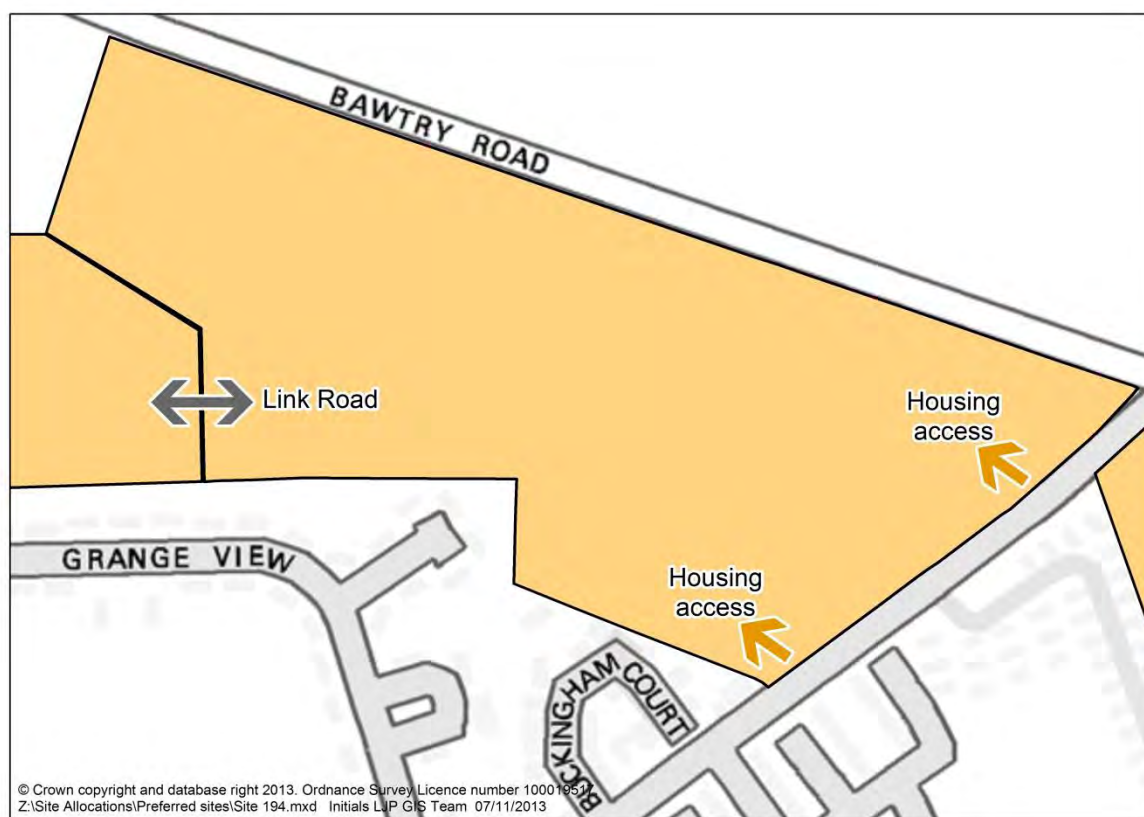
Reasoned Justification

4.7 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H7 seek to address the following considerations:

- i. The residential development of this site will result in a primary school age population increase, which will require the expansion of local primary schools or an additional single form entry primary school to be delivered on site in line with this population increase;
- ii. The residential development of this site will result in a secondary school age population increase which will require the expansion of local secondary schools;
- iii. Following discussions with the Highway Authority, the provision of a link road from Tickhill Road through Housing Sites H7: Baulk Lane and H8: Bawtry Road West through to Bawtry Road will provide an alternative traffic route across the north of Harworth Bircotes and reduce the impact that these new housing developments will have on the existing road network;
- iv. Following Highway Authority recommendations, the new road accesses to the site must be from Tickhill Road and Baulk Lane and designed in such a manner to ensure safe access and egress for all traffic; and
- v. To ensure the existing sewage treatment works off Tickhill Road does not create any unacceptable living conditions for new residents, the inclusion of a buffer zone will be required on the part of the site closest to treatment works.

Housing Site H8: Bawtry Road (West) (former ref: 194)

Indicative Site Map H8



Context

- 4.8 This site is located to the North of Harworth Bircotes. It is a greenfield site adjoining a residential estate. The site is a potential area of archaeological interest, and parts of the northern boundary are a Local Wildlife Site.
- 4.9 A resolution to grant planning permission for 250 dwellings was made at the Planning Committee on 7th November 2013. Two points of access (and provision for the link road) were agreed in this permission and are shown on the plan above.
- 4.10 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- A logical extension to the existing suburban built form to the south;
 - Will complement the existing built character;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision);
 - Potential for link road to the adjoining site, improving accessibility/permeability of the town; and

- Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character.

POLICY H8: BAWTRY ROAD (WEST)

Land off Bawtry Road (West), as shown on the proposals map and illustrated above, is allocated for 245 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Financial contribution towards the increase in school provision;
- ii. The inclusion of a link road from Bawtry Road through this site, connecting to the link road on the neighbouring Housing Site H7: Baulk Lane as indicated on the plan above; and
- iii. Two further access points, (in addition to the new link road) to the site from Bawtry Road.

Reasoned Justification

4.11 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H8 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Following discussions with the Highway Authority, the provision of a link road from Tickhill Road through Housing Sites H: Baulk Lane and H8: Bawtry Road West through to Bawtry Road will provide an alternative traffic route across the north of Harworth Bircotes and reduce the impact these new housing developments will have on the existing road network, and;
- iii. Following Highway Authority recommendations, two additional road accesses to the site must be made from Bawtry Road and designed in such a manner to ensure safe access and egress for all traffic.

Housing Site H9: Bawtry Road (East) (former ref: 192)

Indicative Site Map H9



Context

4.12 This site is located to the North of Harworth Bircotes. It is a greenfield site adjoining a residential estate. A Local Wildlife Site is located to the southwest of the site and a residential caravan park to the West. The site is in close proximity to an Environment Agency Permitted Site (on the Plumtree Industrial Estate to the East) where there is the potential for noise to be generated.

4.13 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Development will reduce the site's vulnerability to antisocial behaviour;
- Within walking distance of schools and leisure centre;
- Positioned well to make use of local transport infrastructure; and
- Development provides opportunity to address localised flooding issues.

POLICY H9: BAWTRY ROAD (EAST)

Land off Bawtry Road (East), as shown on the proposals map and illustrated above, is allocated for 104 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Financial contribution towards the increase in school provision;
- ii. Appropriate mitigation measures in relation to noise generated from the Environment Agency Permitted Site on the Plumtree Industrial Estate; and
- iii. A new access point to the site from Bawtry Road.

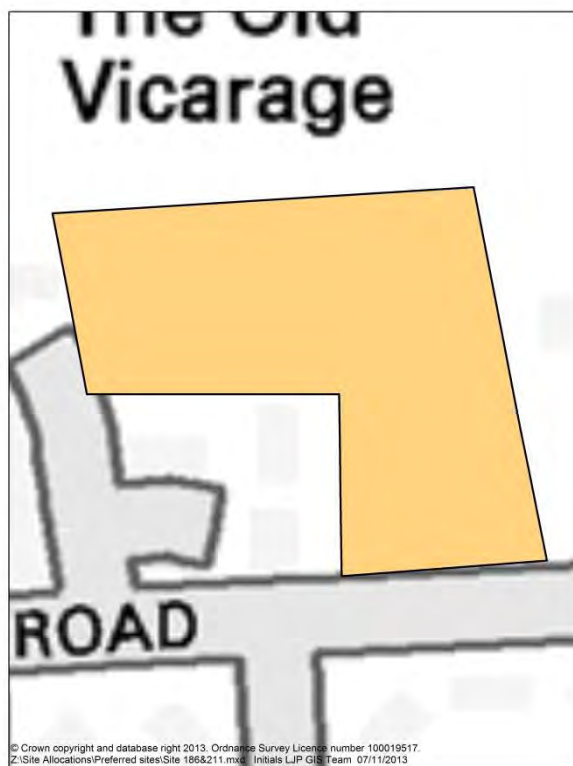
Reasoned Justification

4.14 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H9 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Noise generated from the Environment Agency Permitted Site on the nearby industrial estate must be taken into consideration when designing the layout of this site to avoid any negative impacts on new residents of the site; and
- iii. Following Highway Authority recommendations, the new road access to the site must be from Bawtry Road and designed in such a manner to ensure safe access and egress for all traffic.

Housing Site H10: White House Road (former ref: 186/211)

Indicative Site Map H10



Context

- 4.15 This site is located to the northeast of Harworth Bircotes. It is a greenfield site adjoining a residential estate.
- 4.16 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Community support for the development of the site;
 - Development of the site would complement and consolidate the existing built form;
 - Located near to key services in the town; and
 - Ease of access to nearby Protected Right Of Way.

POLICY H10: WHITE HOUSE ROAD

Land off White House Road, as shown on the proposals map and illustrated above, is allocated for 13 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- Financial contribution towards the increase in school provision.

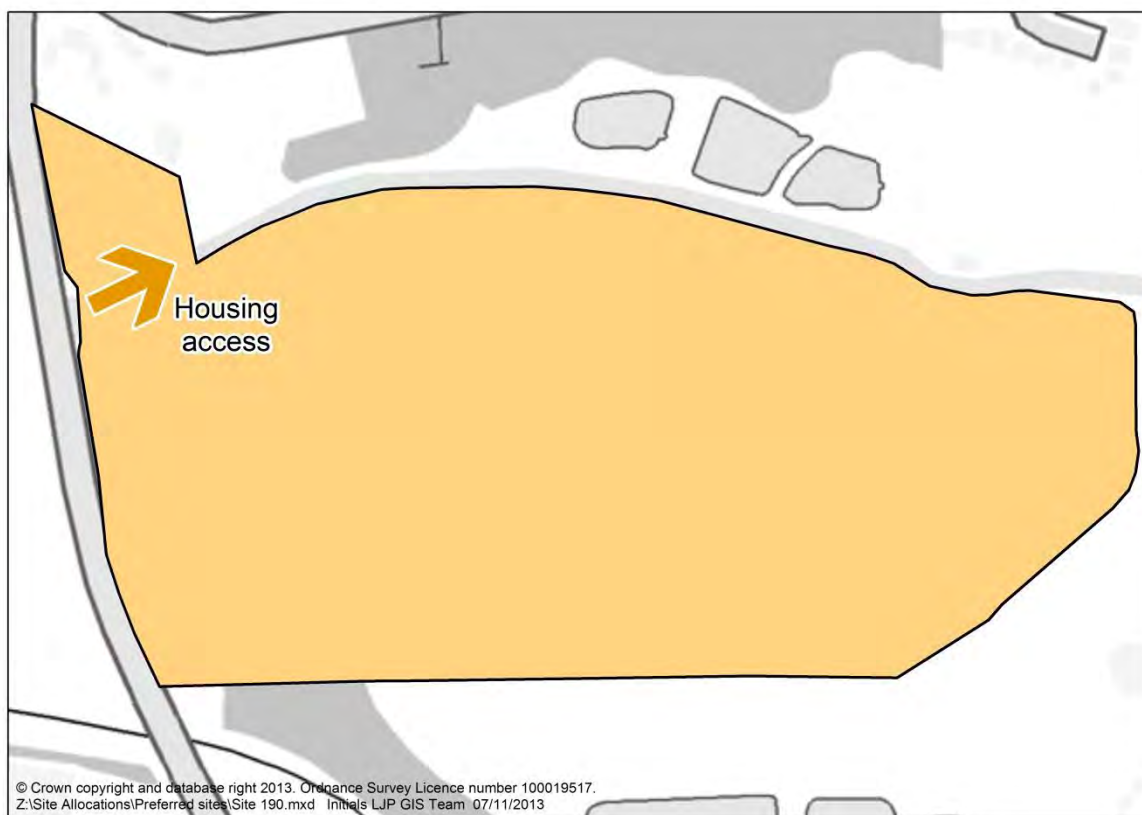
Reasoned Justification

4.17 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H10 seeks to address the following:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools.

Housing Site H11: Blyth Road (former ref: 190)

Indicative Site Map H11



Context

- 4.18 This site is located to the South of Harworth Bircotes. It is currently a spoil heap that was used by the nearby Harworth Colliery.
- 4.19 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Although regenerated the site is a former colliery spoil tip. Removal of spoil and decontamination will effectively leave a brownfield site;
 - Facilitates ease of access to existing services in the town and will connect with permitted redevelopment of the colliery;
 - Positioned well to make use of local transport infrastructure; and
 - Gives ease of access to existing and forthcoming employment opportunities.

POLICY H11: BLYTH ROAD

Land off Blyth Road, as shown on the proposals map and illustrated above, is allocated for 232 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Financial contribution towards the increase in school provision; and
- ii. Necessary works to address surface water drainage issues on the site.

Reasoned Justification

4.20 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H11 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools; and
- ii. Development of the site must address the existing surface water draining issues on the site to ensure new and existing residents do not suffer incidents of flood caused by the failure of the land on this site to drain sufficiently.

Contingency Housing Land Release in Harworth Bircotes

- 4.21 The achievement of the overall housing growth target in Harworth Bircotes is reliant on the proposed allocations and the sites in the town that have extant planning permission for housing development. Land formally used by Harworth Colliery has outline planning permission for 996 dwellings. This planning permission has a 15-year lifespan, but it is not expected to be completed within the time horizon of this plan².
- 4.22 Due to the long lifespan of the outline planning permission for the colliery, this contingency site is proposed for Harworth Bircotes. This site will only be released if there is clear evidence from Annual Monitoring Reports/SHLAA updates to show that there has been/will be an undersupply of housing growth in the settlement.

Contingency Housing Site C1: Galway North (former ref: 187)

Indicative Site Map C1



² Only 443 houses are expected to be built in phase 2 of the colliery permission with a further 118 houses built from the 1st phase.

Context

4.23 This site is located to the northeast of Harworth Bircotes. It is a greenfield site adjoining a residential estate to the south and an industrial estate to the northwest. The industrial estate (Plumtree) contains an Environment Agency Permitted site where there is the potential for noise to be generated and a small amount of pollution. An area of archaeological interest exists on southern part of the site.

4.24 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Development of the site would complement the existing built form;
- Offers ease of access to existing Public Right Of Way running along its western boundary;
- Development would consolidate the built-up area around existing an community and associated facilities;
- Development will reduce the site's vulnerability to antisocial behaviour;
- Although infilling a green wedge the landscape character is of little merit and appropriate landscaping may enhance the overall townscape, and;
- Positioned well to make use of local transport infrastructure.

POLICY C1: CONTINGENCY SITE ESSEX ROAD

Land off Essex Road, as shown on the proposals map and illustrated above, is allocated as a contingency site for 150 dwellings. This site will be released for residential development if the Council judges that there has been/will be under delivery of houses during the plan period through the Council's AMR. Under these exceptional circumstances, the principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Financial contribution towards the increase in school provision;
- ii. A new access point to the site from Essex Road to be provided for the first 150 dwellings, with this access road extended to form an additional access point from Bawtry Road to be delivered before the remaining dwellings are completed; and
- iii. Appropriate mitigation measures in relation to noise and any pollution generated from the Environment Agency Permitted Site on the Plumtree Industrial Estate.

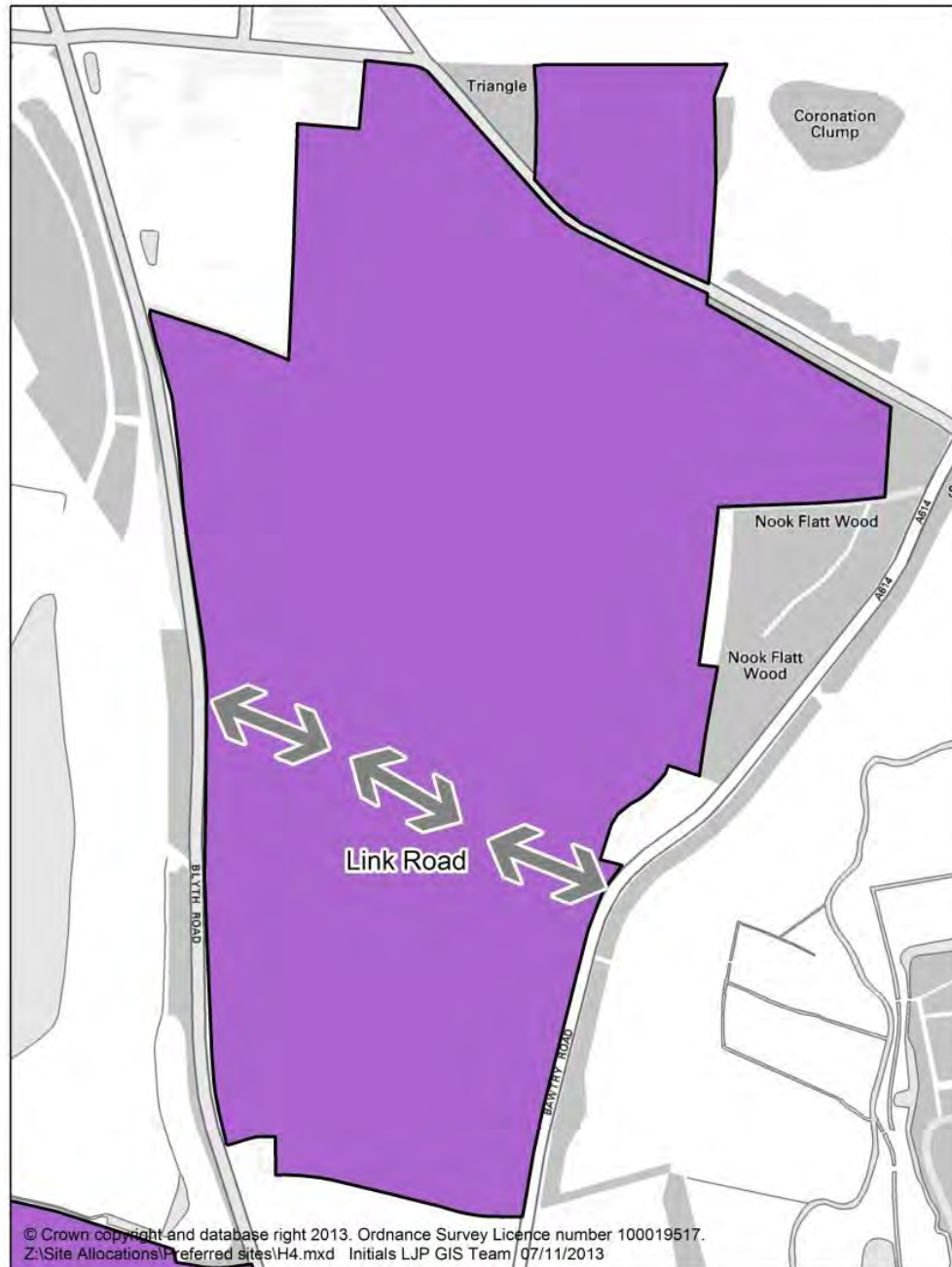
Reasoned Justification

4.25 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy C1 seek to address the following:

- i. Dwellings are required on this site to meet the overall growth target for Harworth Bircotes if the former Colliery site fails to deliver sufficient housing growth during the plan period;
- ii. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- iii. Following Highway Authority recommendations no more than 150 dwellings should be accessed from a single point of access. Subsequently up to 150 dwelling can be delivered on this site with a new road access Essex Road. The remainder of the housing can only be delivered on the site once a second access is established on to Bawtry Road to the north. These new road access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- iv. Potential noise generated from the Environment Agency Permitted Site on the nearby industrial estate must be taken into consideration when designing the layout of this site to avoid any negative impacts on new residents of the site, and any pollution of this site caused by the same neighbouring site must also be addressed before the site can be developed.

Employment Site E2: Land South of Harworth (former ref: H4)

Indicative Site Map E2



Context

- 4.26 This site is located to the South of Harworth Bircotes. It is a greenfield site located between Blyth Road and Bawtry Road (A614). A small area of archaeological interest exists in the northwest corner of the site.

4.27 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Positioned well to make use of local transport infrastructure (including the A1 with ease of links to Robin Hood Airport, the M18 & M1);
- The scale of employment growth will bring a great number and range of jobs to the area;
- Amenity/recreation space to be provided as part of landscaping around employment sites; and
- There is potential for employer links with local schools and colleges.

POLICY E2: LAND SOUTH OF HARWORTH

Land to the south of Harworth Bircotes, as shown on the proposals map and illustrated above, is allocated for 80ha of employment development. The principle of economic development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A link road across the site from Blyth Road to Bawtry Road (A614) as illustrated above, along with any additional access points demonstrated to be necessary to service the site; and
- ii. A comprehensive boundary treatment and landscaping approach to the design of the site including an ecology buffer between the site and the neighbouring Local Wildlife Site to the North East.

Reasoned Justification

4.28 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E2 seek to address the following:

- i. Following Highway Authority recommendations, a new link road to access the site must be delivered between Blyth Road and Bawtry Road, along with any additional access points where it is demonstrated to be necessary to service the site. All access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- ii. The North Eastern edge of this site borders a Local Wildlife Site. To ensure the ecological/biodiversity value of this Local Wildlife site is not undermined, development must include an ecological buffer along this section of the sites boundary.

Employment Site E3: Blyth Road Junction (former ref: H6)

Indicative Site Map E3



Context

- 4.29 This site is located to the South of Harworth Bircotes. It is a greenfield site located between the A1 and Blyth Road to the north of the Blyth junction of the A1. An area of archaeological interest exists on the site.
- 4.30 The site was granted outline planning permission for commercial development and a well-being centre in August 2013. Two points of access were agreed in this permission and are shown on the plan above.

4.31 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Positioned well to make use of local transport infrastructure (including the A1 with ease of links to Robin Hood Airport, the M18 & M1);
- The scale of employment growth will bring a great number and range of jobs to the area;
- Amenity/recreation space to be provided as part of landscaping around employment sites; and
- There is potential for employer links with local schools and colleges.

POLICY E3: BLYTH ROAD JUNCTION

Land to the north of Blyth Road Junction, as shown on the proposals map and illustrated above, is allocated for 21ha of employment development. The principle of economic development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. Two new access points to the site from Blyth Road.

Reasoned Justification

4.32 To ensure this development delivers positive growth for Harworth Bircotes, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy E3 seek to address the following considerations:

- i. Following Highway Authority recommendations, two new road access points to the site must be from Blyth Road and designed in such a manner to ensure safe access and egress for all traffic.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 5: Local Service Centres

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 5: Local Service Centres Preferred Sites

- 5.1 Local Service Centres are settlements that provide a good range of local services and facilities to their communities and to surrounding settlements as stated within the Core Strategy Settlement Hierarchy (Policy CS1). These include:
- Carlton in Lindrick and Langold
 - Misterton
 - Tuxford
- 5.2 As established in the Core Strategy, only Tuxford is to receive any allocated housing growth during the plan period (up to 2028). The specific locations proposed for this growth are detailed in this section.
- 5.3 Furthermore, the open space sites that are proposed for protection in Carlton-in-Lindrick and Misterton are also shown on the Proposals Maps.

Tuxford Preferred Sites

- 5.4 Tuxford is a Local Service Centre for Bassetlaw as set out in the adopted Settlement Hierarchy (Policy CS1) and, as such, Tuxford will see a proportion of the overall housing growth for Bassetlaw as established in the Core Strategy. This housing growth is intended to help maintain Tuxford's role as a local hub for the communities in southeast Bassetlaw.
- 5.5 The following maps and policies set out the housing sites that the Council considers to be the best option to deliver this growth and improvement to Tuxford.
- 5.6 This preferred set of sites has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the *Issues and Options* consultation exercise). Key factors that have shaped the proposals are as follows:
- Recognising the negative impact the potential development of certain sites would have on the Tuxford Conservation Area;
 - Population growth in Tuxford will trigger the need to extend the Secondary School in the town; and
 - The existence of flood risk issues on certain sites.
 - Development of sites that are divorced from the existing built-up area would result in incongruent extensions that encroach unnecessarily in to the countryside.
 - A significant amount of the agricultural land surrounding Tuxford is identified as Grade 2 therefore is regarded as the best and most versatile agricultural land where, in line with the National Planning Policy Framework, development should be avoided where other land is available;
 - Advice from the Council's Environmental Health department has consistently advocated avoiding development immediately adjacent to the A1 corridor, on grounds noise having an adverse effect on future residents
- 5.7 Cumulatively the sites identified will deliver enough land to deliver the levels of growth needed to achieve the Vision for Tuxford as set out in the adopted Core Strategy.

Policy	Site Ref	Name	Number of Dwellings
H12	122	Ashvale Road	69
H13	490	Lodge Lane	244
Sub Total			313

Table 0.1: Preferred Sites for Tuxford

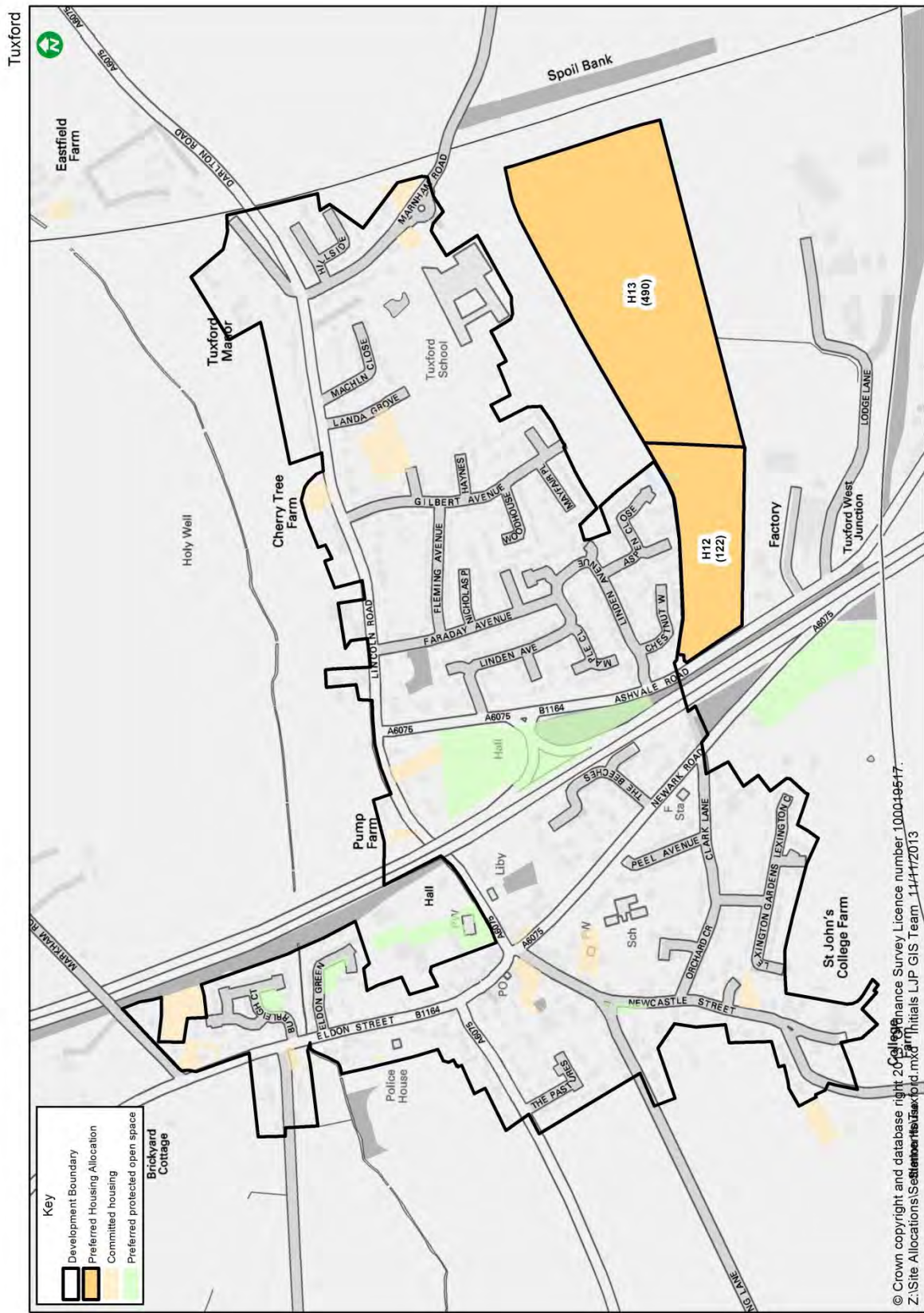
TUXFORD ALLOCATIONS CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Tuxford.

Question: Do you agree with the sites and policies proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

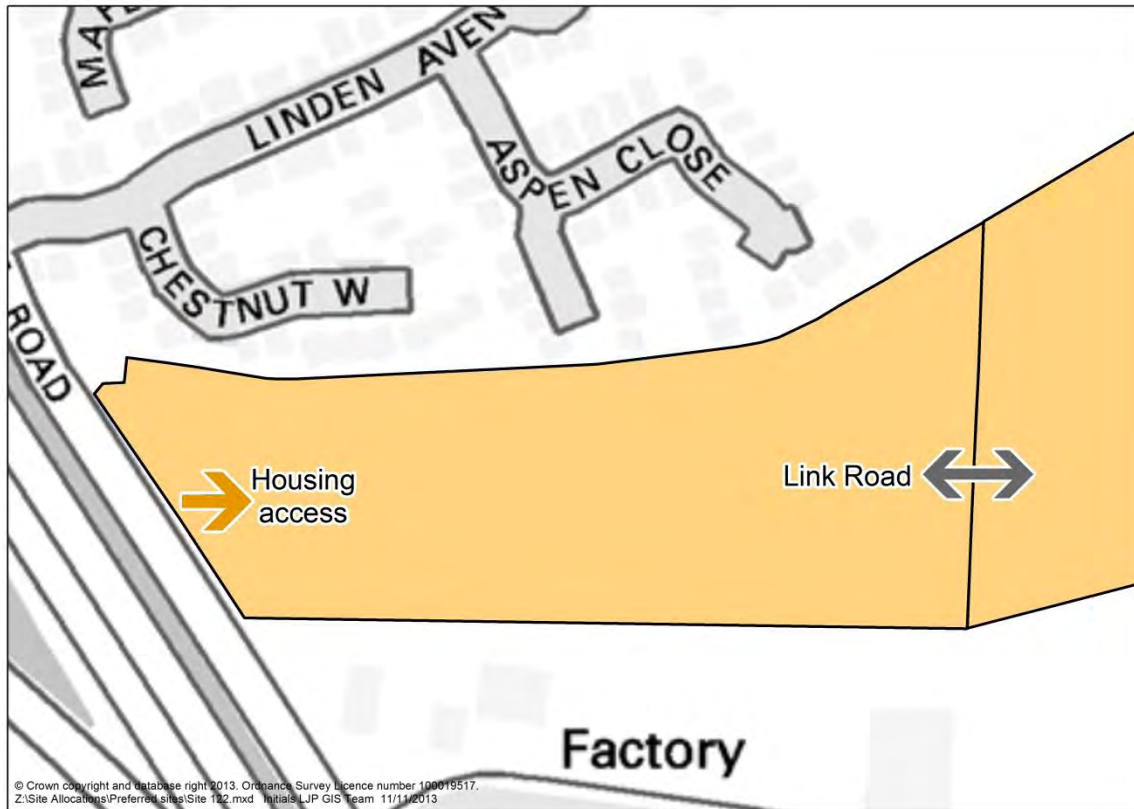
Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Site Allocations for Tuxford

Housing Site H12: Ashvale Road (former ref: 122)

Site Map H12



Context

- 5.8 This site is located to the South of Tuxford. It is an uncultivated greenfield, site adjoining a residential estate.
- 5.9 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Strong public support;
 - A logical extension of the existing suburban built form to the north and would provide a link between the existing community and the employment uses to the south;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision);
 - Located within walking distance of all key services in Tuxford; and
 - The land is not cultivated for agriculture.

POLICY H12: ASHVALE ROAD

Land off Ashvale Road, as shown on the proposals map and illustrated above, is allocated for 69 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- i. A financial contribution towards increasing school capacity;
- ii. The inclusion of a link road from Ashvale Road through this site (H12) connecting to the road on the neighbouring Housing Site H13: Lodge Lane as indicated on the site plan above;
- iii. Specific surface water drainage infrastructure sufficient to meet the requirements of the relevant authorities; and
- iv. A green buffer is required to minimise conflicts between the new residential development on site and the existing employment area to the south of the site. A buffer should provide screening of any potential visual and acoustic impacts that may arise. In line with Core Strategy Policy DM9 this should be regarded as green infrastructure enhancement opportunities that can provide potential benefits for both people and wildlife.

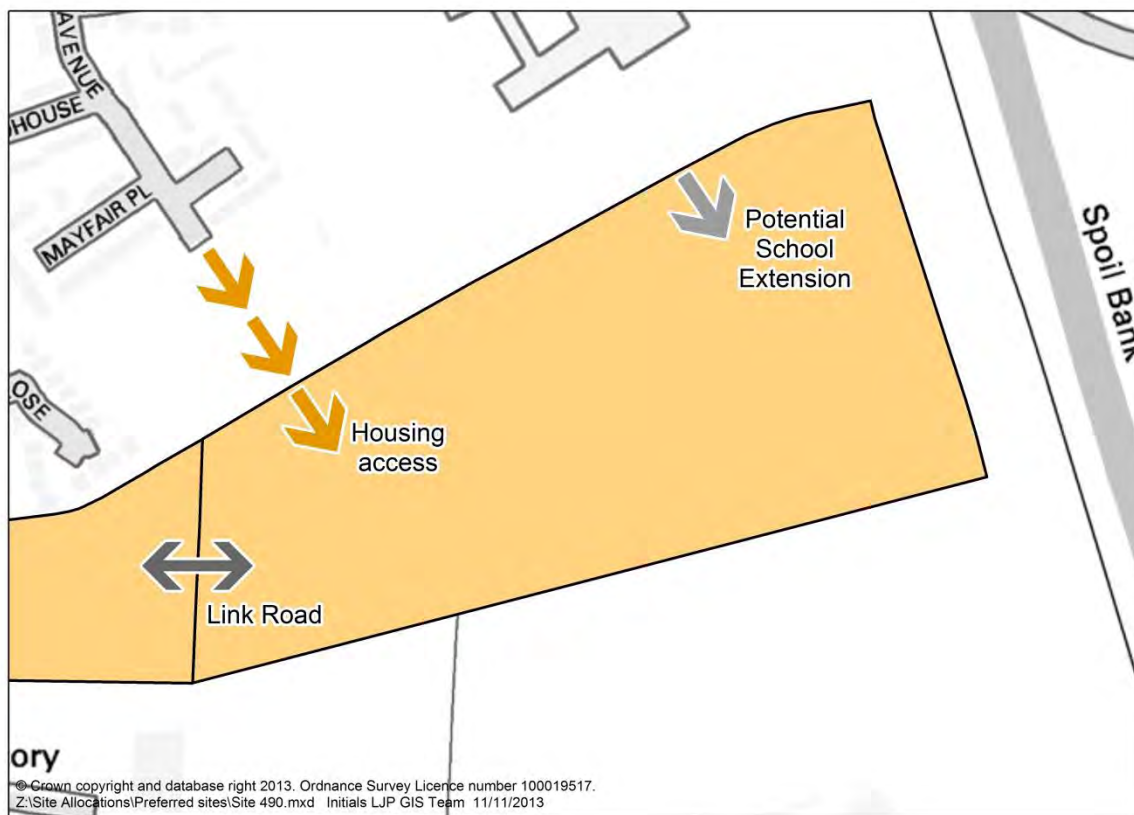
Reasoned Justification

5.10 To ensure this development delivers positive growth for Tuxford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H12 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools;
- ii. Following Highway Authority recommendations an access point to the site must be provided from Ashvale Road, with provision of a link road from Ashvale Road through site H12: Ashvale Road into site H13: Lodge Lane, as an alternative access point for site H13. These access points must be designed in such a manner to ensure safe access and egress for all traffic; and
- iii. Surface water from this site would drain into an Internal Drainage Board managed watercourse. The amount of surface water that can run off the site is subject to specific Drainage Board restrictions to which the development of this site will have to adhere.

Housing Site H13: Lodge Lane (former ref: 490)

Site Map H13



Context

- 5.11 This site is located to the south east of Tuxford, it is currently a greenfield site adjoining a residential estate.
- 5.12 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall community support;
 - A logical extension of the existing suburban built form to the north, away from the sensitive historic centre of Tuxford;
 - Size of the site gives potential to deliver wider benefits to the existing community (i.e. open space provision and extension to the school);
 - Located within walking distance of all key services in Tuxford; and
 - Offers positive links with the neighbouring site.

POLICY H13: LODGE LANE

Land off Lodge Lane, as shown on the proposals map and illustrated above, is allocated for 244 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following site specific criteria:

- i. Financial contribution towards the increase in school provision (which may include, in lieu, the provision of land on-site to allow for the expansion of Tuxford School located northeast of the site);
- ii. A new access point to the site from Gilbert Avenue to include the relocation, within the immediate vicinity of the site, of the football pitch affected by the new access road;
- iii. The inclusion of a link road from Ashvale Road to this site through the neighbouring Housing Site H12: Ashvale Road as indicated on the site plan above;
- iv. Include provision for pedestrian access to the neighbouring Secondary School; and
- v. Specific surface water drainage infrastructure sufficient to meet the requirements of relevant authorities.

Reasoned Justification

5.13 To ensure this development delivers positive growth for Tuxford, protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H13 seek to address the following considerations:

- i. The residential development of this site will result in a school age population increase which will require the expansion of local schools (which may include the provision of land, in lieu, to allow the school's extension) is required along with a contribution towards primary school expansion;
- ii. Delivery of the new access road to the east of the site will impact on the existing football pitch. To ensure that this sports provision is not lost in the area the development of this site must include the relocation of this football pitch;
- iii. Following Highway Authority recommendations an access point must be provided from Ashvale Road, with provision of a link road from Ashvale Road through site H12: Ashvale Road into site H13: Lodge Lane, as an alternative access point for site H13. These access points must be designed in such a manner to ensure safe access and egress for all traffic;
- iv. Providing the opportunity for the neighbouring school to open up a pedestrian link into this site, will provide a much shorter walking distance for the children on any future residents on the site; and
- v. Surface water from this site would drain into an Internal Drainage Board managed watercourse. The amount of surface water that can run off the site is subject to specific Drainage Board restrictions to which the development of this site must adhere.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 6: Rural Service Centres

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 6: Rural Service Centres Preferred Sites

Housing Growth targets for the Rural Service Centres

6.1 The Rural Service Centres are identified in the Core Strategy Settlement Hierarchy (Policy CS1), with a potential housing allocation of up to 10% (300 dwellings) of the District's overall housing requirement. These settlements are:

- Beckingham
- Blyth
- Clarbrough and Hayton
- Cuckney
- Dunham-on-Trent
- East Markham
- Elkesley
- Everton
- Gamston
- Gringley on the Hill
- Mattersey
- Misson
- Nether Langwith
- North Leverton
- North and South Wheatley
- Ranskill
- Rampton
- Sturton le Steeple
- Sutton-cum-Lound
- Walkeringham

6.2 The housing requirement for the Rural Service Centre tier was designed to be flexible in terms of its distribution. Please refer to the Introduction to this document for an explanation of how the proposed levels and locations of allocations have been settled upon. However, please note that based on consultation responses received some settlements within the RSC tier are not being allocated a future housing growth target in this Preferred Options consultation paper¹. These settlements include:

- Clarbrough/Hayton;
- Gringley on the Hill;
- Ranskill; and
- Sutton-cum-Lound.

6.3 While public support was given for future housing growth in certain Rural Service Centres, further investigation work has demonstrated that the allocation of land in Dunham-on-Trent and Gamston would cause an unacceptable impact. In Dunham-on-Trent, all the potential housing sites are within identified flood zones. In Gamston, development on the potential sites is regarded as causing a detrimental impact to the surrounding Conservation Area.

Policy	Site Ref	Name		Number of Dwellings
H14	107	Beckingham	Beckingham South	6
H15	214	Blyth	Blyth South	9
H16	399	Cuckney	Budby Road	5
H17	108	East Markham	Beckland Hill	8
H18	141	East Markham	Plantation Road	3
H19	247	Elkesley	Yew Tree Road	11
H20	408	Everton	Croft Way	2

¹ See the Issues and Options Consultation Summary Document for more details

Policy	Site Ref	Name		Number of Dwellings
H21	296	Everton	Chapel Lane	6
H22	477	Everton	Gainsborough Road	5
H23	428	Mattersey	Mattersey South	13
MU4	480	Misson	Bawtry Road	18
H24	256	Nether Langwith	Portland Road	5
H25	165	North Leverton	Southgore Lane	15
H26	236/237	North and South Wheatley	Top Pasture Lane	12
H27	228	Rampton	Treswell Road	14
H28	456	Sturton-le-Steeple	Cross Street	6
H29	461	Sturton-le-Steeple	Leverton Road	5
H30	438	Walkeringham	Baulk Road	14
Sub Total				157

Table 0.1: Preferred Sites for the Rural Service Centres

Beckingham Preferred Site

6.4 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village;
- The potential loss of local employment facilities if some sites were developed; and
- Consultation responses showing an overall objection to the allocation of some sites.

BECKINGHAM ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Beckingham.

Question: Do you agree with the site and policy proposed?

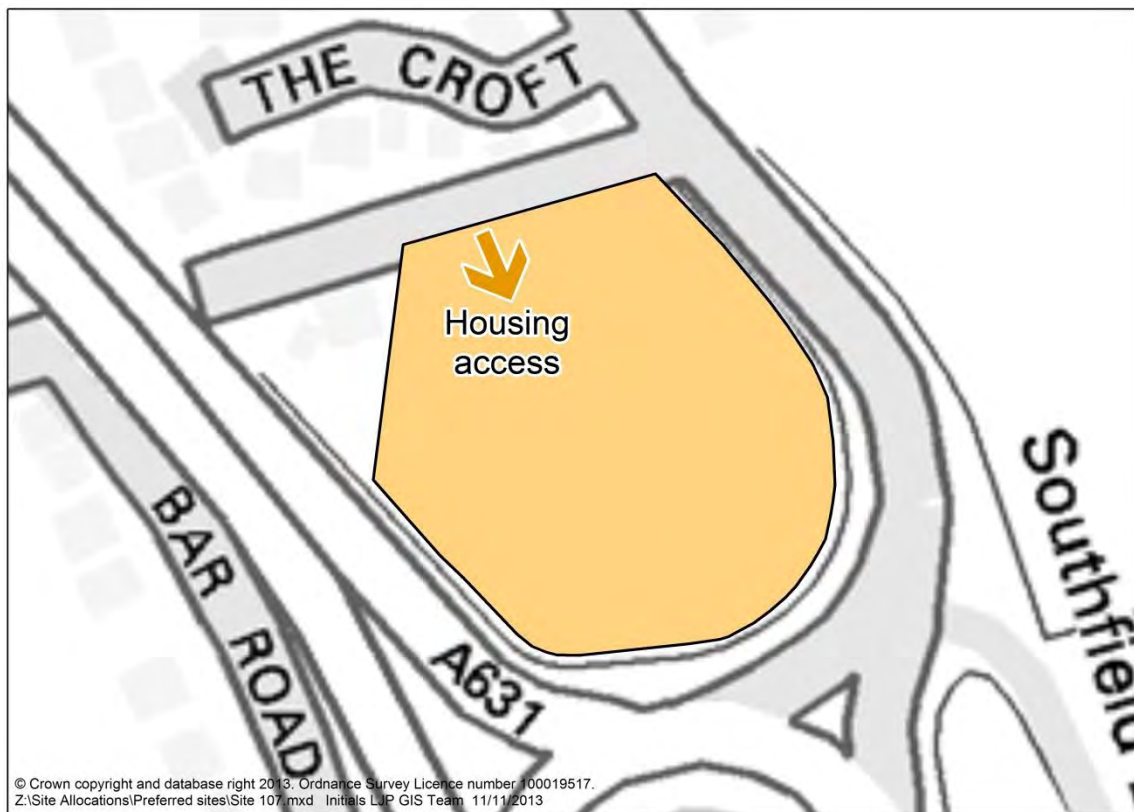
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Beckingham Housing Site H14: Beckingham South (former ref: 107)

Indicative Site Map H14



Context

- 6.5 This site is located to the South of Beckingham. It is a greenfield site adjoining a residential estate. The site is next to a roundabout junction on the A631 dual carriageway.
- 6.6 An application for outline planning permission for residential development was refused in July 2013, as the site at the time was outside the Development Boundary (as identified in the Core Startegy).
- 6.7 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits which include the following:
- The site makes a logical extension to the southern end of the village within existing boundaries defined by the road network; and
 - Proximity of the site to the existing services including the recreation ground and village hall.

POLICY H14: BECKINGHAM SOUTH

Land to the South of Beckingham, as shown on the proposals map and illustrated above, is allocated for the six dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. The design and layout of the site shall take into consideration the potential impacts of the proximity of the A631 dual carriageway; and
- ii. A new access point to the site from the lane to the north.

Reasoned Justification

6.8 To ensure this development delivers positive growth for Beckingham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H15 seek to address the following considerations:

- i. The proximity of the A631 dual carriageway may result in noise impacts from passing traffic. The design of the site should seek to minimise any such impacts;
- ii. A new road access to the site must be from the existing lane to the north of the site to ensure no new junctions are introduced close to the roundabout to the South of the site. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Blyth Preferred Site

6.9 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- Strong concerns raised by Environmental Health about the development of sites located immediately adjacent to the A1 Corridor as a result of the potential noise impacts;
- The impact that development of some of the other proposed sites would have on the built character of the village; and
- Some proposed sites were located in or adjacent to areas of identified flood risk.

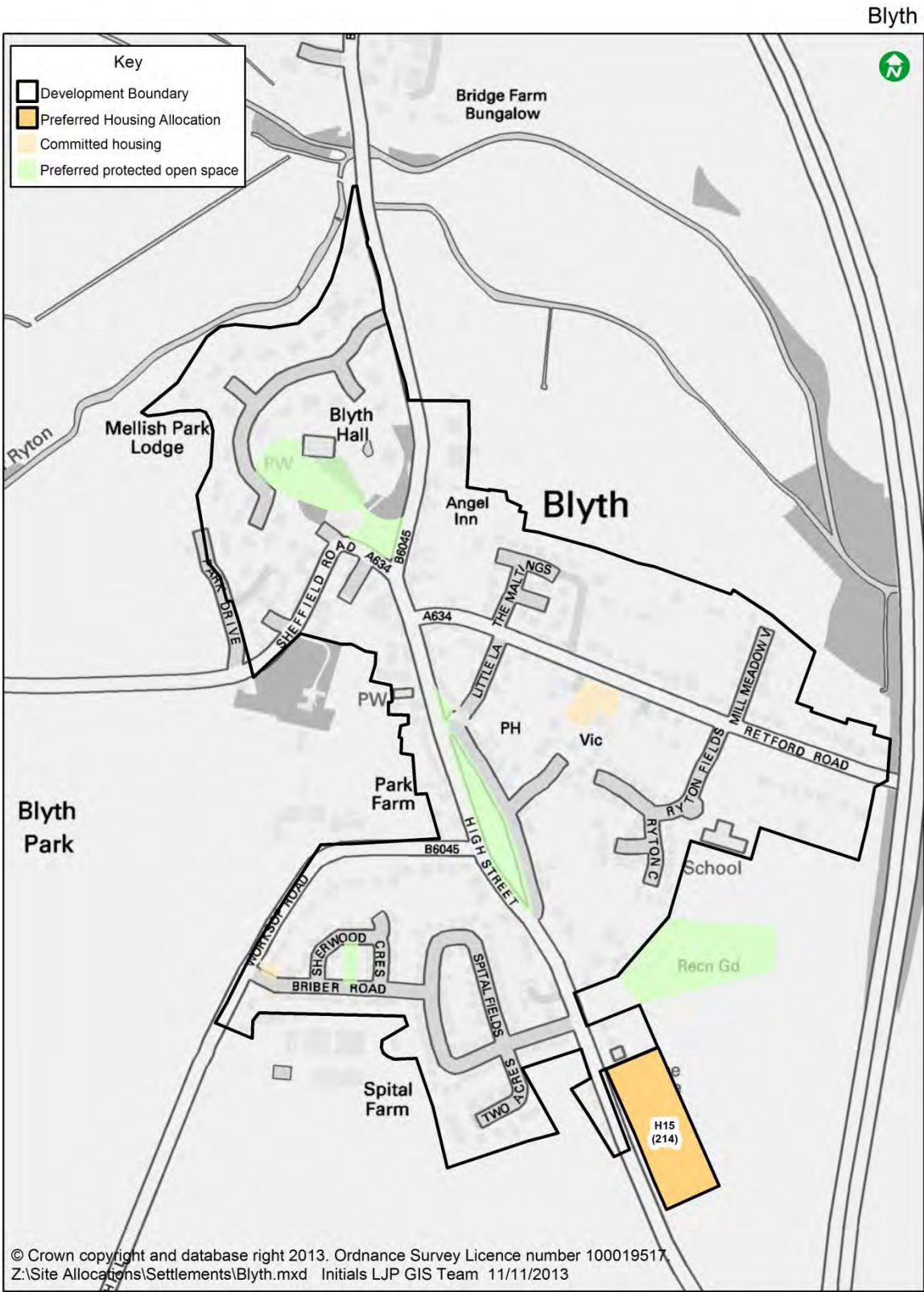
BLYTH ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Blyth.

Question: Do you agree with the site and policy proposed?

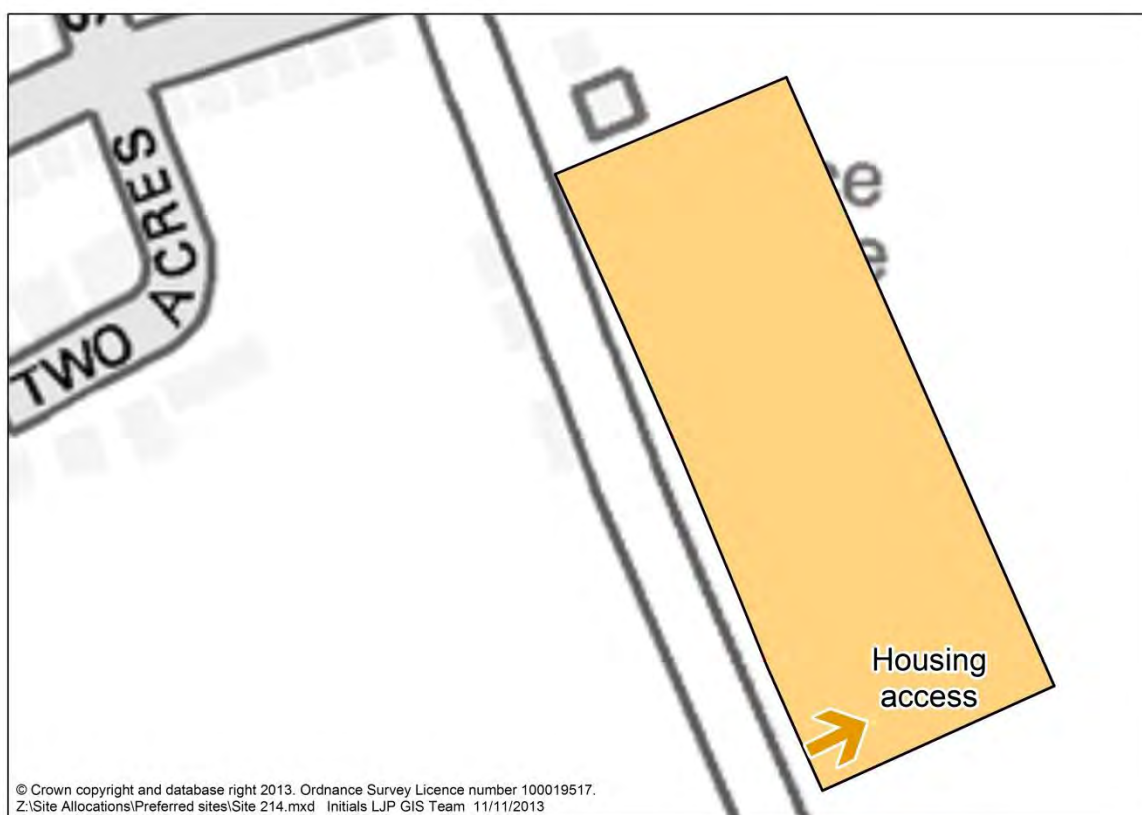
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Blyth Housing Site H15: Blyth South (former ref: 214)

Indicative Site Map H15



Context

- 6.10 This site is located to the South of Blyth. It is a greenfield site to the east of A634. The A1 corridor is located to the East of the site and a line of overhead electricity cables runs to the south of the site.
- 6.11 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Proximity of site to community services including village GP surgery and village recreation ground; and
 - Development of north-western part avoids any identified constraints.

POLICY H15: BLYTH SOUTH

Land to the South of Blyth, as shown on the proposals map and illustrated above, is allocated for nine dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following site specific criteria:

- i. The design and layout of the site shall take into consideration the potential noise impacts from the A1 corridor, and;
- ii. A single access point from the A634 to serve all new dwellings and designed to retain the majority of the existing hedgerow and trees along the frontage of the site.

Reasoned Justification

6.12 To ensure this development delivers positive growth for Blyth; protects any significant features in the local landscape and mitigates any impacts on identified local infrastructure, the criteria in Policy H16 seek to address the following considerations:

- i. The proximity of the A1 corridor may create higher traffic noise levels, the design of the site should seek to minimise any impact this noise may have on new residents; and
- ii. A single new road access to the site must be from the A634. A single access will limit the number of new openings onto the A634 and allow the retention of the majority of the existing trees and hedgerow and trees along the frontage of the site. This will help to minimise the impact of the new dwellings on the character of the local area. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Cuckney Preferred Site

6.13 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The potential loss of open space and green infrastructure in the village (former Allotments); and
- The impact that development of some of the other proposed sites would have on the Cuckney Conservation Area.

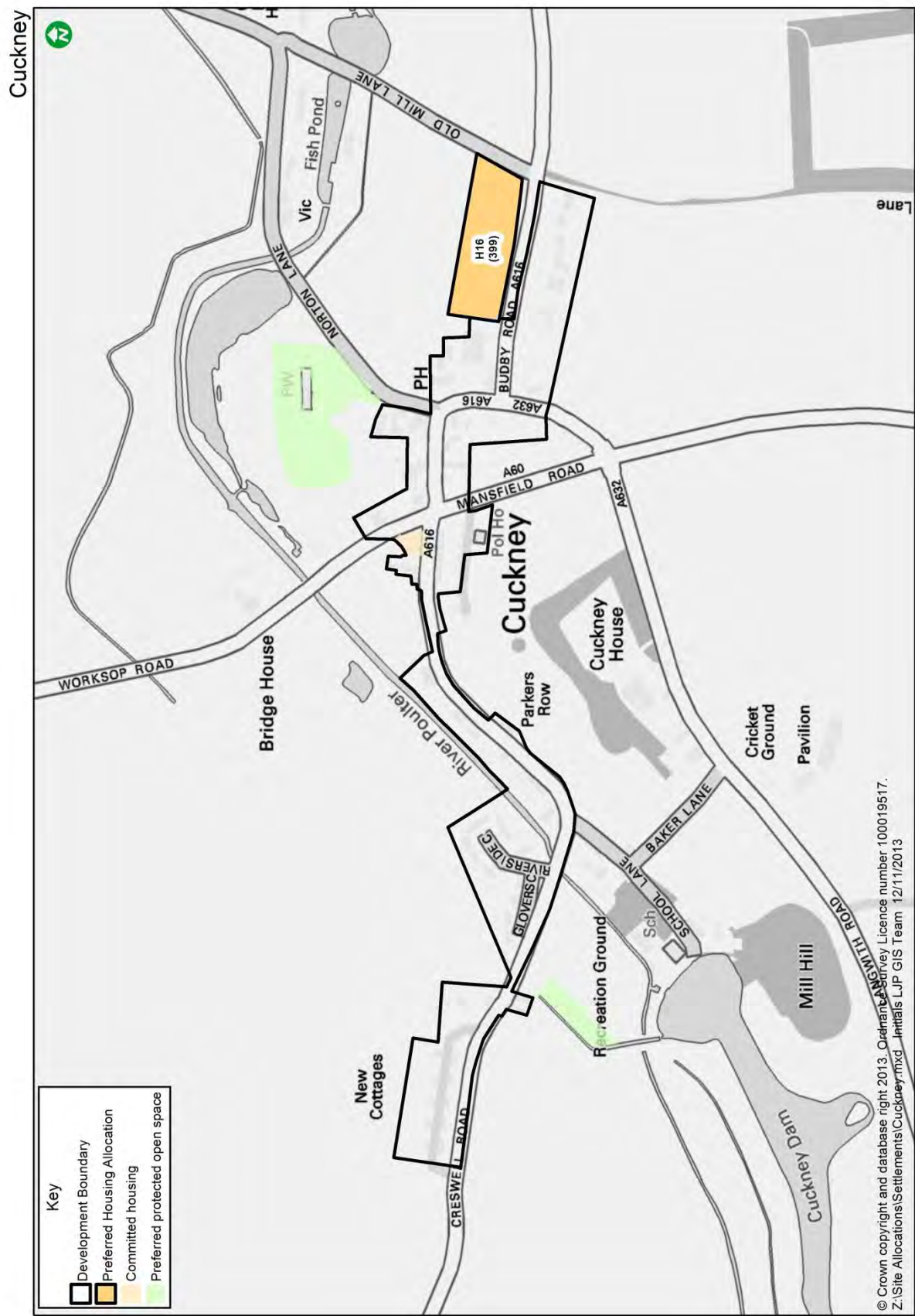
CUCKNEY ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Cuckney.

Question: Do you agree with the site and policy proposed?

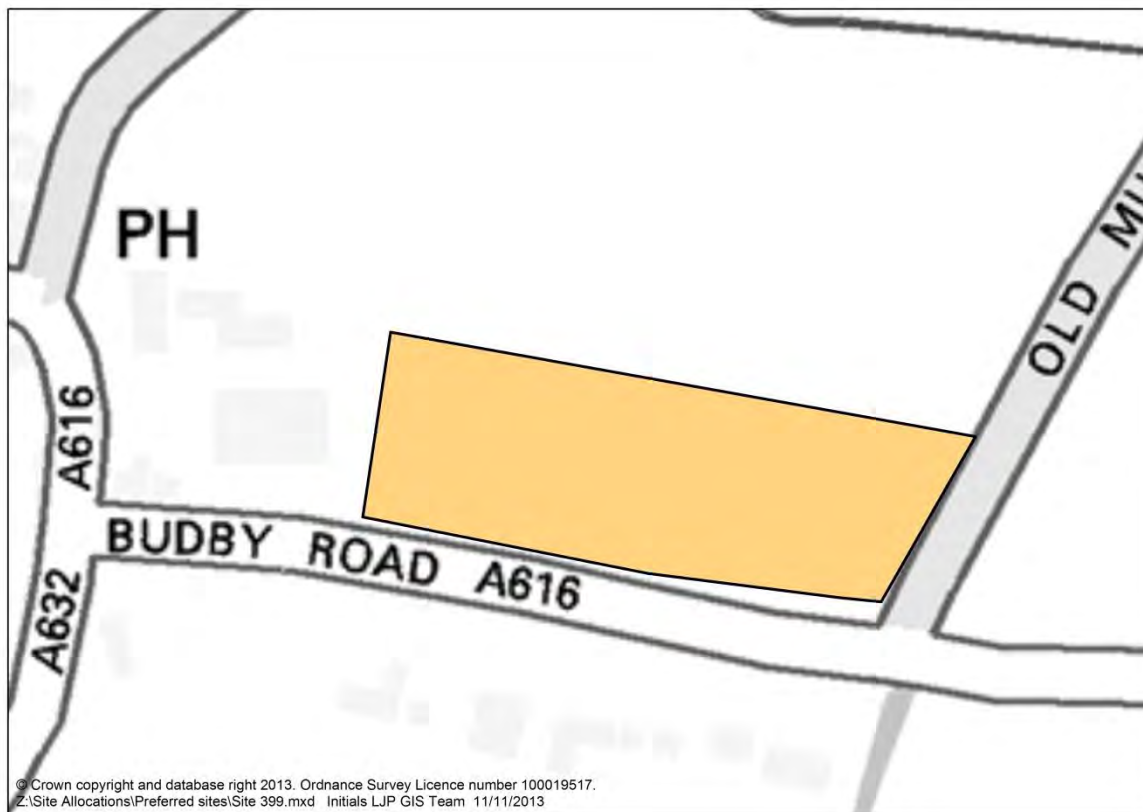
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Cuckney Housing Site H16: Budby Road (former ref: 399)

Indicative Site Map H16



Context

- 6.14 This site is located to the East of Cuckney. It is a greenfield site located next to the Cuckney Conservation Area.
- 6.15 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Community support for the site's development;
 - The site's location enables easy access to Public Right of Way around the edge of the village;
 - Development along the roadside will reflect the surrounding built form; and
 - Development of this site will have a limited impact on the Cuckney Conservation area compared to the other proposed sites in the area.

POLICY H16: BUDBY ROAD

Land off Budby Road, as shown on the proposals map and illustrated above, is allocated for five dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following site specific criteria:

- i. The design of the site will create a linear street frontage design.

Reasoned Justification

6.16 To ensure this development delivers positive growth for Cuckney; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H16 seeks to address the following consideration:

- i. The design of the site shall reflect the character of the local area and in doing so must be of a linear form that creates a positive street frontage onto Budby Road.

East Markham Preferred Sites

6.17 These sites have been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation sites are:

- The impact of developing sites on the East Markham Conservation Area;
- The impact that development of some of the other proposed sites would have on the built character of the village;
- The potential loss of local employment facilities if one of the sites was developed; and
- The potential loss of higher grade agricultural land.

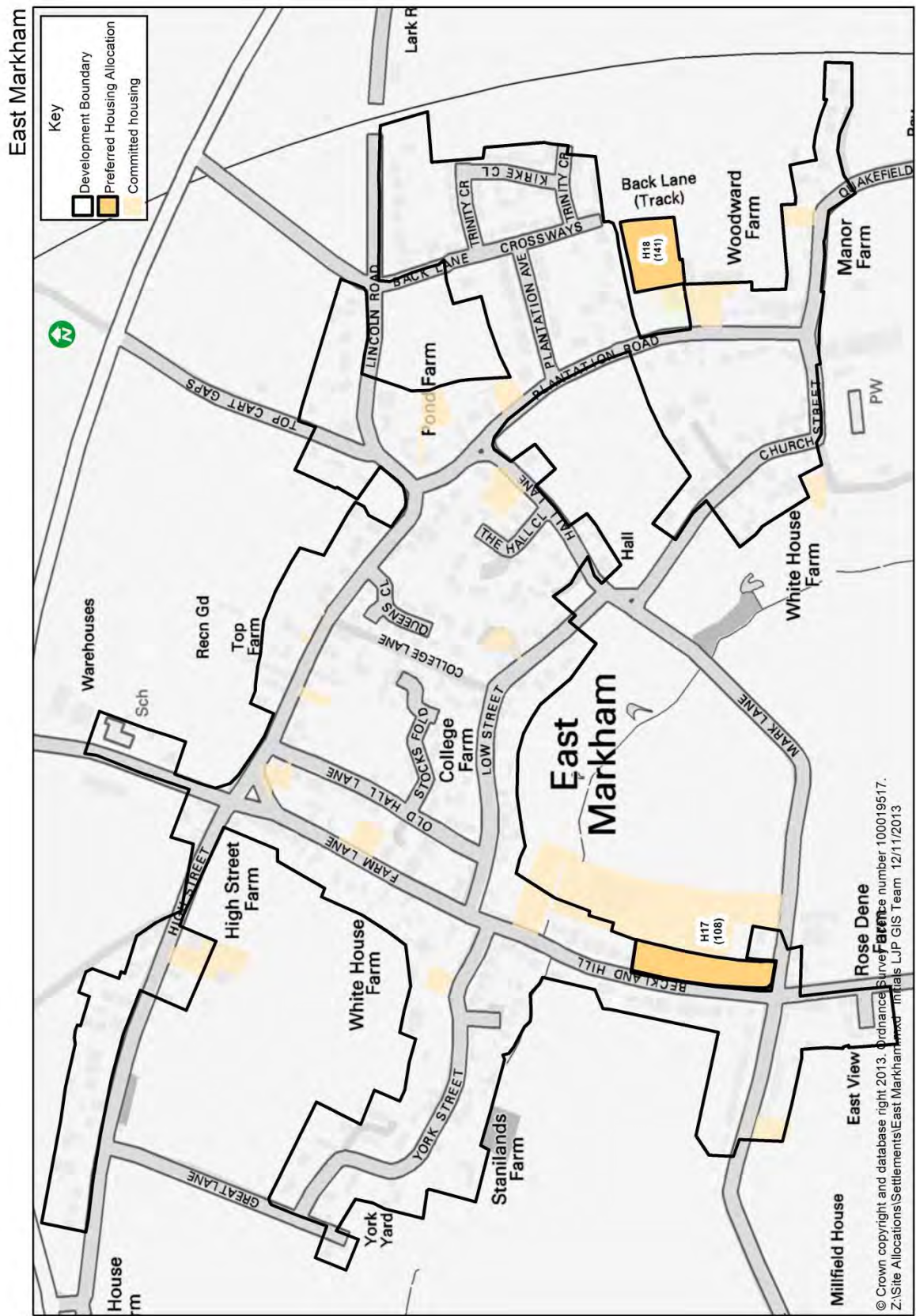
EAST MARKHAM ALLOCATIONS CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in East Markham.

Question: Do you agree with the sites and policies proposed?

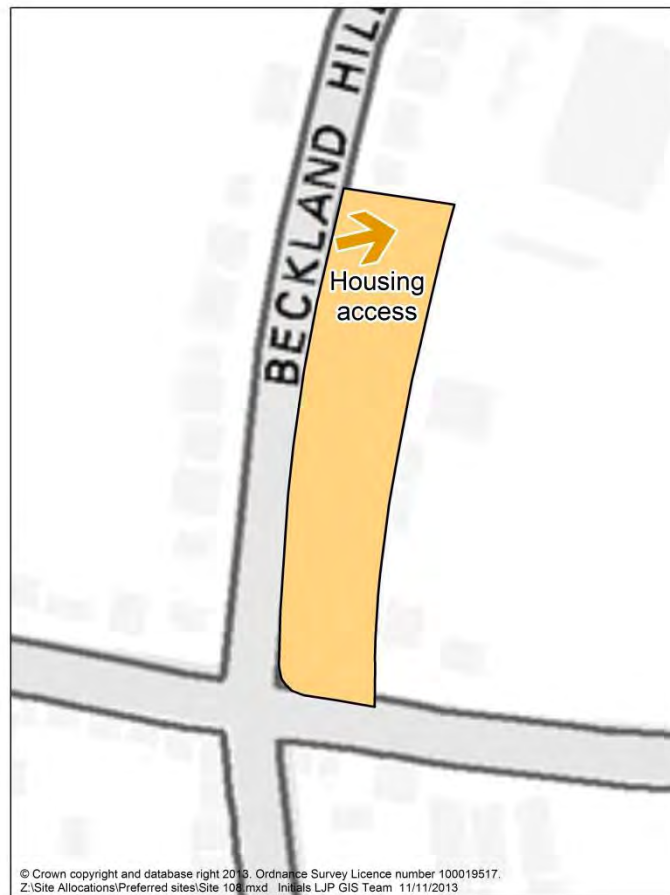
- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



East Markham Housing Site H17: Beckland Hill (former ref: 108)

Indicative Site Map H17



Context

- 6.18 This site is located close to the centre of East Markham. It is a former orchard site within the existing built form of the village and is located next to a site with a resolution to grant planning permission for residential development.
- 6.19 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Overall community support for the development of the site;
 - Development of the site would complement the existing built form on Beckland Hill; and
 - Located within reasonable walking distance of the village Primary School.

POLICY H17: BECKLAND HILL

Land off Beckland Hill, as shown on the proposals map and illustrated above, is allocated for eight dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A pedestrian link across the north end of the site from Beckland Hill into the neighbouring site (former factory site) to the east;
- ii. A new single access point to the site off Beckland Hill; and
- iii. Maintain the existing vegetation screening along the site boundary where possible.

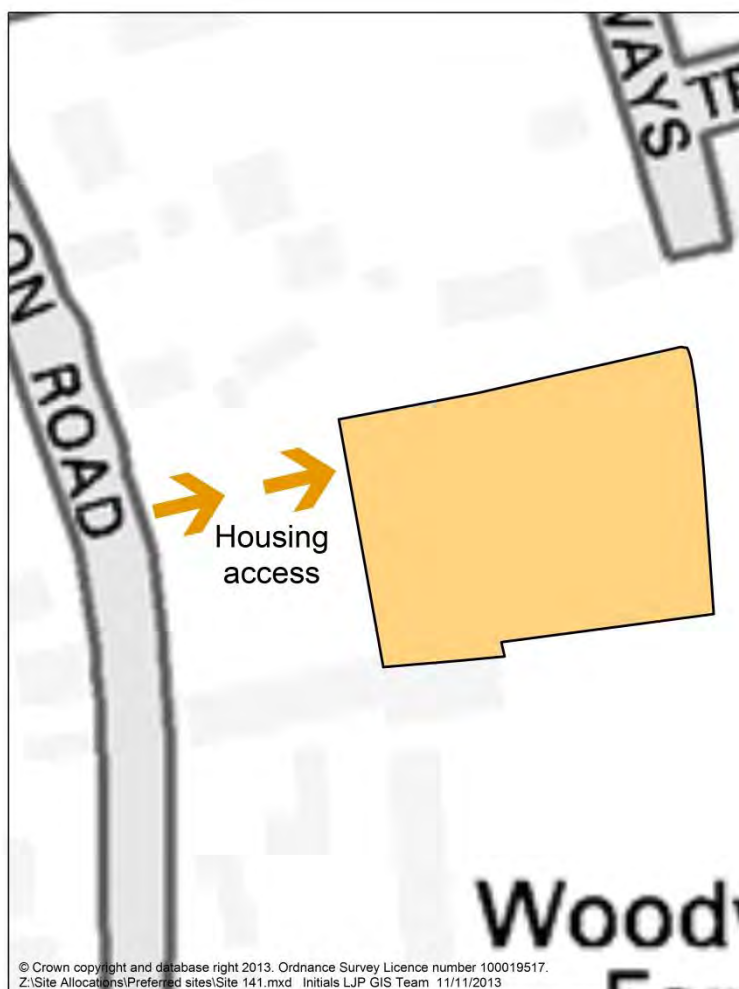
Reasoned Justification

6.20 To ensure this development delivers positive growth for East Markham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H17 seek to address the following considerations:

- i. A new pedestrian link across this site into the neighbouring site to the east (which has a resolution to grant planning permission for residential development), will allow a greater level of pedestrian access for residents; and
- ii. Following Highway Authority recommendations, a single access point into the site will help to reduce the pressure on the crossroads to the south of the site. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

East Markham Housing Site H18: Plantation Road (former ref: 141)

Indicative Site Map H18



Context

- 6.21 This site is located to the close to the centre of East Markham, between Plantation Road and Back Lane. The site is located next to the East Markham Conservation Area.
- 6.22 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits which include the following:
- Overall community support for the development of the site;
 - Development on this site would generally relate well to the surrounding built form, and;
 - The site's location enables easy access to Public Rights of Way around the edge of the village.

POLICY H18: PLANTATION ROAD

Land off Plantation Road, as shown on the proposals map and illustrated above, is allocated for three dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A new single access point to the site from Plantation Road, designed to be sympathetic to the Conservation Area.

Reasoned Justification

6.23 To ensure this development delivers positive growth for East Markham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H18 seeks to address the following consideration:

- i. A carefully designed access will limit the impact of this development on the area of trees between the site and Plantation Road.

Elkesley Preferred Site

6.24 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village;
- The impact that development of some of the other proposed sites would have on the landscape character of the area; and
- Concerns about the development of sites located immediately adjacent to the A1 Corridor due to potential noise and pollution impacts.

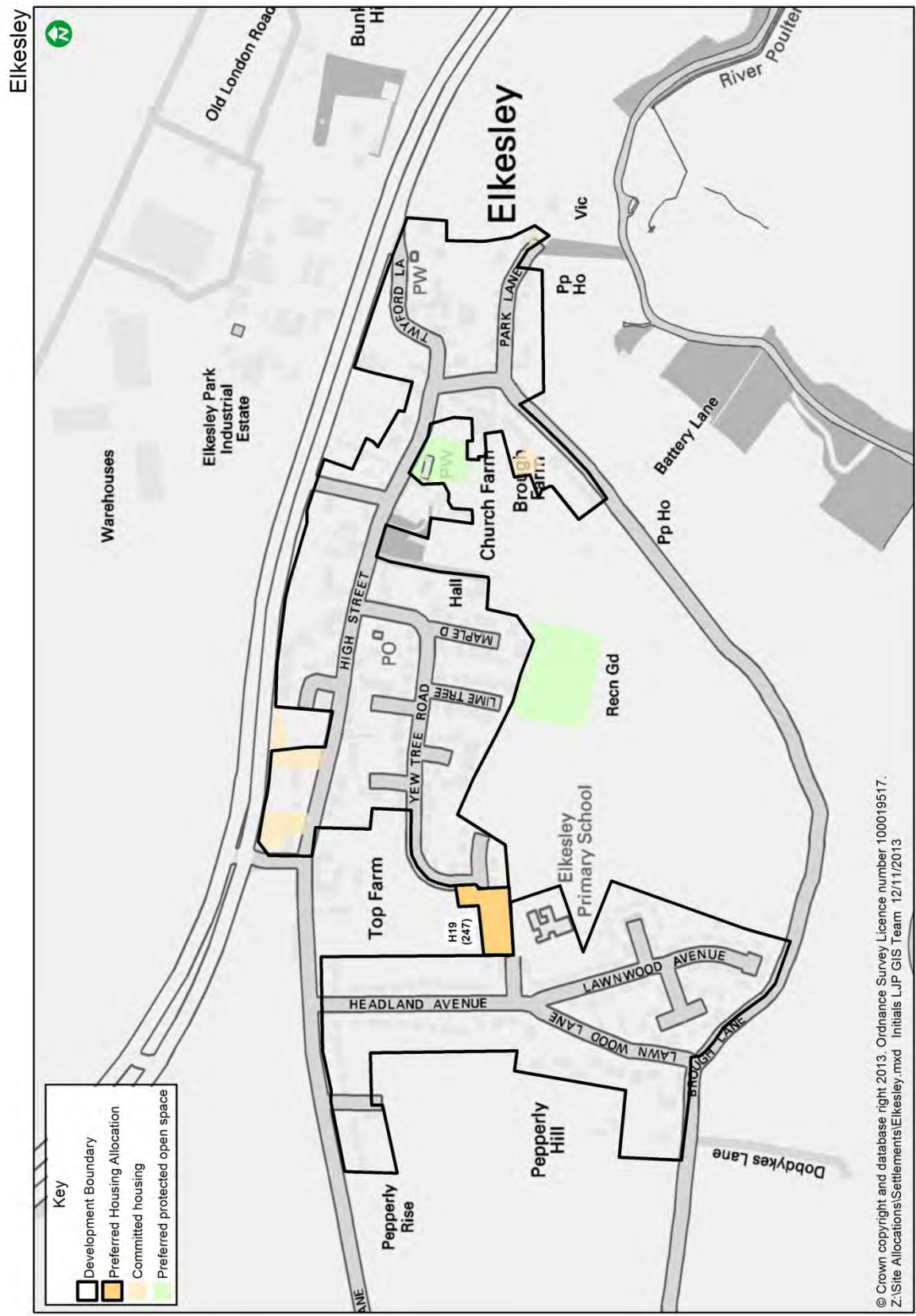
ELKESLEY ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Elkesley.

Question: Do you agree with the site and policy proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

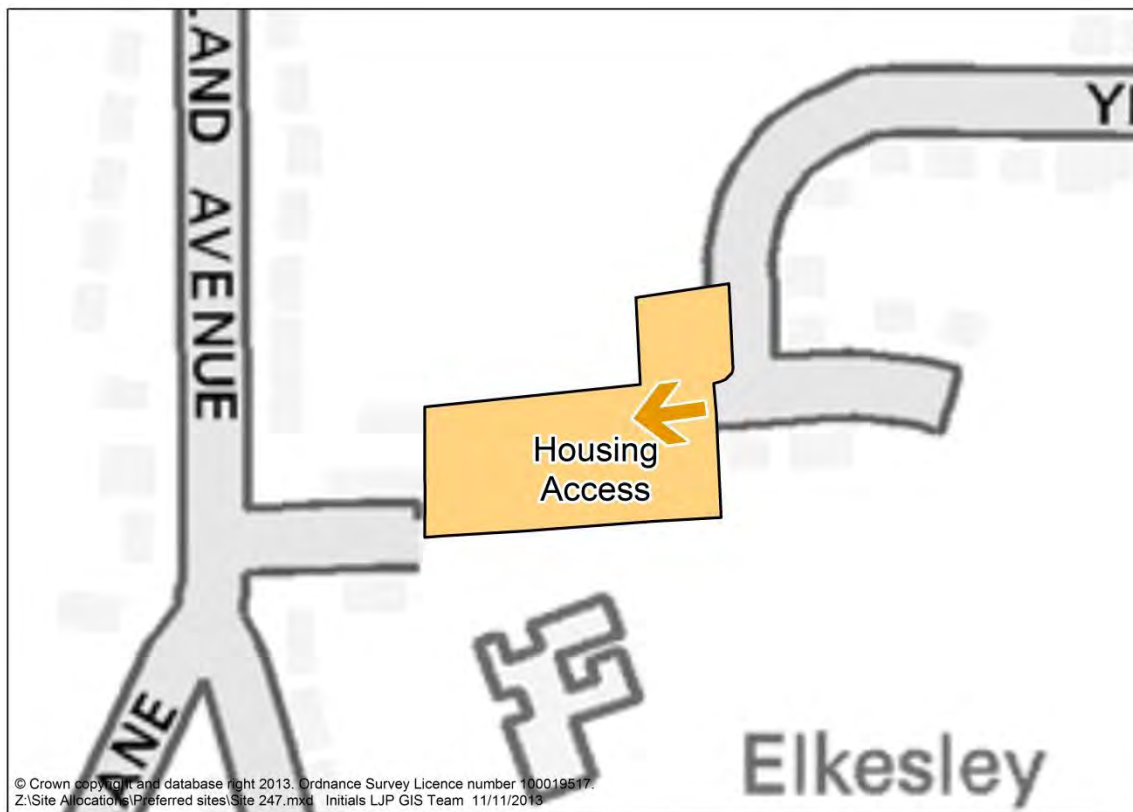
Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



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Elkesley Housing Site H19: Yew Tree Road (former ref: 247)

Indicative Site Map H19



Context

- 6.25 This site is located close to the centre of Elkesley. It is a greenfield site between the residential areas of Yew Tree Road and Headland Avenue. A pedestrian desire line runs through the site. An electricity substation is also located in close proximity to the site.
- 6.26 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Site relates well to the existing built form and provides a logical linkage between the east and west sides of the village providing the opportunity for better community cohesion;
 - Developing this site will help to reduce the surrounding area's vulnerability to antisocial behaviour and contribute to a safer built environment; and
 - The site is located within reasonable walking distance of key services in the village.

POLICY H19: YEW TREE ROAD

Land off Yew Tree Road, as shown on the proposals map and illustrated above, is allocated for 11 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following site specific criteria:

- i. The design of the development will incorporate a pedestrian route across the site; and
- ii. Access to the site will be provided off Yew Tree Road.

Reasoned Justification

6.27 To ensure this development delivers positive growth for Elkesley; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H19 seek to address the following considerations:

- i. The existing desire line across the site demonstrates that local residents use this site for access from one side of Elkesley to the other. Maintaining this link will ensure continued pedestrian access across the village; and
- ii. Following Highway Authority recommendations, a single access point into the site shall be provided from Yew Tree Road. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Everton Preferred Sites

6.28 These sites have been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation sites are:

- Following the Issues and Options consultation potential sites to the north of Everton (sites 400, 401 & 409) were withdrawn by their land owner, significantly reducing the availability of potential land within the village;
- The impact of developing sites on the East Markham Conservation Area; and
- The compatibility of developing sites with the existing built character of the village.

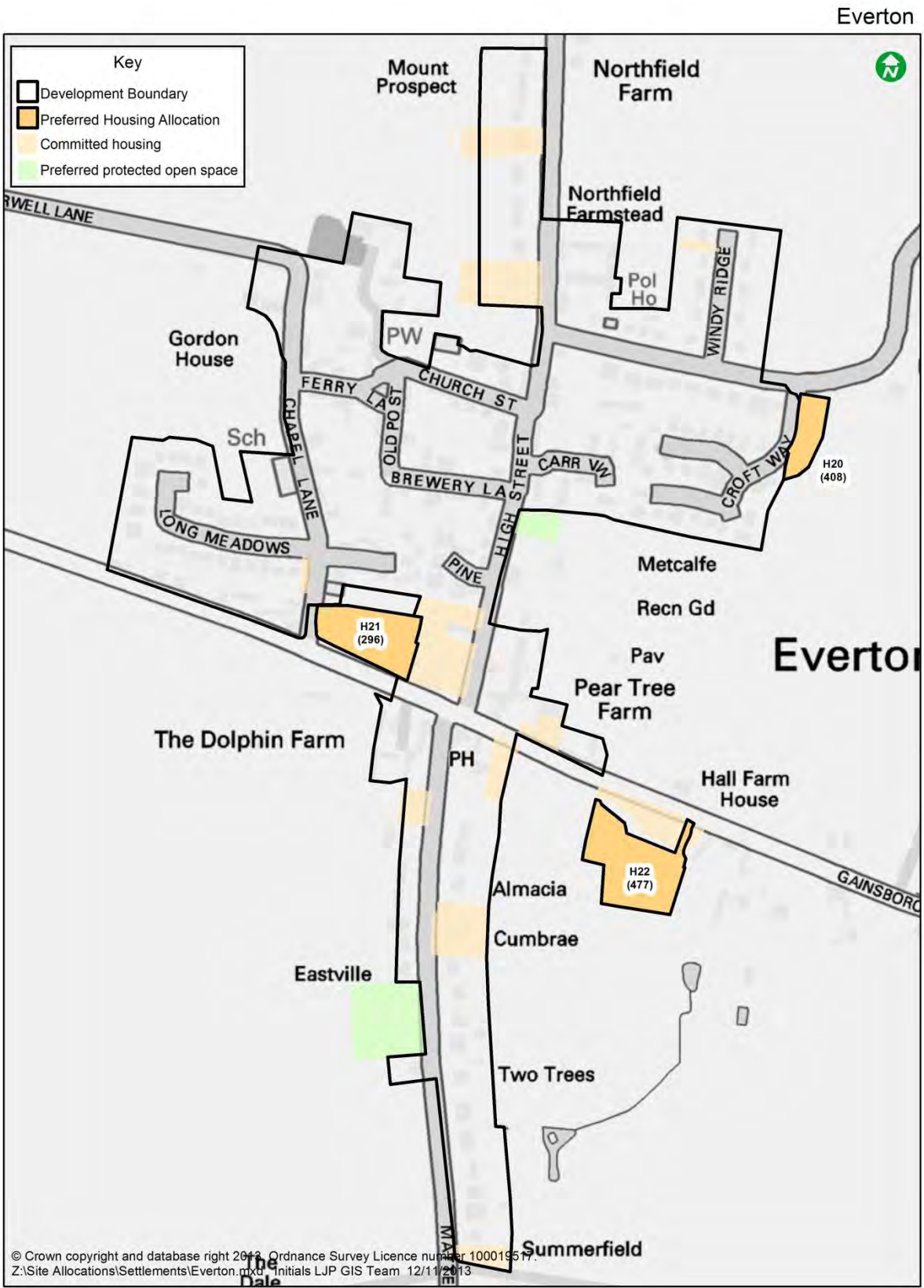
EVERTON ALLOCATIONS CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Everton.

Question: Do you agree with the sites and policies proposed?

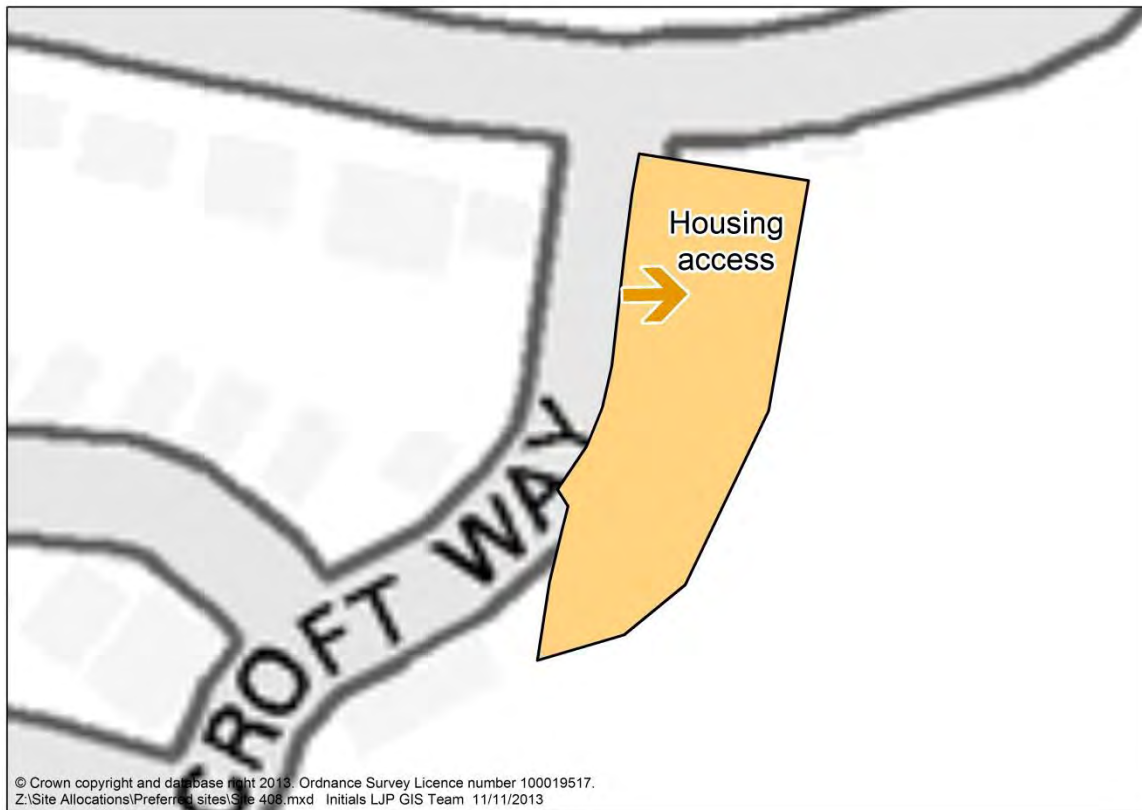
- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Everton Housing Site H20: Croft Way (former ref: 408)

Indicative Site Map H20



Context

- 6.29 This site is located to the northeast of Everton. It is a greenfield site with a footpath running along its eastern edge.
- 6.30 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Located within a reasonable walking distance of key services in the village; and
 - Overall community support for the development of the site.

POLICY H20: CROFT WAY

Land off Croft Way, as shown on the proposals map and illustrated above, is allocated for two dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A new single access point to the site from Croft Way.

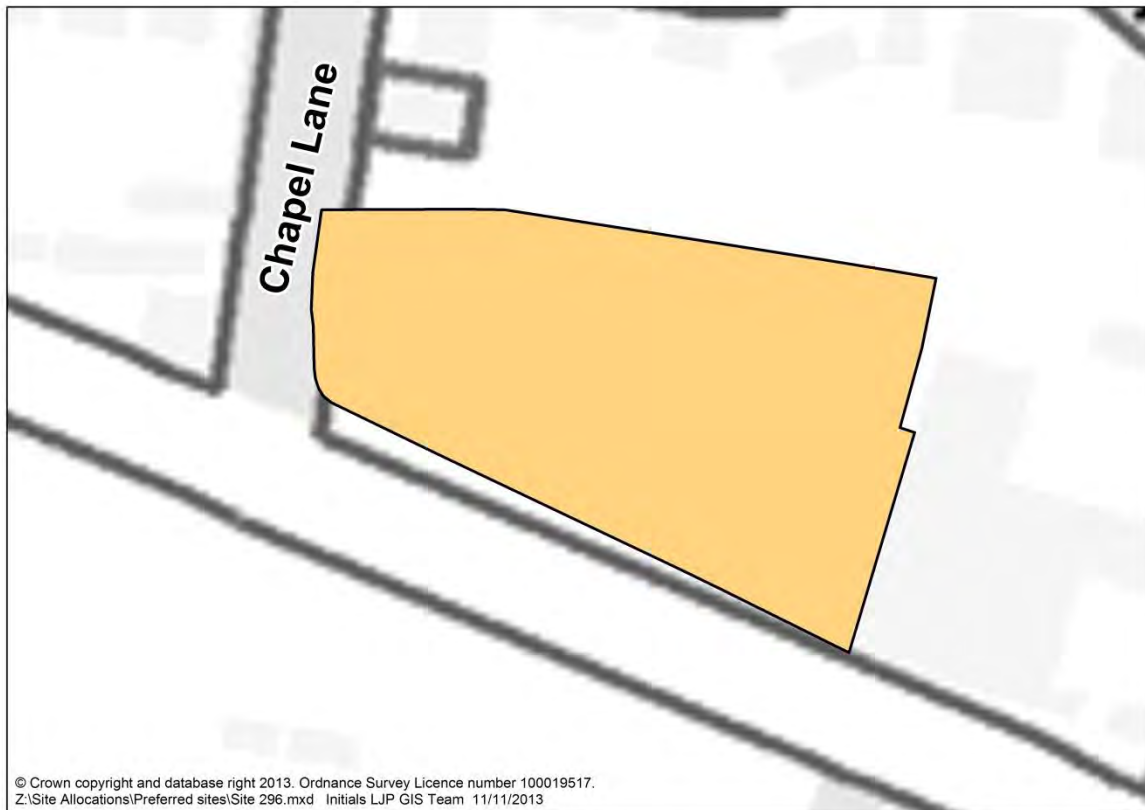
Reasoned Justification

6.31 To ensure this development delivers positive growth for Everton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H20 seeks to address the following consideration:

- i. Following Highway Authority recommendations, a single access point into the site shall be provided from Croft Way. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Everton Housing Site H21: Chapel Lane (former ref: 296)

Indicative Site Map H21



Context

- 6.32 This site is located towards the centre of Everton. It is a greenfield site located at the corner of Chapel Lane and Bawtry Road (A631). This site is located within Everton Conservation Area. The site is also considered to be an area of archaeological interest.
- 6.33 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits which include the following:
- Located within a reasonable walking distance of the village school;
 - Overall community support for the development of the site, and;
 - The site's location enables easy access to Public Rights of Way around the edge of the village.

POLICY H21: CHAPEL LANE

Land off Chapel Lane, as shown on the proposals map and illustrated above, is allocated for six dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following site specific criteria:

- i. The design and layout of the site is to be of a low density, maintaining significant open spaces along Bawtry Road.

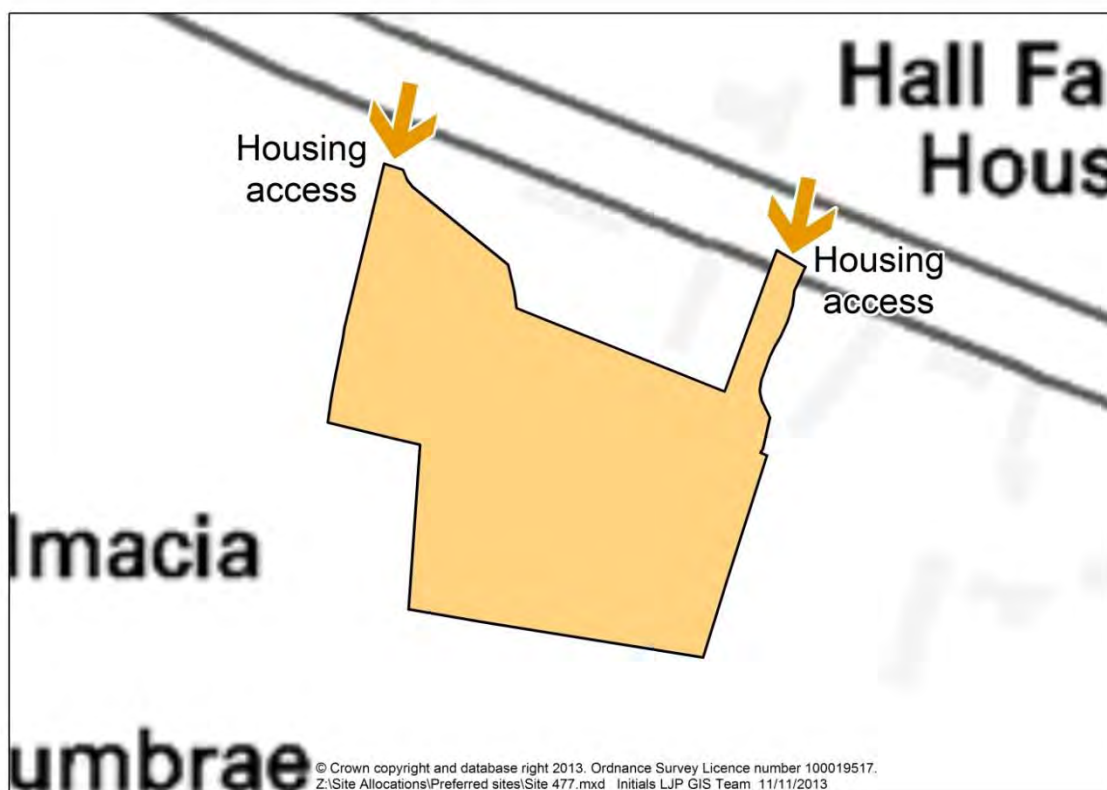
Reasoned Justification

6.34 To ensure this development delivers positive growth for Everton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H21 seeks to address the following consideration:

- i. An important feature of the Everton Conservation Area is the historic pattern of open spaces along Bawtry Road/Gainsborough Road (A631). The current open space on this site is identified as one of these character features. It is important that the development of this site does not undermine the character of the conservation area through the complete loss of one of these open spaces. Sensitive development, of a limited scale, retaining as much open space as possible, would not undermine this feature of interest in the Conservation Area.

Everton Housing Site H22: Gainsborough Road (former ref: 477)

Indicative Site Map H22



Context

- 6.35 This site is to the southeast of Everton. It is a former modern farm complex to the south of Gainsborough Road (A631). This site is located within Everton Conservation Area.
- 6.36 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The site's location enables easy access to Public Rights of Way around the village;
 - Located within a reasonable walking distance of the village school; and
 - Replacing the existing modern farm buildings on this site with more sensitive development may enhance the character in this part of the Conservation Area.

POLICY H22: GAINSBOROUGH ROAD

Land off Gainsborough Road, as shown on the proposals map and illustrated above, is allocated for five dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. Two points of access to the site from Gainsborough Road (A631), and;
- ii. A pedestrian crossing point over Gainsborough Road.

Reasoned Justification

6.37 To ensure this development delivers positive growth for Everton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H22 seek to address the following considerations:

- i. Following Highway Authority recommendations, two access points into the site shall be provided from Gainsborough Road to allow separate access to different parts of the site. These new access points should be designed in such a manner to ensure safe access and egress from the site for all traffic, and;
- ii. To ensure pedestrian safety when travelling to and from this site, a pedestrian crossing should be provided to allow people to safely cross Gainsborough Road to the footpath along the road's northern edge (on the opposite side to the site).

Mattersey Preferred Site

6.38 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village;
- The impact that development of some of the other proposed sites would have on the landscape character of the area; and
- Land to the North of Mattersey, along the river Idle, is within an identified flood zone.

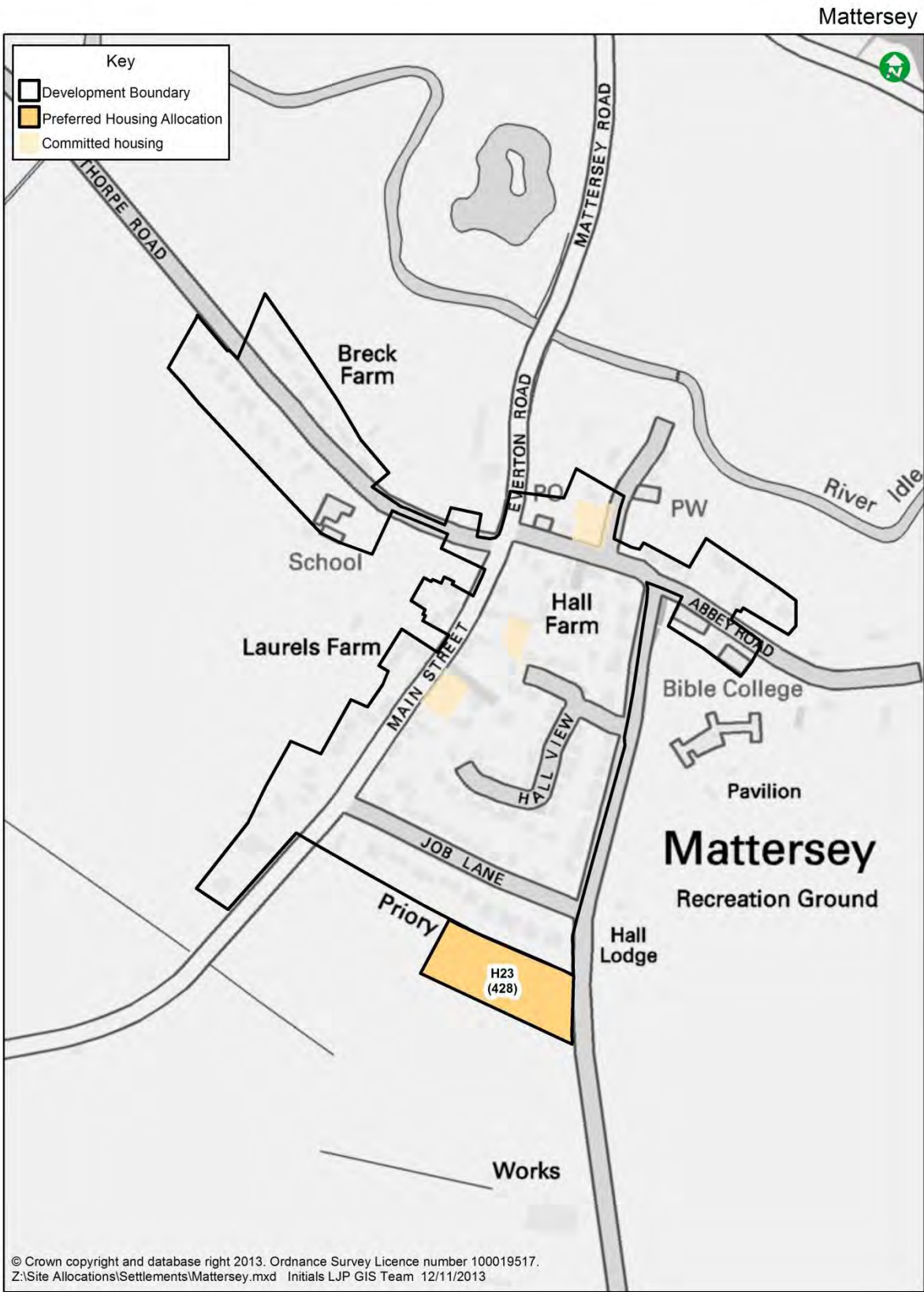
MATTERSEY ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Mattersey.

Question: Do you agree with the site and policy proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Mattersey Housing Site H23: Mattersey South (former ref: 428)

Indicative Site Map H23



Context

- 6.39 This site is located to the south of Mattersey off Retford Road. It is a greenfield site to the south of the residential area along Job Lane.
- 6.40 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The site relates well to the existing built form of Mattersey, particularly the more modern housing estates to the south of the village;
 - Located within a reasonable walking distance of key services in the village; and
 - Overall community support for the development of the site.

POLICY H23: MATTERSEY SOUTH

Land off Retford Road, as shown on the proposals map and illustrated above, is allocated for 13 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A new access point to the site off Retford Road; and
- ii. Before any development takes place, a programme of archaeological work shall be implemented in accordance with a written scheme of investigation to be agreed with in writing with the District Planning Authority.

Reasoned Justification

6.41 To ensure this development delivers positive growth for Mattersey; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H23 seek to address the following considerations:

- i. A new road access to the site must be provided from Retford Road. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic; and
- ii. The site contains crop mark evidence for settlement and prehistoric funerary monuments which may require parts of the site to be preserved, archaeological survey work will be required to determine if and to what extent mitigation may be required.

Misson Preferred Site

6.42 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village;
- The impact that development of some of the other proposed sites would have on the landscape character of the area; and
- The opportunity to deliver economic benefits to the village.

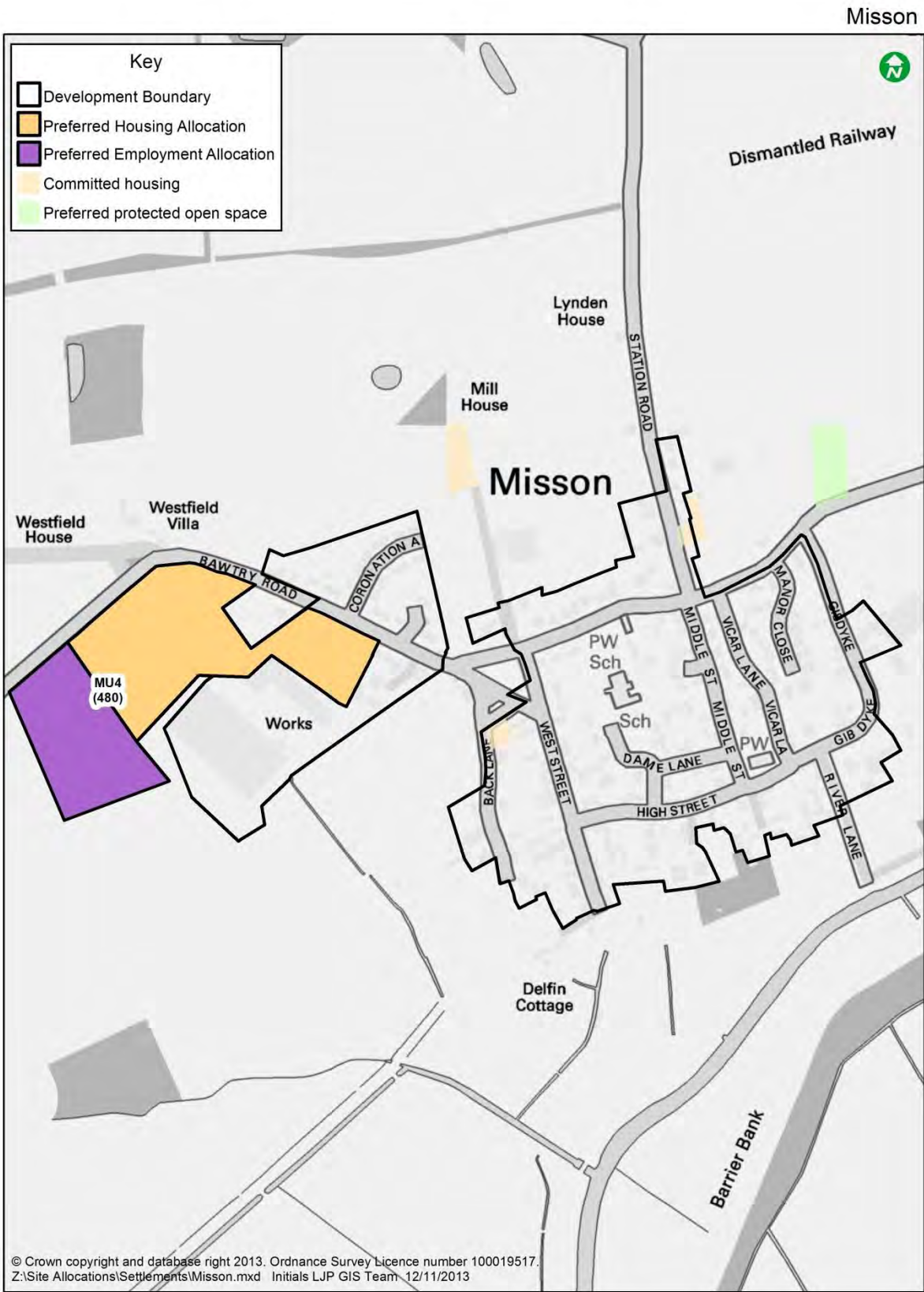
MISSON ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Misson.

Question: Do you agree with the site and policy proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Misson Mixed Use Site MU4: Bawtry Road (former ref: 480)

Indicative Site Map MU4



Context

- 6.43 This site is located to the west of Misson. The site is currently a mix of brownfield and greenfield land including an occupied industrial estate.
- 6.44 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Site includes a large area of brownfield land;
 - Overall community support for the development of the site;

- A mixed-use development that will continue to provide employment opportunities and improve the range buildings available for business development within the village;
- Located within a reasonable walking distance of key services in the village;
- the site is somewhat detached from the village core, but sensitively designed redevelopment of the large brownfield site will complement and possibly enhance the built character of the village; and
- The site location enables ease of access to Public Right of Way around the edge of the village.

POLICY MU4: BAWTRY ROAD

Land off Bawtry Road, as shown on the proposals map and illustrated above, is allocated for 18 dwellings and relocating/expansion of employment land on the site. The principle of development on this site will be supported, in line with other material considerations and planning policy requirements, where it delivers the following:

- The relocation and improvement of the current open space provision on the site;
- Before any development takes place, a programme of archaeological work shall be implemented in accordance with a written scheme of investigation to be agreed with in writing with the District Planning Authority; and
- The relocation and improvement of the existing employment floorspace.

The delivery of the site will be phased in agreement with the Council to ensure employment growth is delivered before or in line with housing growth.

Reasoned Justification

6.45 To ensure this development delivers positive growth for Misson; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy MU4 seek to address the following considerations:

- The redevelopment of this site will require the relocation of the existing open space facility which will need to be upgraded to meet the needs of the new residents on the site;
- This site contains finds from the prehistoric to medieval periods in the area, indicating a range of archaeological remains may be present, archaeological survey work will be required to determine if and to what extent mitigation may be needed; and
- To ensure there is no loss of employment floorspace throughout the development of this site.

6.46 It is important that this site includes both housing and employment growth to ensure it is truly a mixed use scheme. An agreed phasing plan between the site developer(s) and the council will ensure both elements of the scheme are successfully delivered.

Nether Langwith Preferred Site

6.47 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village;
- The impact that development of some of the other proposed sites would have on the landscape character of the area;
- The potential loss of higher grade agricultural land; and
- The potential loss of an existing valuable community use already occupying a site.

NETHER LANGWITH ALLOCATION CONSULTATION QUESTION

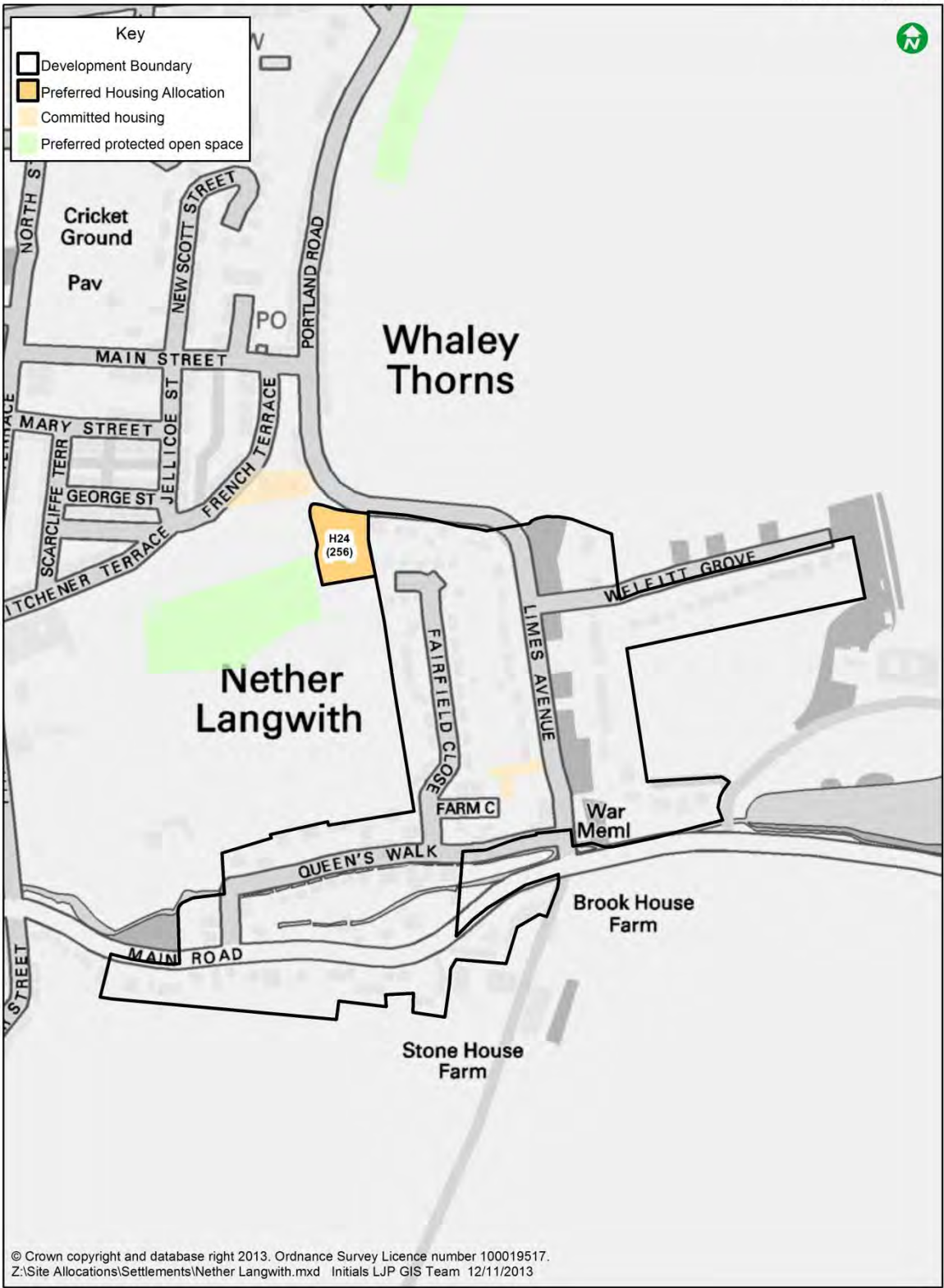
This section details what land the Council plans to allocate to deliver housing growth in Nether Langwith.

Question: Do you agree with the site and policy proposed?

- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

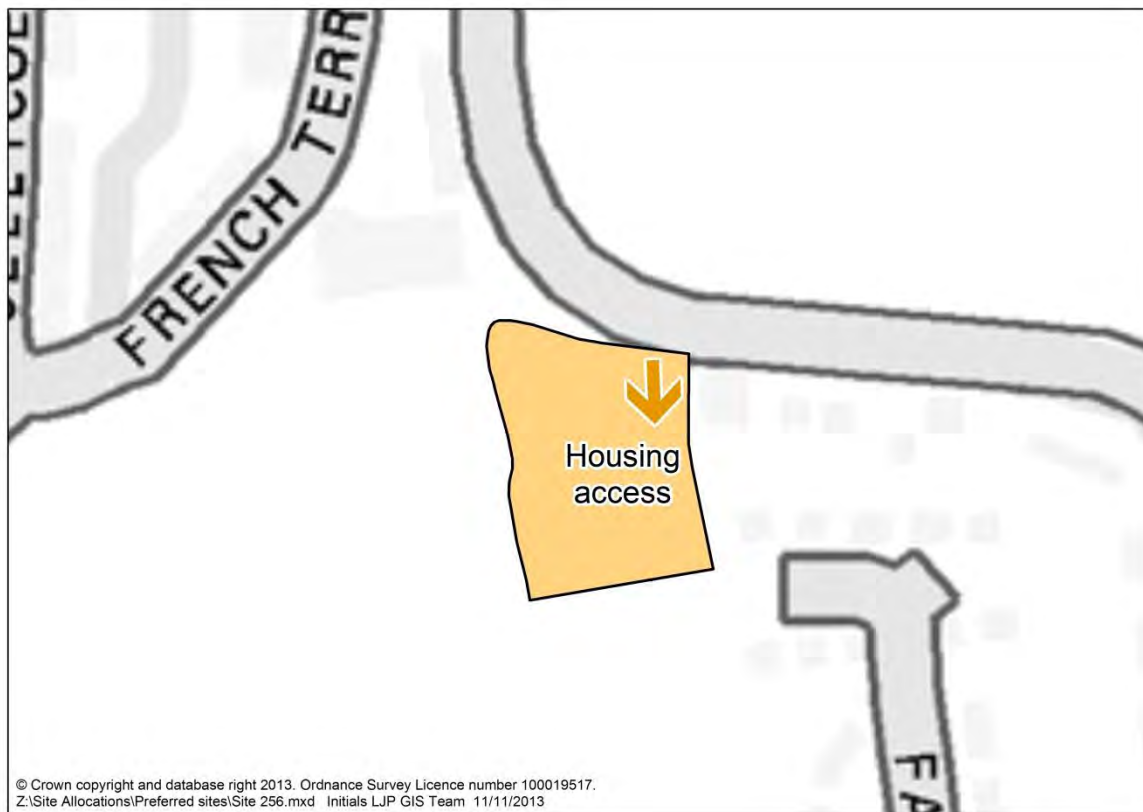
Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.

Nether Langwith



Nether Langwith Housing Site H24: Portland Road (former ref: 256)

Indicative Site Map H24



Context

- 6.48 This site is located to the north of Nether Langwith. It is a greenfield site on the corner of Portland Road and backs onto the side of Fairfield Close with a footpath running along its eastern boundary.
- 6.49 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Located within reasonable walking distance of local services;
 - The site forms a logical extension to the built form between the existing residential estates; and
 - The site's location enables easy access to Public Rights of Way around the edge of the village.

POLICY H24: PORTLAND ROAD

Land off Portland Road, as shown on the proposals map and illustrated above, is allocated for five dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- A new single access point to the site off Portland Road.

Reasoned Justification

6.50 To ensure this development delivers positive growth for Nether Langwith; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H22 seeks to address the following consideration:

- i. Following Highway Authority recommendations, the new road access to the site must be from Portland Road and designed in such a manner to ensure safe access and egress from the site for all traffic.

North Leverton Preferred Site

6.51 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact that development of some of the other proposed sites would have on the built character of the village; and
- The potential loss of local employment if a site in the village was developed for housing.

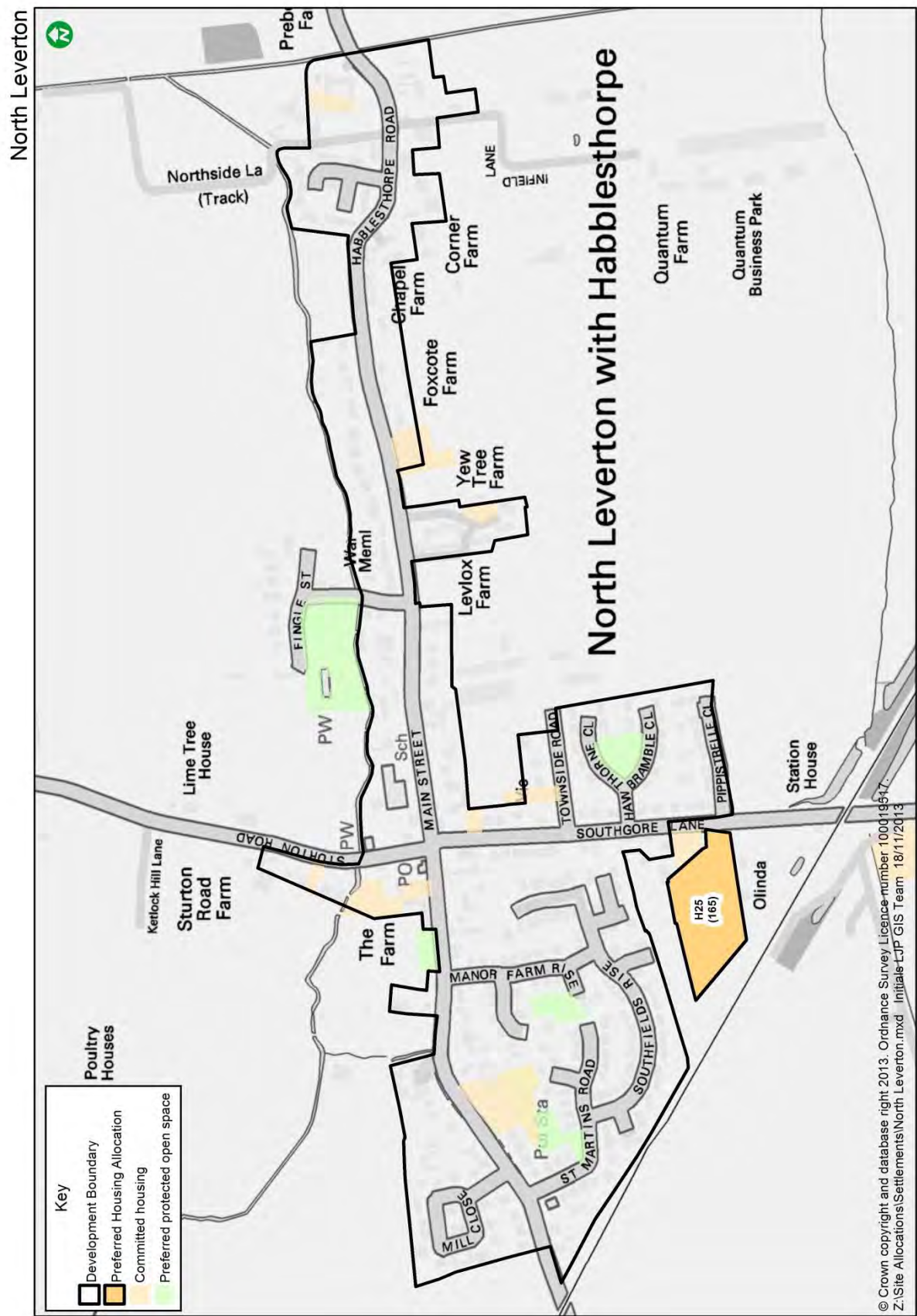
NORTH LEVERTON ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in North Leverton.

Question: Do you agree with the site and policy proposed?

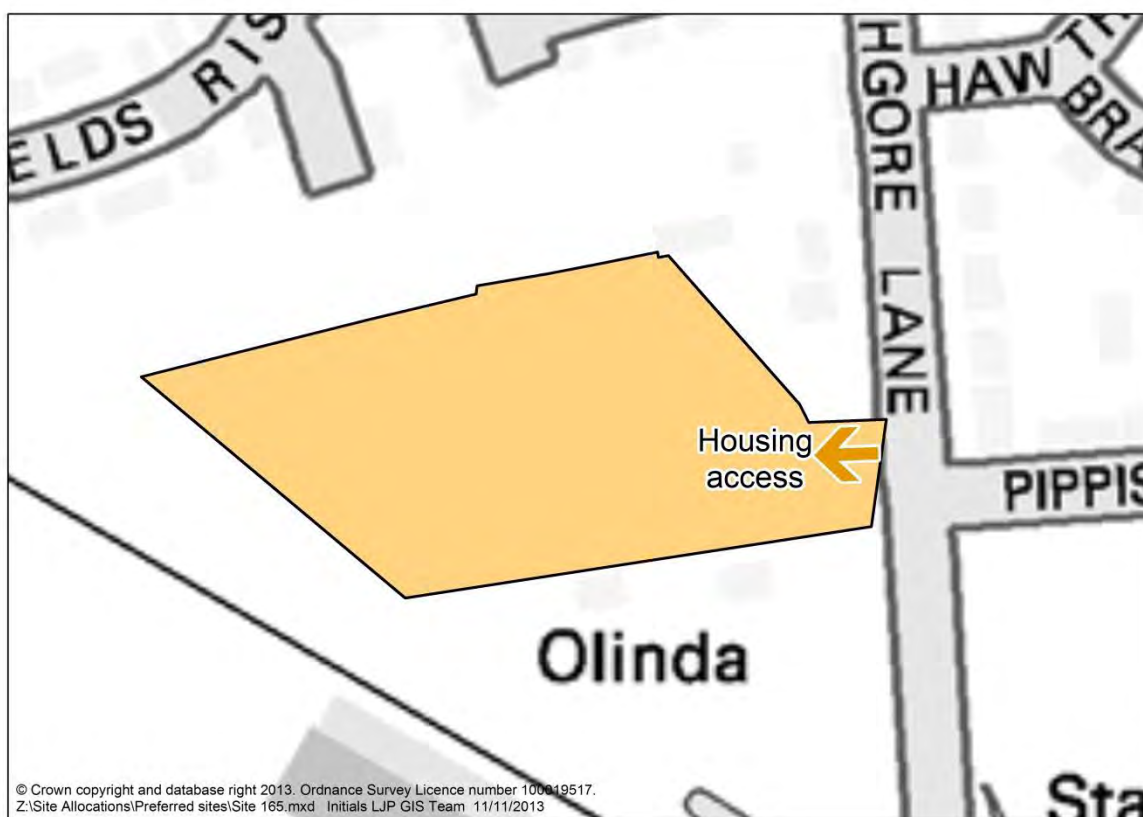
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



North Leverton Housing Site H25: Southgore Lane (former ref: 165)

Indicative Site Map H25



Context

6.52 This site is located to the south of North Leverton. It is a greenfield site off Southgore Lane behind an existing residential estate. A railway line runs to the southwest of the site and an area of archaeological interest is located on the land between this site and the existing residential estate to the north.

6.53 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:

- Located within a reasonable walking distance of local services;
- The site forms a logical extension to village between the modern housing estate to the north and the railway line to the southwest;
- Overall community support for the development of the site; and
- The site's location enables easy access to Public Rights of Way around the edge of the village.

POLICY H25: SOUTHGORE LANE

Land off Southgore Lane, as shown on the proposals map and illustrated above, is allocated for 15 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A screening buffer designed along the south western edges closest to the railway line; and
- ii. A new access point to the site off Southgore Lane set out as a staggered crossroad with Pippistrelle Close.

Reasoned Justification

6.54 To ensure this development delivers positive growth for North Leverton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H25 seek to address the following considerations:

- i. To minimise the impact of noise from the existing railway line to the southwest of the site, appropriate screening should be factored into the site design;
- ii. Following Highways Authority recommendations a new single access point should be delivered off Southgore Lane. This new access should be designed as a staggered crossroad in such a manner to ensure safe access and egress from the site for all traffic, as well as acting as a traffic calming measure for traffic seeking to join Southgore Lane from this junction.

North and South Wheatley Preferred Site

6.55 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The impact of developing some of the proposed sites on the Village Conservation Area and locally listed buildings; and
- The lack of compatibility of some proposed sites with the existing built character of the village.

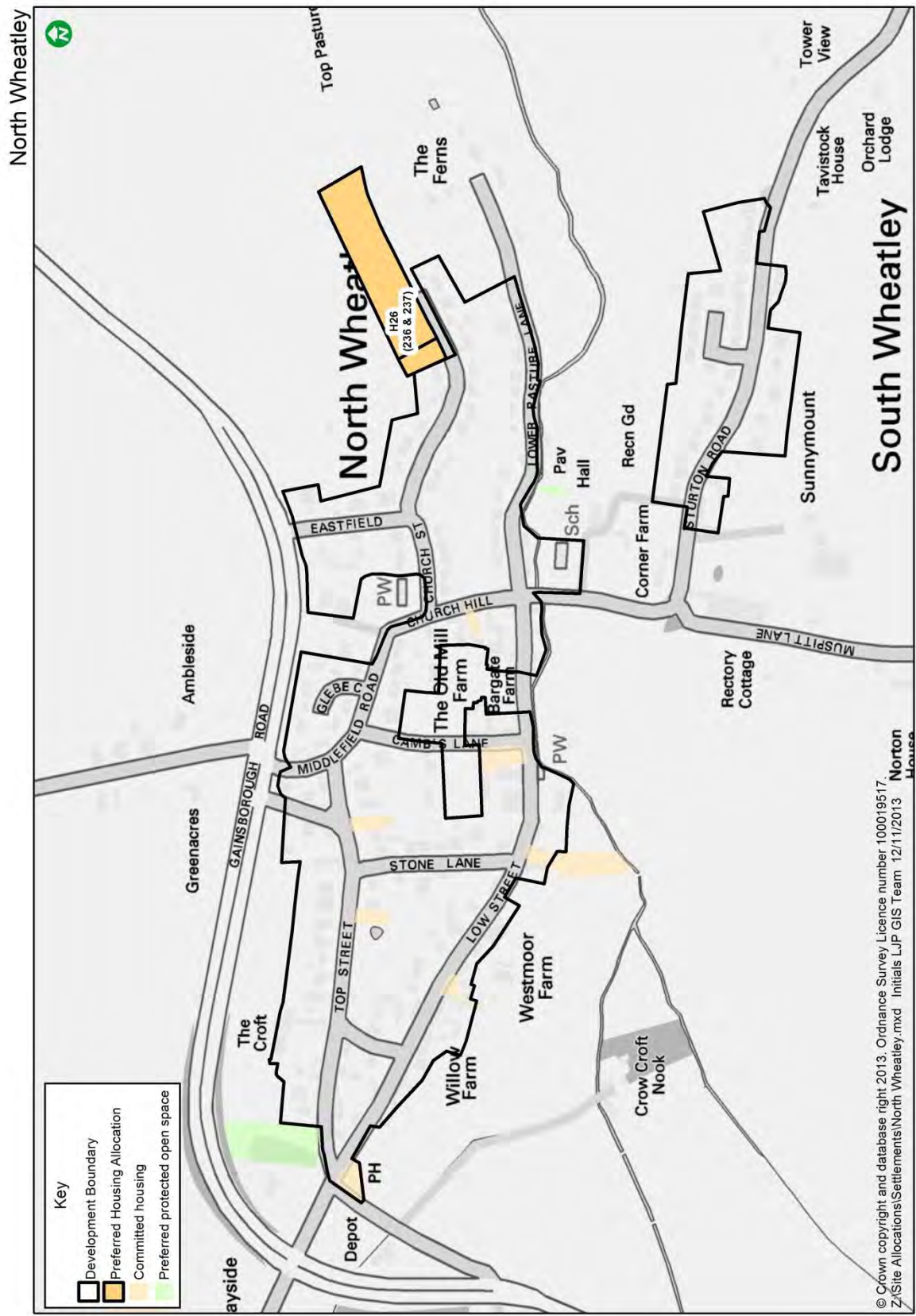
NORTH AND SOUTH WHEATLEY ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in North and South Wheatley.

Question: Do you agree with the site and policy proposed?

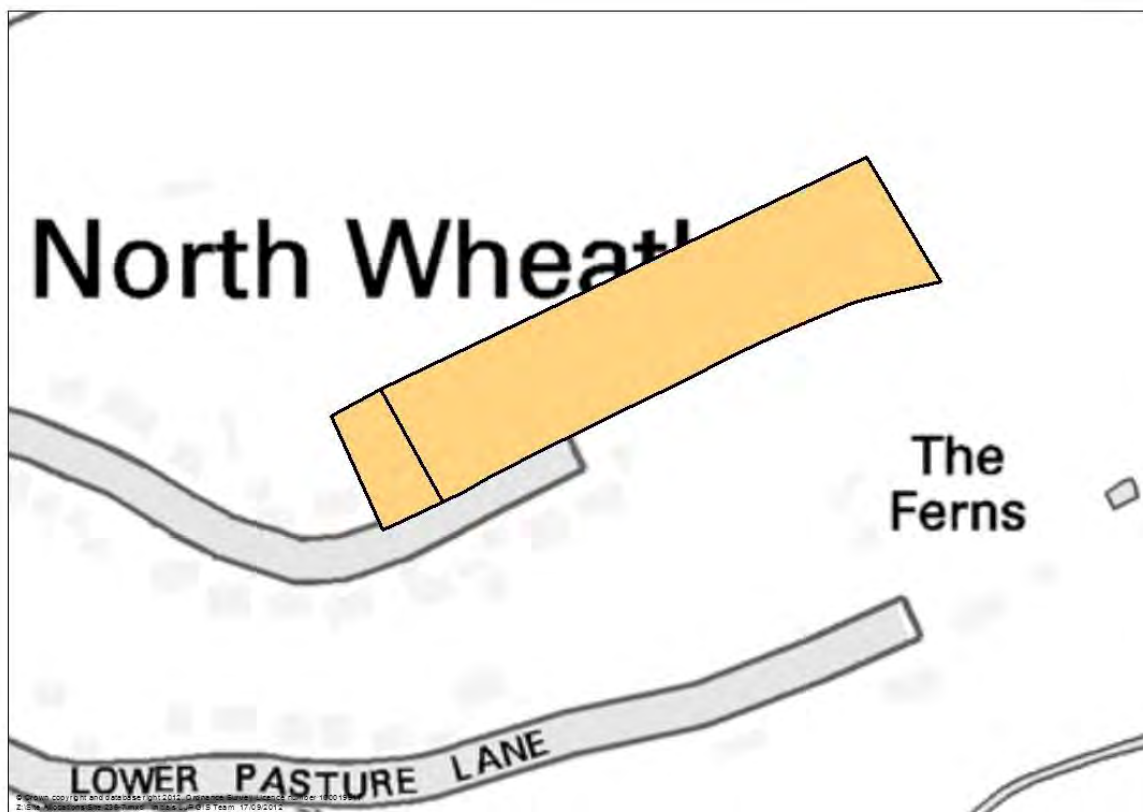
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



North and South Wheatley Housing Site H26: Top Pasture Lane (former refs: 236/237)

Indicative Site Map H26



Context

- 6.56 This site is located to the east of North Wheatley and is formed by a combination of two neighbouring sites that were identified through the Issues and Options consultation exercise. It is a greenfield site off Top Pasture Lane. An area of archaeological interest is located west of the site.
- 6.57 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- A continuation of the linear development from the existing built form to the west along Top Pasture Lane would complement the character of the area;
 - Located within a reasonable walking distance of key services in the village; and
 - Overall community support for the development of the site.

POLICY H26: TOP PASTURE LANE

Land off Top Pasture Lane, as shown on the proposals map and illustrated above, is allocated for 12 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. An upgrade of the unadopted section of Top Pasture Lane running alongside this site or the provision of a private driveway serving the new dwellings.

Reasoned Justification

6.58 To ensure this development delivers positive growth for North and South Wheatley; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H26 seeks to address the following consideration:

- i. Following Highway Authority requirements the extent of Top Pasture Lane that runs alongside this site must be upgraded or a private drive installed to serve those dwellings that will not front onto the adopted section of Top Pasture Lane.

Rampton Preferred Site

6.59 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- The lack of compatibility of some proposed sites with the existing built character of the village; and
- Balancing the significance of heritage assets and their settings.

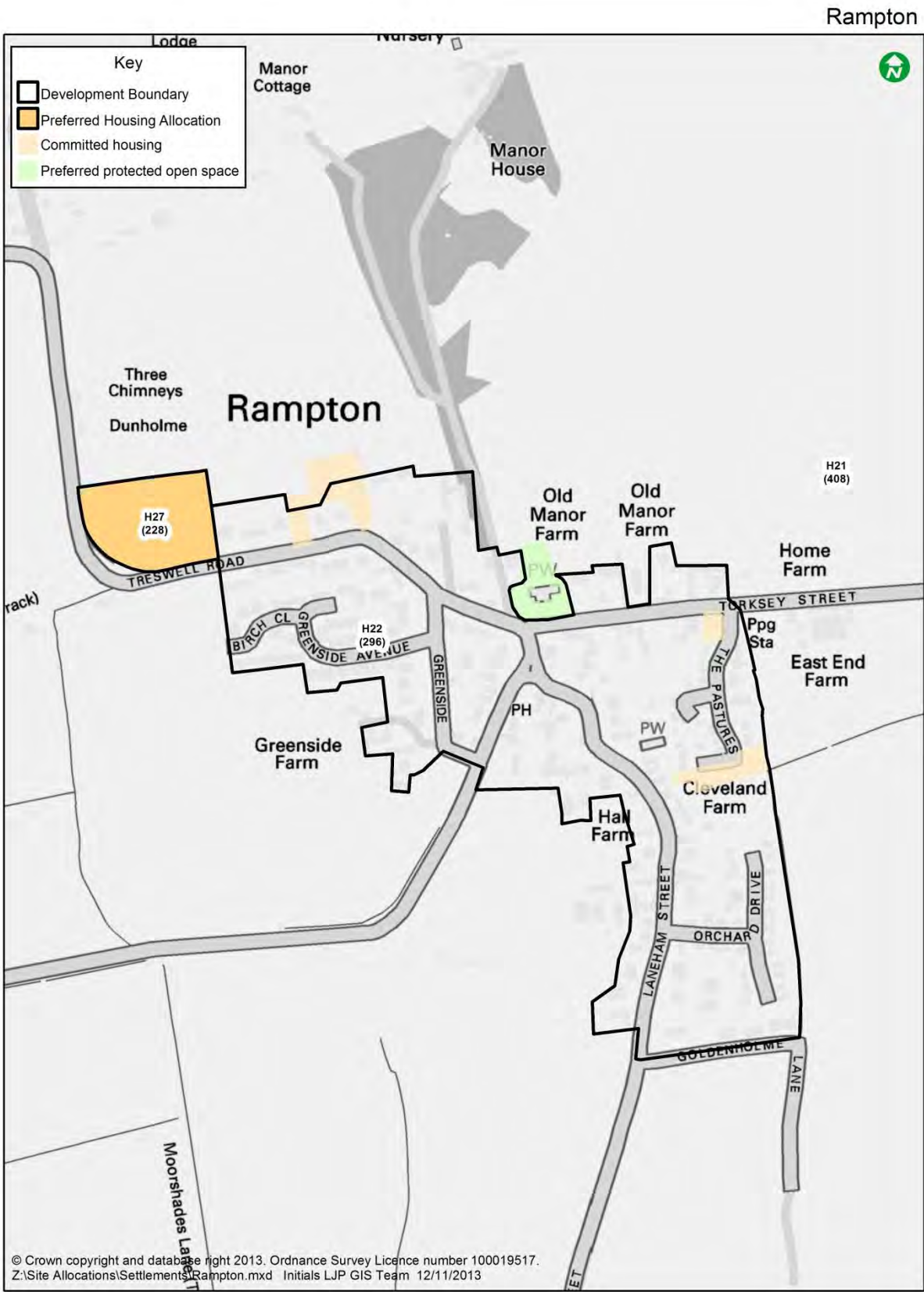
RAMPTON ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Rampton.

Question: Do you agree with the site and policy proposed?

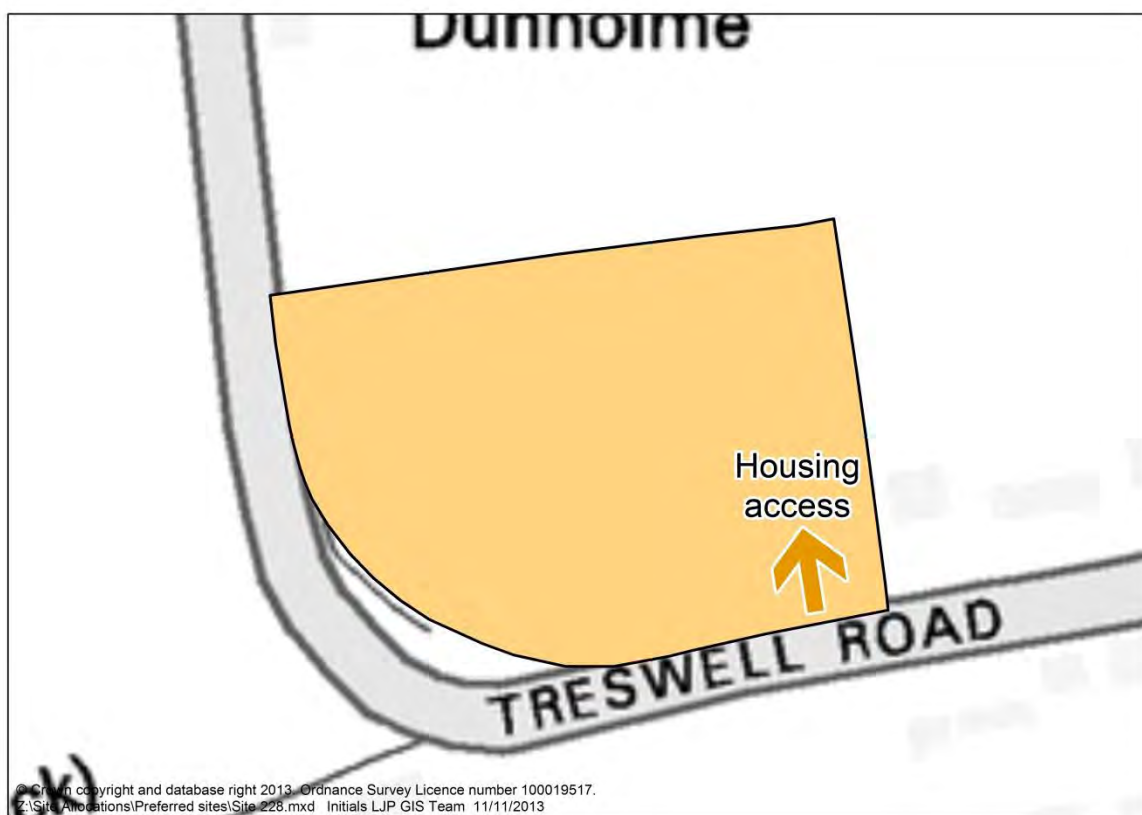
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Rampton Housing Site H27: Treswell Road (former ref: 228)

Indicative Site Map H27



Context

- 6.60 This site is located to the west of Rampton. It is a greenfield site off Treswell Road.
- 6.61 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- The site forms a logical continuation of the existing residential development along Treswell Road and would complement the existing built form of the area;
 - Located within a reasonable walking distance of the local village shop; and
 - Overall community support for the development of the site.

POLICY H27: TRESWELL ROAD

Land off Treswell Road, as shown on the proposals map and illustrated above, is allocated for 14 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. A new single access point to the site off Treswell Road.

Reasoned Justification

- 6.62 To ensure this development delivers positive growth for Rampton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H27 seeks to address the following consideration:
- i. Following Highways Authority recommendations a new single access point should be delivered off Treswell Road. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Sturton-le-Steeple Preferred Sites

6.63 These sites have been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation sites are:

- The similar characteristics of most sites, with only small differences allowing distinctions to be made including;
- Levels of community support for sites;
- Existing Public Rights of Way over a potential site; and
- Lack of compatibility of some proposed sites with the existing built character of the village.

STURTON-LE-STEEPLE ALLOCATIONS CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Sturton-le-Steeple.

Question: Do you agree with the sites and policies proposed?

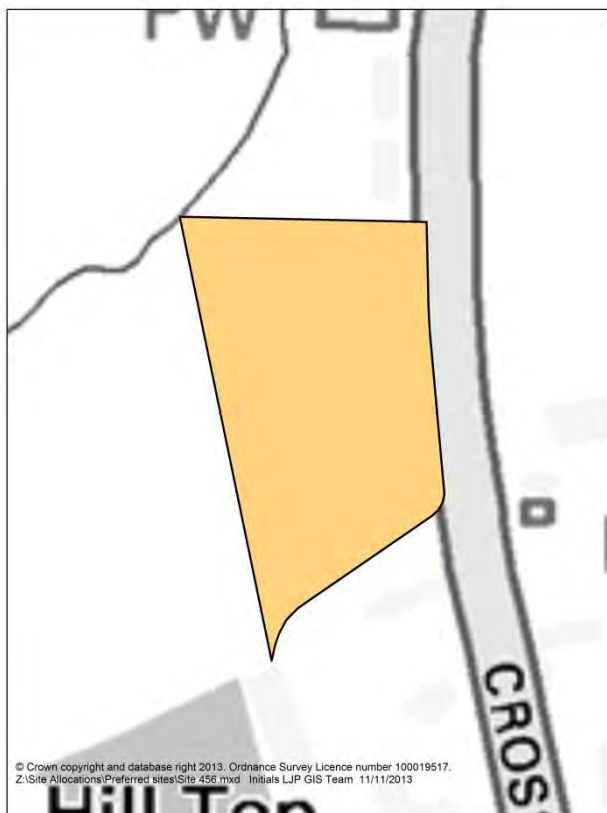
- If you agree, please let us know your reasons.
- If you do not agree with the sites/policies in this section, please specify:
 - The sites/policies you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Sturton-le-Steeple Housing Site H28: Cross Street (former ref: 456)

Indicative Site Map H28



Context

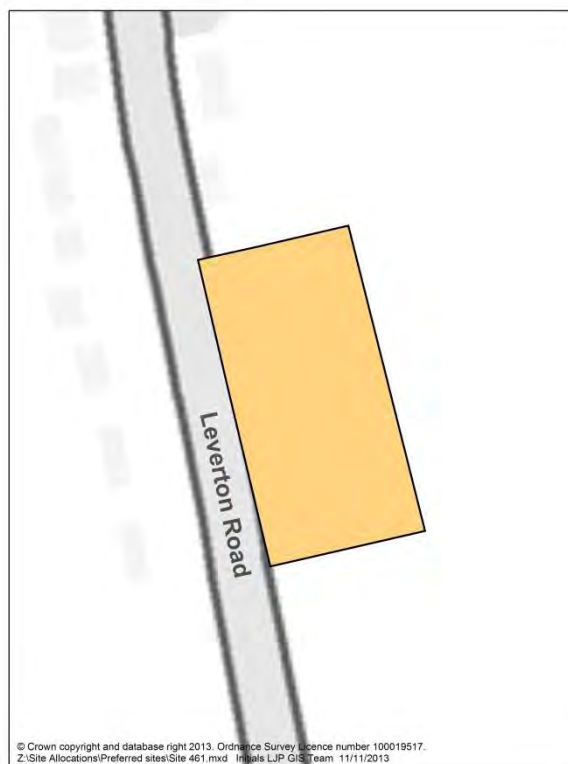
- 6.64 This site is located to the centre of Sturton-le-Steeple. It is a greenfield site along the western side of Cross Street. A footpath runs along the southern boundary of the site.
- 6.65 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Community support for the site; and
 - Linear development along the front of this site would complement the built character along Cross Street.

POLICY H28: CROSS STREET

Land off Cross Street, as shown on the proposals map and illustrated above, is allocated for six dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements.

Sturton-le-Steeple Housing Site H29: Leverton Road (former ref: 461)

Indicative Site Map H29



Context

- 6.66 This site is located to the south of Sturton-le-Steeple. It is a greenfield site to the East of Leverton Road. The site contains no surface water drainage measures.
- 6.67 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Majority support; and
 - Limited development along the roadside frontage would complement the existing built form.

POLICY H29: LEVERTON ROAD

Land off Leverton Road, as shown on the proposals map and illustrated above, is allocated for five dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements.

Walkeringham Preferred Site

6.68 This site has been identified using the screening process, infrastructure considerations and sustainability appraisal as described in the Introduction to this consultation paper (including taking into account the consultation responses received from the Issues and Options consultation exercise). Particular factors that have shaped the decision about the allocation site are:

- A significant capacity issue at the Walkeringham Primary School. No new residential development should be delivered in the village before Walkeringham Primary School is expanded; and
- Walkeringham Primary School has no space within their site to expand.

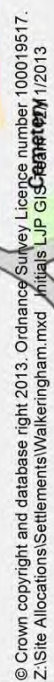
WALKERINGHAM ALLOCATION CONSULTATION QUESTION

This section details what land the Council plans to allocate to deliver housing growth in Walkeringham.

Question: Do you agree with the site and policy proposed?

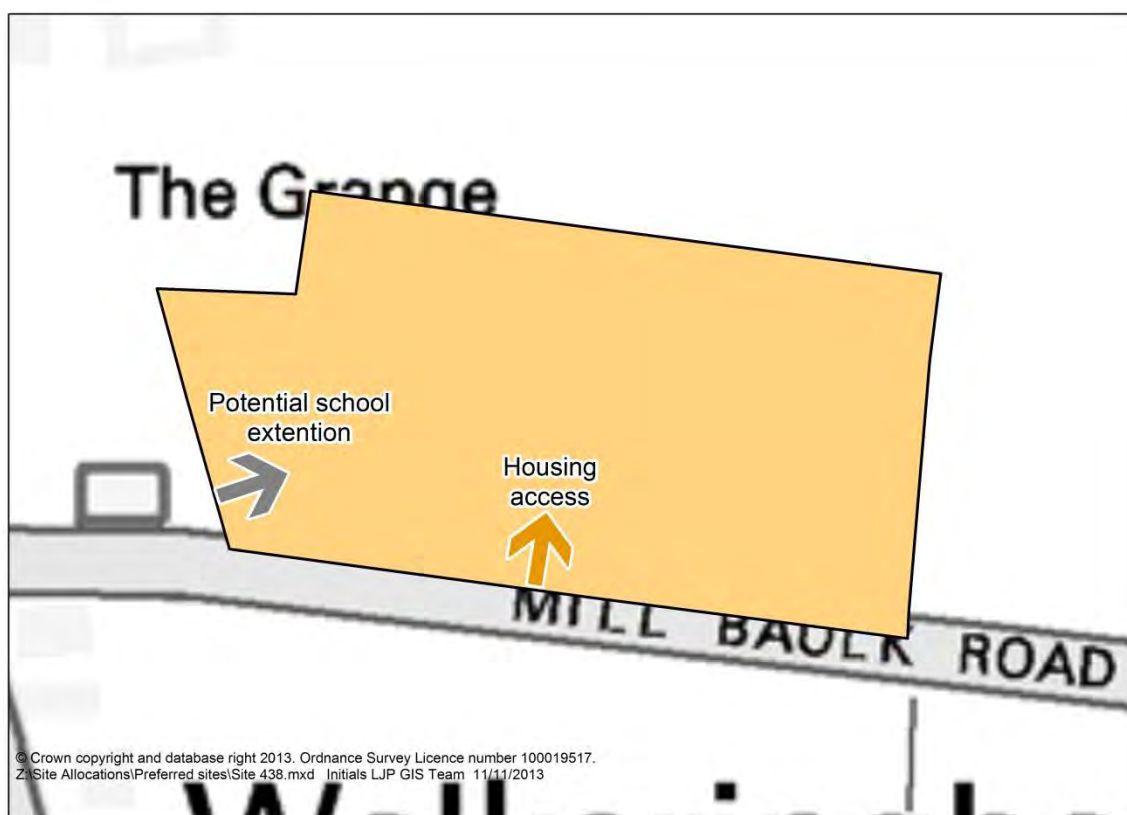
- If you agree, please let us know your reasons.
- If you do not agree with the site/policy in this section, please specify:
 - The site/policy you are objecting to (please quote site/policy reference);
 - The reasons for your objection; and
 - What alternative location(s) would you prefer to see used to deliver the required growth target (if objecting to a site)?

Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Walkeringham Housing Site H30: Mill Baulk Road (former ref: 438)

Indicative Site Map H30



Context

6.69 This site is located to the North of Walkeringham. It is a greenfield site off Mill Baulk Road and is located to the east of Walkeringham Primary School. Surface water flooding issues have been identified on the site and a footpath runs along its eastern boundary.

6.70 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits which include the following:

- Its location provides the only opportunity for land to be used for the needed expansion of Walkeringham Primary School;
- Development here would ensure ease of access to local services including the village Primary School to the west of the site;
- Development in a linear form along the roadside would be a logical continuation of local character; and
- The site's location enables easy access to a Public Right of Way around the edge of the village.

POLICY H30: MILL BAULK ROAD

Land off Mill Baulk Road, as shown on the proposals map and illustrated above, is allocated for 14 dwellings. The principle of residential development on this site will be supported, in line with other material considerations and planning policy requirements, and where it delivers the following:

- i. Land provided for the expansion of the neighbouring Walkeringham Primary School, with the school expansion completed before residential development commences on site;
- ii. Onsite/offsite improvements to address surface water flooding issues, and;
- iii. A new single access point to the site off Mill Baulk Road.

Reasoned Justification

6.71 To ensure this development delivers positive growth for Walkeringham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H30 seek to address the following considerations:

- i. No new residential development in Walkeringham can be supported until the village primary school's capacity is increased through the physical expansion of the School and its premises;
- ii. All surface water flooding/drainage issues on the site must be addressed to ensure new and existing residents in the area do not suffer from incidents of flooding as a result of the development of this site; and
- iii. Following Highways Authority recommendations a new single access point should be delivered off Mill Baulk Road. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 7: Appendices

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Appendix A: Glossary of Terms

Affordable Housing – Affordable housing includes affordable rented, social rented and intermediate housing, provided to specified eligible houses whose needs are not met by the market. It does not include low cost market housing.

Annual Monitoring Report – Annual report on the progress of preparing the Local Development Framework and the extent to which policies within it are being achieved.

Brownfield Land – (or previously developed land), is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes garden land.

Community Infrastructure Levy (CIL) – is a levy which local authorities in England and Wales can choose to apply to most new developments in their area in order to secure funding for vital local and sub-regional infrastructure, based on a charge of £x per sqm of new development. It is aimed at providing top-up funding for the infrastructure necessary to unlock housing and economic growth, be that roads, public transport, schools, health facilities, flood defences or sports facilities.

Community Services or Facilities – are regarded as convenience facilities (e.g. convenience goods shop or Post Office); education facilities (e.g. a school); health facilities (e.g. a doctor's or dentist's); community facilities (e.g. a village hall or play area); public transport facilities (e.g. a bus service). Please refer to the Council's Services and Facilities Study for more detail.

Conservation Area – a designated heritage asset. Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Development Boundaries – are lines that are drawn around settlements to identify the extent of the built up area, beyond which it is not desirable to expand.

Development Plan Documents (DPD) – have development plan status and are subject to independent examination in the form of a hearing before a planning Inspector. The Inspector's report and recommendations will be binding on the Council.

Greenfield land – is land that has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Local Development Framework (LDF) – The Local Development Framework replaces the previous Local Plan with a 'portfolio' of Local Development Plan Documents. These documents include the Statement of Community Involvement, the Local Development Scheme and the Development Plan Documents. The Core Strategy will provide the overarching framework for all other documents to be produced as part of the Local Development Framework.

Local Development Scheme (LDS) – The Local Development Scheme provides information on the documents that make up the Local Development Framework and explains their purposes. It also sets out the timetable for the publication and monitoring of the different parts of the Local Development Framework and supporting documents.

Local Wildlife Sites (formerly known as Sites of Importance for Nature Conservation (SINCs)) – are locally designated sites that are considered to have county-level biological or geological significance. Local Wildlife Sites have been determined by Natural England to stand between SSSIs and the myriad of other sites of varying wildlife interest sites that make up the wider countryside.

Planning Policy Statements (PPSs) – are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Section 106 Agreement – is a provision of Section 106 of the Town and Country Planning Act 1990. It is a legally binding agreement between a Local Planning Authority and a Landowner with regards to the granting of planning permission, guaranteeing the provision of certain things to mitigate the effects of that permission. Section 106 agreements are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Settlement Hierarchy – is the division of settlements into a hierarchy in terms of their role and function within the District.

Appendix B: Summary of Background Studies

The following is a summary of the background studies or reports that were used to support the Core Strategy and which have been used to support this Site Allocations DPD. These studies are available on the Planning Policy pages of the Council's website and are updated on a rolling basis. There is limited hardcopy availability from the Planning Policy team (and a charge may be made for hardcopies to cover the costs of printing).

Employment Land Capacity Study

This study assesses potential new employment locations across the District and addresses a range of considerations in relation to overall employment land supply.

Gypsy and Traveller Accommodation Needs Assessment

The assessment of Gypsy and Traveller accommodation needs, when carrying out a periodical review of housing needs under section 8 of the Housing Act 1985, is a statutory requirement under section 225 of the Housing Act 2004. Local authorities may also be required, under section 87 of the Local Government Act 2003 (as amended), to produce a strategy that addresses the need identified, including that of Gypsies and Travellers.

This study was designed to assess the amount and quality of accommodation provision for Gypsies and Travellers in the District, estimate the extent of housing need and also make recommendations for extending assistance.

Infrastructure Capacity Study

This study identifies if and where there are deficits in infrastructure provision within Bassetlaw and sets out what additional infrastructure is needed to support new levels of growth, when it will be delivered and how.

Site Allocations Screening Assessment

The Council established a criteria-based screening methodology to help determine which sites should be carried forward from the previous round of consultation. After consulting on the content of the screening methodology in the Issues and Options Consultation Paper, the final screening methodology was used to undertake a qualitative assessment of all potential sites that were identified in the Issues and Options Consultation Paper. The methodology criteria address matters that were not previously considered in the initial process of identifying suitable/available parcels of land. The criteria reflect Core Strategy policy and wider policy or themes emerging from the Sustainability Appraisal Scoping Report. A traffic light scoring system was applied to each screening question, however, please note that the criteria are not 'weighted', nor is the methodology intended to be a simplistic filter system for discounting sites.

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA is a requirement of *Planning Policy Statement 3: Housing* used to assess the availability of land for housing over a fifteen year period. It does not allocate any land for housing nor does it provide any commitment to the potential granting of planning permission on the sites that it assesses.

Sustainability Appraisal

The draft Sustainability Appraisal Report for the Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the Site Allocations DPD Preferred Options document. The SA assesses the relative merits of sites being considered for housing and employment allocations and builds on the earlier sifting of undertaken through the Strategic Housing Land Availability Assessment (SHLAA) and Screening Assessment.

The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004 stipulate that SAs of development plans should meet the requirements of the SEA Directive. The SA process has been undertaken alongside, and been informed by, a Habitat Regulations Report.

Transport Assessment

This is a strategic study intended to identify the cumulative transport implications of proposed residential and employment growth within the District in order to advise strategic transport infrastructure requirements. It considers all modes of transport and has examined the transport implications of future growth at an assessment year of 2026.

Water Cycle Study

The Environment Agency requires a water cycle study when there is likely to be a 5% increase in new development during the time horizon of the Core Strategy, as in Bassetlaw. The study examines existing water infrastructure (the processes and systems that collect, store, or transport water in the environment) and assesses where and when additional resources may be needed. It also helps to ensure that new development makes best use of environmental capacity, adapts to environmental constraints and makes best use of environmental opportunities.

Appendix C: Site Allocations Screening Methodology

INTRODUCTION

In light of comments received following consultation, along with the Site Allocations DPD Issues and Options Paper, this methodology has been updated. This is now the final draft that sets out the process that the Council will follow in selecting sites to be allocated for future development. This is chiefly land for housing and employment, along with mixed-use sites (a mixture of housing and employment uses together).

Potential housing and employment sites have been identified initially through the Strategic Housing Land Availability Assessment (SHLAA)¹ and Employment Land Capacity Study (ELCS)². The screening methodology is a tool (to be used in conjunction with other considerations (e.g. SHLAA assessments)) to help the Council make the transition from the large number of sites put forward in the Issues and Options Paper, to the Preferred Options, a further detailed Sustainability Appraisal of the preferred sites and the next stage of public consultation.

The Site Allocations DPD will also allocate land to accommodate Gypsies, Travellers and Travelling Showpeople. However, assessments of potential pitches/plots will be met through the criteria set out in Core Strategy Policy DM6: Gypsies, Travellers and Travelling Showpeople. Determining the suitability of such pitches is not part of this screening methodology.

STAGE ONE: IDENTIFYING SITES FOR THE ISSUES & OPTIONS STAGE

Housing

A number of sites proposed to the Council have already been 'screened out' as a result of the assessment used for the SHLAA. Such sites are those that were not considered to be either suitable or available for development when considered in relation to the criteria set out in the agreed methodology.

In addition, only sites that are within or next to a settlement named in the Core Strategy Settlement Hierarchy (Policy CS1) have been considered as having potential for development, to ensure that development is focused in and around the most sustainable settlements in the District.

Suitability of the Site

Sites considered in the SHLAA were assessed against the following potential constraints, the effects of which might impact on their suitability for development:

¹ Please see the council's planning pages at www.bassetlaw.gov.uk

² Please see the council's planning pages at www.bassetlaw.gov.uk

1. Heritage assets (including Conservation Areas and Listed Buildings)
2. Site of Special Scientific Interest (SSSI)
3. Local Wildlife Sites
4. Access to the site and local road network capacity
5. Levels of access to key services and facilities
6. Protected trees
7. Protected species
8. Ancient woodlands
9. Local Nature Reserves
10. Geodiversity
11. Biodiversity
12. Protected open space
13. Protected employment land
14. Highways access
15. Ground Conditions/Topography
16. Flood Risk
17. Pollution or contamination
18. Land stability
19. Access to utility infrastructure

In many cases, such constraints can be overcome, in which case the site has been assessed as 'may be suitable'. Where this is not felt to be possible, or factors go against Core Strategy Policies (such as flood risk), the sites have been considered to be unsuitable for development and were not brought forward for consideration in the Issues & Options consultation report.

Availability of the Site

Any site that is not actually available for development was discounted from the Issues & Options consultation report. Such sites are, for example, those protected for other uses (e.g. statutory allotments) or where the land owner is not known or is not interested in developing the site.

Employment

Potential employment sites were considered in the ELCS, which looked at their likely attraction to the market and their overall planning potential.

In addition, only sites that are within or next to Worksop, Retford or Harworth Bircotes, in line with the strategy set out in the Core Strategy, are considered as having potential for development. While the Council will, clearly, support suitable applications for economic development in other areas, it is only these three towns that will be the focus for new employment allocations.

Assessment of the quality of potential sites

The ELCS assessment scored sites against the following considerations:

1. Access to strategic road network.
2. Local road access
3. Proximity to urban centres including access to labour and services
4. Proximity to incompatible uses
5. Site characteristics including development constraints
6. Market perceptions of the site

It reached a view on whether sites were good, average or poor quality. Sites considered to be of poor quality by the ELCS have not been brought forward for consideration in the Issues & Options consultation report.

The remaining sites have also been assessed for their suitability against the SHLAA criteria listed above, to ensure that any potential constraints have been considered. All sites that have passed this initial screening are put forward for consideration in the Issues & Options consultation report.

STAGE TWO: IDENTIFYING SITES FOR THE PREFERRED OPTIONS STAGE

In addition to seeking opinion on the suitability of potential development sites, the Issues & Options consultation paper sought views on the scope of the screening methodology criteria. The sites considered in that consultation paper will be assessed against the screening criteria in order to help determine which sites will be carried forward to the second formal round of consultation: the Preferred Options report. This will be the best assessment achievable based on the level of information available to the Council to date.

Sites will be scored against each criterion using a traffic light system, with **green** indicating no conflicts with a specific criterion, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict. A summary of key observations or concerns in relation to each site will also be provided.

These criteria address matters that were not previously considered in the initial process of identifying suitable/available parcels of land. The screening methodology criteria reflect Core Strategy policy and wider policy or themes emerging from the Sustainability Appraisal Scoping Report. Please note that the criteria are not 'weighted', nor is the methodology intended to be a simplistic filter system for discounting sites.

Although the sites with the highest number of **green** lights will be regarded as more desirable (with the least amount of mitigation required), it is not the Council's intention to rank sites, or discount them on this basis alone. Likewise, **red** lights do not necessarily mean that a site cannot be considered. These simply show that the site has issues that require greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, there will be situations where a site may accrue more **amber** or **red** lights, but in addressing or mitigating these issues or impacts a greater range of benefits could be achieved for the wider community. In such situations, sites may also be carried forward to the Preferred Options.

When identifying the Preferred Options, it will also be necessary to consider the comments accompanying each site's assessment. As well as the 'scores' against each criterion, reasons will be given for a site's selection or discounting. An example is set out at Figure 1 below.

Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Infrastructure constraints	Commentary
SETTLEMENT X										
00	A	G	A	A	-	R	A	A	G	Comment A; comment B; comment C ...

Table 1: Proposed Screening Assessment Template

In settlements where there may be several sites with the same score and little to separate them in planning and sustainability terms, the level of public opinion, for or against a particular site, will be of particular significance.

Following the site assessments, the Council will present for consultation the combination of sites it considers best suited to accommodate the required levels of growth (the Preferred Options), seeking to deliver the right range and type of development in the best locations, while achieving the right balance between impact on and benefits to local communities.

Site Assessment Criteria

1. Is the local community supportive of the development of the site?

Public opinion³, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process. As such, on-going public consultation will be key to the continued preparation of the plan.

The level of support expressed by respondents to consultation for or against a particular site, or the amount of growth in a particular village⁴ will be a significant factor in the decision-making process but may not be the overriding factor, particularly where concerns can be addressed through the development process. It will be particularly important where there are a number of sites in a given locality between which it is difficult to decide or which have equal 'scores'. Additionally, where villages have an existing Parish Plan or Village Design Statement, or an emerging Neighbourhood Plan, the objectives of which are in broad conformity with those of the Core Strategy, these may also be taken into account.

It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been submitted to the Council, they will be considered accordingly. The Council will, however, base its conclusions primarily on responses received through its own consultation processes (such as the Issues & Options Consultation Paper).

Consultation responses on each site will be considered as follows (taking account of the fact that some sites have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use	G
A balance of views were expressed for the development of the site for the proposed use	A
No comments were expressed about the development of the site for the proposed use	W
A majority of respondents expressed an objection to the development of the	R

³ For the purposes of preparation of this DPD, public opinion comprises only formal written comments and others that have been recorded by Officers attending public meetings, setting out planning reasons for or against a site.

⁴ Debate over whether or not a village receives any housing growth is only applicable to those within the Rural Service Centre tier of the settlement hierarchy.

site for the proposed use

Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. This will certainly be the case where there is a lack of support for *any* of the sites proposed for development in particular localities and yet some of them have to be allocated to ensure that the District can meet its development targets. In such instances, greater focus will need to be given to the nature of community views and whether they are related chiefly to factors that can be overcome by the development (e.g. upgrades to the highways network; new school provision; etc), rather than ‘in principle’ objections.

2. Will development of the site be compatible with existing and/or proposed neighbouring land uses?

From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa. Sites will be classified as follows:

Is compatible with existing and proposed uses	G
Likely to be compatible with existing and proposed uses	A
Likely to be incompatible with existing and proposed uses	R

3. Will the site help to deliver economic development opportunities?

To deliver the Council’s employment land targets (as set out in the Core Strategy), some sites will be allocated solely for economic development purposes. Opportunities will also exist for sites to deliver both housing and employment uses through mixed-use schemes. Some existing employment sites may, however, be put forward for non-economic development uses (e.g. housing), which may impact negatively on the Council’s strategy of delivering economic development.

The Council acknowledges that there are economic benefits to be derived from housing development in terms of construction jobs and the subsequent introduction of a new labour force, and new local spending power, brought to the area by new residents. The focus of this criterion, however, is to consider the economic benefits to be derived from allocating land for employment creating uses⁵ and the negative impacts of losing good quality employment sites to other land uses (such as housing). Sites will be considered as follows:

Will lead to the delivery of economic development opportunities	G
Will not lead to the delivery of economic development opportunities	A

⁵ Consistent with the National Planning Policy Framework’s definition of Economic Development

Will result in the loss of a good quality economic development site

R

4. Will the site result in the loss of best and most versatile agricultural land?

Natural England's Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under Schedule 5 of the Development Management Procedure Order⁶ Natural England must be consulted for single (individual) applications for the following:

'Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more' (Schedule 5, para. x).

Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

The National Planning Policy Framework (NPPF) states (para. 112) that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'

The Council acknowledges the rural character of Bassetlaw as being one of the District's most distinctive and valued features. Given that there are only a limited number of brownfield sites in Bassetlaw available for development⁷, however, a significant amount of future growth will need to be on greenfield land. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Council will seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use.

Because data to distinguish between grade 3a and 3b land across Bassetlaw is currently unavailable, sites located on grade 3 land will be categorised as **amber**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use. Sites will be assessed as follows:

No impact on agricultural land

G

⁶ The Town and Country Planning (Development Management Procedure) (England) Order 2010

⁷ It should be noted that even if brownfield employment sites are developed for housing, the effects of this will be to require the allocation of replacement employment land, which would be on greenfield sites.

Impact on grades 3, 4 or 5 agricultural land	A
Impact on grades 1 or 2 agricultural land	R

5. Will the site impact on a Source Protection Zone? (Employment sites only)

The majority of water supplies in Bassetlaw come from Groundwater Sources⁸. These sources are essential in providing drinking water for the District's residents as well as having a major role in the area's ecology.

The Environment Agency is responsible for identifying ground water extraction points and for setting graduated Source Protection Zones (SPZ) around them. Zone 1 contains the identified extraction point, which is the most sensitive area, with Zones 2 and 3 being less sensitive. The majority of Bassetlaw's major settlements are in a SPZ of some level. It is important to consider the potential impact development a site could have on groundwater and water source extraction; the closer to an extraction point the greater the risk of contamination, requiring more mitigation to ensure the development does not affect water quality.

Housing is not generally considered by the Environment Agency as a polluting activity. Sites being considered solely for housing development will not, therefore, be assessed against this criterion. Employment uses (such as industrial developments), however, are regarded by the Environment Agency as potential polluting uses, and which present a higher risk of contamination of ground water sources, this criterion will only be applied to sites being considered solely for employment uses and potential mixed-use sites.

It is important to note here that sites that are in a SPZ will score **amber/red**, but certain land uses may still be acceptable subject to the agreement with the Environment Agency. Potential employment and mixed-use sites will be assessed as follows:

Not in a Source Protection Zone	G
In Source Protection Zones 2 or 3	A
In Source Protection Zone 1	R

6. Is the site in a landscape character Policy Zone that should be conserved?

The importance of protecting the District's landscape character is recognised in Core Strategy Development Management Policy DM9.

Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment⁹ assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

⁸ Finding from the Bassetlaw Water Cycle Study January 2011.

⁹ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

Policy Zone Category	Recommended Landscape Actions
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). Sites will be assessed as follows:

In Policy Zone 'Create'	G
In Policy Zone 'Restore and Create'	G
In Policy Zone 'Reinforce and Create'	G
In Policy Zone 'Reinforce'	A
In Policy Zone 'Restore'	A
In Policy Zone 'Conserve and Create'	A
In Policy Zone 'Conserve and Restore'	R
In Policy Zone 'Conserve and Reinforce'	R
In Policy Zone 'Conserve'	R
No relevant Policy Zone – site lies within an urban area	W

7. Will the development detract from or enhance the existing built character of the settlement or neighbourhood?

Many settlements within Bassetlaw have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor quality streetscape.

Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations, offer better connectivity/legibility. Sites will be assessed as follows:

Likely to complement the existing built character	G
Unlikely to either detract from or enhance the existing built character	A
Likely to detract from the existing built character	R

8. Will the development detract from or enhance the existing Green Infrastructure of the settlement or neighbourhood?

Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas; development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

Although potential allocations posing a significant threat to designated wildlife sites (statutory and non-statutory) were discounted in the SHLAA and ELCS processes, habitats of protected species and other unprotected open spaces have been identified/brought to the Council's attention through the consultation on the Issues and Options Paper. In line with Core Strategy Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities), while it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species' populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities will be considered through the screening process, taking into account all information that is available to the Council. Sites will be assessed as follows:

Likely to enhance existing Green Infrastructure	G
Unlikely to detract from or result in significant loss of Green Infrastructure	A
Likely to detract from or result in significant loss of Green Infrastructure	R

9. Are there identified and unresolved constraints to the delivery of the site?

Various constraints may be identified for a site through the initial assessment in either the SHLAA (constraints listed on Page 2) or ELCS or through discussions with potential developers and landowners.

For sites to progress to the Preferred Options stage they must demonstrate that any identified infrastructure constraints have been resolved or are resolvable. The resolution of identified constraints may be achieved through further work, submitted to the Council, undertaken by landowners or potential developers.

The resolution of any identified infrastructure constraints may be achieved through Section 106 contributions and/or the payment of a Community Infrastructure Levy. These contributions and levy payments are intended to provide commitments and/or funds to address deficiencies in local infrastructure created by the development (e.g. road, water, sewerage, electricity supply, lack of school places or play areas).

While the Council's work with infrastructure providers to date has not identified any significant strategic infrastructure problems, the development of an individual site may only be achievable if a number of specific infrastructure improvements are delivered before or alongside the development of the site.

Finally, developers are often able to provide facilities of value to the community as an integral part of their development (e.g. a doctors' surgery or a community hall) and are usually required to deliver affordable housing as part of residential developments. These community benefits may also be considered as an approach to overcoming an identified constraint that the development of the site would create. Sites will be assessed as follows:

No extant constraints	G
Some constraints, which have been or can be resolved	A
Constraints that have not been or cannot be resolved	R

Appendix D: Guide to commenting on land identified in the Site Allocations process

We are keen to hear your views about potential sites for allocation. Any objections or support must, however, be rational and impersonal and must consider the planning issues that may be raised by the site's allocation.

What issues can be considered?

- Conflict with national or local Planning Policy;
- Overshadowing, overlooking or loss of privacy;
- Traffic generation, access, road safety and parking provision;
- Loss of trees or hedgerows;
- Loss of ecological habitats or landscapes;
- Design, appearance, layout, density and mass of buildings;
- Impact on listed buildings and/or Conservation Areas;
- Compatibility of the site and its proposed use(s) with existing neighbouring land uses;
- Inadequate infrastructure to support the development;
- Impact on public visual amenity;
- Flood risk.

What issues cannot normally be considered?

- Loss of value to your property;
- Loss of a view;
- The applicant's or landowner's personal conduct or history;
- The age, health, status, background, work patterns of the objector or applicant;
- Impact on private rights to light;
- Impact on private rights of way;
- Capacity of private drains;
- Disruption during any construction phase;
- Loss of trade or introduction of competitors;
- Time taken to do the work;

The above lists are not exhaustive, but are meant as a guide to help you when preparing your representations.

If enough people object, will the site no longer be considered?

No, not necessarily. Decisions can only be made in relation to valid planning reasons. The number of objectors may indicate the strength of local feeling, but that in itself may not be sufficient to result in a site being rejected. A single objection based on relevant planning matters can be effective, whereas a hundred irrelevant objections may carry no weight at all.

Where there are a number of sites in an area with similar attributes and only one or two are needed, considerable weight will be given to local views as to which are the most appropriate sites for allocation.

Will my comments be confidential?

No. All comments received will be publicly available. Those received at the final consultation stage will be forwarded directly to the Planning Inspector responsible for examining the finished document.