

Site Allocations Selection Process

For the Preferred Options Site Allocations Consultation
Document

February 2014

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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1 Introduction

Identifying the Preferred Sites

- 1.1 The prospective housing and employment sites identified in the Bassetlaw Preferred Options Site Allocations Development Plan Document (SAPO DPD)¹ have all been subject to a thorough process of scrutiny and review. From the initial stages of identifying plots of land that are available for development, to the publication of the draft document, each site has been weighed against national and local planning policy requirements and other robust criteria that consider the relative social, environmental and economic merits. It is the express intention of Bassetlaw District Council to allocate future development sites that present the best opportunities to deliver the adopted spatial strategy for the District and offer the greatest benefits for the existing community.
- 1.2 This report sets out the stages in the process between the previous round of consultation (Issues and Options) and the Preferred Options document that has been prepared for the next round of consultation. The various stages of this process are illustrated in Figure 1 (below).

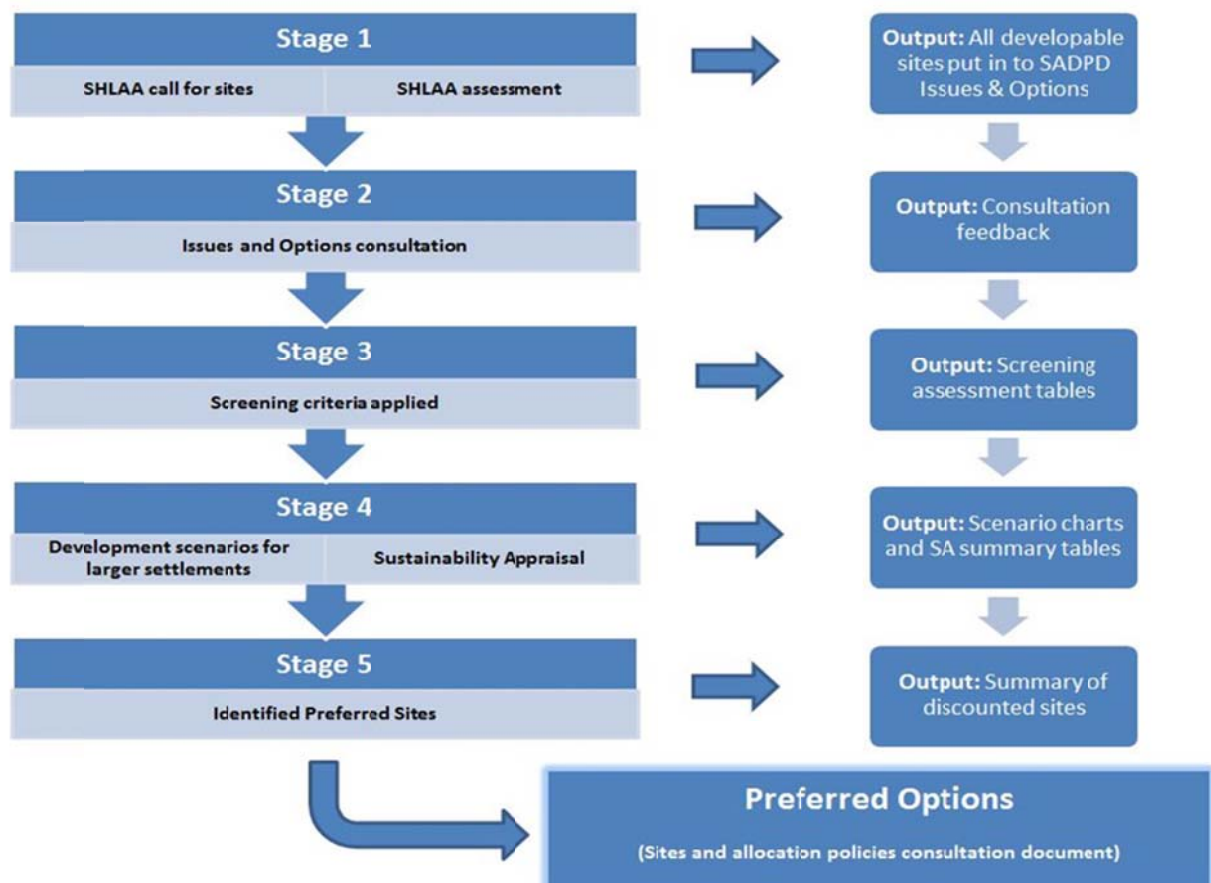


Figure 1: Process Diagram

¹ The Preferred Options Site Allocations DPD is available on the Council's website at www.bassetlaw.gov.uk

2 Stages in the process

Stage 1: Identifying Potential Sites

- 2.1 To identify land that is available for housing development the Council invited landowners to put sites forward for consideration in the **Strategic Housing Land Availability Assessment (SHLAA)**.
- 2.2 The SHLAA 'screened out' a significant number of sites early on in the process, determining that they were unsuitable for development when assessed against the criteria set out in the agreed SHLAA methodology. These include impacts on heritage assets, features of biodiversity interest, accessibility and road capacity, access to key services, protected employment land, flood risk, pollution/contamination and other infrastructure related issues.
- 2.3 In addition, only sites that are within or next to a settlement named in the Core Strategy Settlement Hierarchy (Policy CS1) were considered as having potential for development. This is to ensure that development is focused in and around the most sustainable settlements in the District.
- 2.4 In many cases, identified 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 been brought forward for consideration in the Issues & Options consultation report.
- 2.5 The final output of the SHLAA is a list of 'developable' sites that could be allocated, but require further detailed investigation and consideration of the relative merits and opportunities.

Stage 2: Issues & Options Consultation

- 2.6 The developable sites and the draft screening criteria were made available for comment in the **SADPD Issues & Options** consultation paper. With public opinion from this process forming part of the criteria.
- 2.7 This consultation attracted a high level of response from interested parties and local residents. All of these comments were recorded to aid in the assessment of sites in the next stage of the site selection process. A summary of this consultation process and the responses received are set out in the Issues & Options Consultation Response Summary document².

² The Issues and Options Consultation Response Summary Document is available on the Council's website at www.bassetlaw.gov.uk

Stage 3: Screening criteria applied

Screening Methodology

- 2.8 Consultation on the SADPD Issues & Options Paper gave opportunity to comment on the scope of the screening criteria proposed for the next stage of site selection. Comments received on the draft screening methodology were subsequently used to refine the criteria before finalising the Site Allocations Screening Methodology (Appendix 1) and applying them in the second stage screening assessment. These criteria address matters that were not previously considered in the first stage 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.
- 2.9 Sites were scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict. A summary of the results and key observations or concerns in relation to each site can be seen in Appendix 2.
- 2.10 The criteria are not 'weighted'. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites have not been ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring 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, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community.

Screening Assessment Results

- 2.11 While the screening criteria were applied consistently it is nevertheless important to acknowledge that the unique circumstances of each settlement mean that it is difficult to compare scores for sites in different settlements. The outcomes of the screening process (Appendix 2) therefore take note of the merits of the developable sites in each settlement, relative to each other. The assessment tables include a commentary on the application of the criteria, along with a summary of 'General Notes' that document common themes for all sites.
- 2.12 As noted above, because the criteria are not weighted the assessments compare the intrinsic merits of each site and of the potential benefits that might be derived from development in that location. Where no particular sites stand out as being more favourable than any others, the level of community support for or objection to a particular site has been used to determine which sites are carried forward.

Stage 4: Sustainability Appraisal

Development Scenarios

- 2.13 While all of the most favourable sites carried forward from the screening process (86 in total) are subject to further assessment against the Sustainability Appraisal Objectives (SAOs), the scale of development required in the main growth areas (Worksop, Retford, and Harworth Bircotes) meant that it was necessary assess the relative merits and sustainability effects of different combinations of sites or 'growth scenarios' (Appendix 3). Different scenarios are likely to result in different impacts depending on the location of sites in relation to each other. One scenario may give rise to new problems or exacerbate existing problems, whilst another may generate distinct opportunities and deliver specific benefits. As such, while on its own merits a site may stand out as the most sustainable option, the synergy and combined effects of developing a group of marginally less favourable sites may be demonstrated to be a more preferable option.
- 2.14 The development scenarios were significant in the Sustainability Appraisal, in terms of the Council demonstrating consideration of reasonable alternative options, in accordance with the Strategic Environmental Assessment Directive.

Sustainability Appraisal

- 2.15 The purpose of the Sustainability Appraisal (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 European Strategic Environmental Assessment Directive.
- 2.16 The SA Framework is a key component in formulating the development plan. It synthesises the area's baseline social, environmental and economic information and sustainability issues into a systematic and easily understood tool that allows assessment of the potential effects arising policies and allocations. The framework developed for the SA of the Core Strategy and Development Management Policies DPD has been utilised for the SA of SADPD in order to maintain consistency between the two parts of the plan. Appendix 4 shows the SA Framework questions.
- 2.17 The SA weighs the social, environmental and economic merits of each proposed allocation and in determining the most sustainable sites enables the Council to identify the Preferred Options put forward in the draft plan.
- 2.18 The Full SA for the Preferred Options Site Allocations DPD can be viewed on the Council's website.

Stage 5: Identifying the preferred sites

- 2.19 The final stage of site selection draws together the outcomes of the screening assessment, the development scenarios and the SA. The table in Appendix 5 summarises the reasons for selecting the preferred sites (i.e. those put forward in the Preferred Options consultation document), along with the reasons for discounting all the other sites.
- 2.20 Many of the issues affecting prospective development sites are infrastructure related, therefore existing infrastructure capacity and potential future needs have been assessed in parallel to the site selection and appraisal process, through the Infrastructure Capacity Study³.

Preferred Options

- 2.21 The Preferred Options Site Allocations Consultation Paper identifies each of the Council's preferred sites that have emerged through the process described above. Each site has a map identifying its extent and any key features such as access points or protected open spaces. A policy, specific to each site, sets out the parameters and requirements for development of the site, including any mitigation or infrastructure improvements needed to address issues that have been identified in the selection process.
- 2.22 The preferred sites are now subject to further consultation to consider whether all of the relevant issues have been identified and the best sites for delivering the District's adopted growth targets.

³ Bassetlaw District Council Infrastructure Capacity Study (February 2014)

Appendix 1: 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)⁴ and Employment Land Capacity Study (ELCS)⁵. 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:

⁴ Please see the council’s planning pages at www.bassetlaw.gov.uk

⁵ 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 opinion⁶, 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 village⁷ 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

⁶ 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.

⁷ 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.

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 site for the proposed use

R

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 uses⁸ 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

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 Order⁹ 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 development¹⁰, 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.

⁸ Consistent with the National Planning Policy Framework's definition of Economic Development

⁹ The Town and Country Planning (Development Management Procedure) (England) Order 2010

¹⁰ 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.

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

Impact on grades 3, 4 or 5 agricultural land

Impact on grades 1 or 2 agricultural land



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

The majority of water supplies in Bassetlaw come from Groundwater Sources¹¹. 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

In Source Protection Zones 2 or 3

In Source Protection Zone 1



¹¹ Finding from the Bassetlaw Water Cycle Study January 2011.

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 Assessment¹² assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

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

¹² Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

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 2: Site Screening Assessment Results

These tables set out the findings of the site screening assessment using the Site Allocations Screening Methodology set out in Appendix 1.

The screening results are identified for all sites in the following Settlements:

- Worksop
- Retford
- Harworth Bircotes
- Tuxford
- Beckingham
- Blyth
- Cuckney
- East Markham
- Elkesley
- Everton
- Gamston
- Mattersey
- Misson Nether Langwith
- North Leverton
- North and South Wheatley
- Sturton-le-Steeple
- Walkeringham

Please note that based on consultation responses, received the following settlements within the Rural Service Centres are not being allocated a future housing growth target and therefore as screening of their site is not required:

- Clarborough/Hayton
- Gringley on the Hill
- Ranskill
- Sutton-cum-Lound

In addition, following further investigation, all of the potential sites within Dunham-on-Trent are within identified flood zones and are considered unsuitable for development. Therefore no sites will be allocated in Dunham-on-Trent so screening of the sites in the village is not required.

WORKSOP SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
8										Slight objection; Grade 3 ALC; 'create' LCA Policy Zone; would complement the existing built form, set on the edge of a residential area, filling in the current incongruent deviation from the logical urban-rural border; care should be taken to avoid intrusion/harm to the adjacent woodland – this provides a Green Infrastructure enhancement opportunity; access – resolvable, but yet to be agreed.
9										Overall support for the site; Grade 2 ALC; high value landscape character; despite close proximity to the Grade I listed Manor Lodge, English Heritage have indicated a suitably designed and landscaped scheme will not have a significant negative impact on the heritage asset; potential impact on PROW to west of the site; the site relates well to the existing built form – a modern estate on the urban rural fringe; resolved access constraints – Transport report completed suggests that there should be two points of access (one from Mansfield Road and second from within St. Anne's estate). Discussions with the Highways Authority suggest that potentially may be a need for traffic signal control or a right lane turn.
11										Within the urban area, therefore no landscape categorisation; developing to the east of Stubbing Lane would not complement the existing form, representing an incongruent protrusion into the green corridor which follows the river and canal into Worksop; access constraints due to problems with increasing traffic at Stubbing Lane and Newcastle Avenue junction. This would have to be addressed; only has potential for eight dwellings on western half of the site, due to flood risk on the eastern half; appropriate mitigation measures included to manage flood risk/runoff.
14										Development would be out of character with the existing linear form of residential properties along Sandy Lane; developing the site would interrupt the green corridor (of high landscape value) following the river and canal into Worksop, with loss of trees and shrub land; adjacent to Sandhill Lake local wildlife site; the amount of development achievable on site is severely limited by the access – served from a private drive. For substantial residential development an access road will be required to highway adoption standard.
15										Development will result in loss of a small local employment site; would be out of character with the existing linear form of residential properties along Sandy Lane, although involves redevelopment of a brownfield site; adjacent to Sandhill Lake local wildlife site; access – problems with the visibility, which would need to be addressed.

WORKSOP SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
23										Redevelopment of land at the rear of existing properties; within the urban area, therefore no landscape categorisation; within CA, possible archaeological interest; access problems identified.
26										A prominent gateway to the town; Grade 3 ALC; potential loss of mature hedgerows; site is adjacent to Old Gateford CA which would have to be taken into consideration if the site was developed; the site is land-locked by roads, while it is isolated from other buildings therefore forming an extension of an existing built form; Access off Shireoaks Common would require footway to the site frontage.
28 & W6										A mixed use site; overall support for the site; an area of good quality employment land is located to the south, adjacent to railway and existing employment area; a gateway site that is well positioned to deliver economic development benefits, although limited employment delivery potential is limited by the proposed 80/20 housing employment split; Grade 3 ALC; within SPZ outer zone 2; within urban, therefore no LCA category; complements existing built form of the estate on the south side of Gateford Road; potential loss of mature trees and hedgerows on existing field margins; site is adjacent to Old Gateford CA which would have to be taken into consideration if the site was developed; Resolved access constraints – two points of access required – one off Claylands Avenue and one off Shireoaks Common (work is being undertaken on this by the agents).
30										Overall support for the site – considered likely to support regeneration of Rhodesia; lies adjacent to a primary school (NE) and Lady Lee Quarry/Lady Lee Pasture wildlife sites (S); high value landscape character; development in a linear form along a crescent, similar to existing adjacent form, may complement the built character; potential for significant impact on the adjacent site of local interest, along with loss of existing grassland habitat. However, conversely, this area suffers from antisocial behaviour therefore development may present opportunities for enhancement; near to Manor Lodge Grade I listed building and Grade II listed Lodge Farm; Area of tipping on the site, which may be contaminated; site is on higher ground than existing neighbouring properties.
35										Strong objection; Grade 3 ALC; 'conserve' LCA Policy Zone; despite the significant scale of the site it is a logical extension to the existing built form, taking into account the existing road network and the existing estate's design/relationship with the surrounding countryside – a continuation would complement the existing form; sensitive site design could provide green infrastructure enhancement opportunities, relating to existing nodes on the northern fringes – Owday Wood & Rough Piece local wildlife sites; woodland to the north provides a logical

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										boundary; resolved to consider relationship with Gateford CA; consider the setting of nearby Grade II listed building.
38										Neighbouring site remains for industrial use; loss of a good quality employment site regarded as being 'good quality' in the employment land study; site is largely detached from existing built form, although is concealed within the surrounding woodland; important to minimise impact on Tranker Woods Ancient Woodland and Tranker Wood Grassland local wildlife site; potential Green Infrastructure enhancement opportunity; resolved access constraints, subject to layout etc; numerous TPOs around the site; Slow worms (protected species) identified; a planning application has been submitted for redevelopment of the site (P.A. 69/11/00012).
39 & W10										Mixed use site; strong objection; regarded as being 'good quality' in the employment land study – delivery will result in an employment land gain, although the extent of this is limited by the amount of housing proposed; Grade 3 ALC; loss of arable agricultural land; within SPZ3 (catchment area); within the urban area, therefore no landscape categorisation; residential elements of the site are proposed adjoining existing built-up area, keeping employment separate, to the north, however, development would result in significant protrusion away from the current built form, into the countryside; small area of archaeological interest to the west of the site.
45										Grade 3 ALC; the site is clearly divorced from the existing built form; as it stands, the site is bound by roads, although if neighbouring sites were developed this site would then become a logical continuation of the built form; there are no constraints affecting the site.
60										A brownfield site; potential noise impact from neighbouring industrial units; loss of employment land regarded as being 'good quality' in the employment land study; lies adjacent to the CA, continuation of high density urban form would complement the existing built character; Green Infrastructure would be enhanced through onsite open space provision; potential contamination onsite.
75										Housing development on this site would be incongruent with the larger buildings (predominantly retail/leisure) along Memorial Ave. A block of apartments may, however, be appropriate; loss of scrubby grassland area on the edge of the town centre; three Grade II listed buildings in close proximity and within CA, therefore requiring careful consideration if developed; previously part of the Victoria Hospital and therefore may be contaminated. Site investigations would have to be done; potential air quality issues due to the proximity to town centre traffic routes; residential development here will result in a loss of retail opportunity.
90										Overall support for the site; A 'conserve and reinforce' LCA Policy Zone; however, development

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										of this site would complement the existing form of Rhodesia; will result in loss of large informal green open space. However, conversely, this area suffers from antisocial behaviour therefore development may present opportunities for enhancement. Development should look to retain or incorporate open space in the site layout.
151										Well screened from industrial area at Shireoaks Triangle, although will place residential development next to employment uses; logical site, extension of the existing built-up area, up to the Triangle; loss of grassland area, although if developed should seek to retain mature trees along site boundary.
153										An opportunity site with strong public support for redevelopment; potential site capacity has been significantly reduced due to a large part of the site being a local wildlife site, therefore must be protected – potential impacts are unknown; ‘create’ LCA Policy Zone – as a result of coal mining legacy, giving unique opportunities on the site; the site is clearly divorced from the existing built form of Shireoaks. It should, however, be noted that these views are strictly with regard to residential/employment development, while consultation comments suggest a community/recreational development may be more appropriate here; significant Green Infrastructure enhancement potential with development of the site; access constraints would need to be addressed and include a travel plan and s106 or CIL contribution to enable mitigation of the traffic implications.
218										Well screened from industrial area at Shireoaks Triangle; logical site, extension of the existing built-up area to the north; loss of woodland area, development should seek to retain mature trees along the roadside, loss of trees on site would be of detriment to the public open space to the west.
195, 343 & W8										Mixed use site; sites 195 and 343 now being promoted together; majority community support; regarded as being ‘good quality’ in the employment land study, therefore mixed use development will incur some loss of employment; within SPZ3 (catchment area); ‘create’ LCA Policy Zone; will result in loss of Grade 3 arable farmland; although a significant sized site, it is a logical direction of growth and continuation of the existing built form – proposing residential development to the west and employment up to the A57; northeast corner is identified as an area of contamination.
371										Majority support; Grade 3 ALC; site is divorced from the existing built form; access required to the north of the site – unresolved as yet.
561										Development would result in loss of existing employment land, although not identified as ‘good quality’; separated from the main built form of the village, although would redevelop a large

WORKSOP SITES										
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										brownfield site; separated by the railway line to the north and the canal and cricket ground to the south/east; redevelopment could enhance Green Infrastructure through new open space provision and ease of access to Chesterfield Canal towpath; access road would require bringing up to highway adoption standard. However, width is constrained by both the canal and railway line. Visibility at the junction with Shireoaks Common is restricted by the adjacent public house. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought; the west of the site lies in FZ3 therefore limiting the developable area; the existing brownfield runoff rate should be maintained; given that the site appears to extend in to the countryside a lower density development may be more appropriate.
566										Small corner, infill plot, relates well to the existing form.
567										Former garage site between houses; relates well to existing built form; redevelopment of a brownfield site; it is unlikely that an adequate access could be achieved without land from the adjacent recreation ground.
568										Former garage site between houses; relates well to existing built form; redevelopment of a brownfield site; Green Infrastructure enhancement potential if informal access to the Rayton Lane is maintained; a P.A. for 9 dwellings has been submitted, but there have been concerns raised by NCC Highways.
569										No opinions expressed; former garage site between houses; relates well to existing built form; redevelopment of a brownfield site; whole area identified as being of archaeological interest; no object to a small development of one or two dwellings provided that it can be demonstrated that sufficient parking and manoeuvring space can be made available on site to allow vehicular access and egress in a forward direction.
570										No opinions expressed; former garage site between houses; relates well to existing built form; redevelopment of a brownfield site.
587										Smaller parcel of land adjacent to the Marina site, an existing dwelling and the canal – to be considered separately from the wider surrounding site; the site is isolated from the existing built form of Shireoaks and currently screened by trees. Development that would change the discreet character of this site would be inappropriate; development would result in loss of informal open space, naturally regenerated grassland habitat and some mature trees; the site is within Shireoaks CA.
W1										Majority support; Grade 3 ALC; ‘conserve and create’ LCA – not as sensitive as other sites in the locality; within SPZ3 (catchment area); local wildlife site designated to the north of the site; relates well to other employment uses in the area around the A57, which themselves are

WORKSOP SITES										
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										relatively well screened/concealed; access to the site off the A57 will need to be resolved.
W13										Strong support; on the edge of the urban area, therefore no negative landscape impact; within SPZ3 (catchment area); any development on the site should maintain the function and open character of this green corridor (of high landscape value) following the river and canal east to west, into Worksop (which is a distinct characteristic of Worksop's landscape); a continuation of existing employment uses in the area and may be regarded as a gateway site; flood risk to the east of the site limits the developable area to 1.9ha.

General Notes:

- While some sites require that specific access-related issues are addressed, all sites must be take account of the major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off-site improvements and traffic statement.
- Once developed, greenfield sites must maintain greenfield runoff rates
- Mixed use site 4 & W9 and employment site W12 have been withdrawn, by the landowners, from the Site Allocations process. These sites have therefore not been assessed against the screening criteria.

RETTFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
1										Strong objection; would result in loss of some Grade 2 agricultural land; within a 'conserve and create' LCA; development of this site alone would be inappropriate as it is separated from the existing built form – only suitable if neighbouring site 52 were also developed; identified – middle third of the site has been identified as an area of archaeological interest; Site is in a 60mph speed zone and there is no footpath along the site frontage. This needs addressing; the surrounding junctions would need assessing; the majority of the site is within FZ1, but bound by FZ3 to the west (next to the land drain that runs south to north). Comments from the EA suggest that surface water drainage scheme including SUDs will be required and greenfield run off rates must be maintained.
3										Strong objection; grade 3 ALC; within a 'conserve' LCA; although the western part of the site relates well to the existing built form it lies within the London Road character area of the Retford South CA and development would result in loss of 'key views' out of the CA; development would potentially incur loss of mature trees and hedgerows; ; unresolved – majority of the site is within a CA. Comments suggest that this site requires very careful consideration with views from London Road over the nursery towards Grove Park being an important feature of the CA; new development would likely interfere with this view; access – visibility to the left is problematic due to the hump of the bridge; trees with the CA are protected.
6										Majority objection; grade 3 ALC; within a 'conserve' LCA; the site represents a logical extension to the existing built form in this area; development would be likely to result in loss of a significant number of trees currently on the site, although has potential to enhance access alongside the canal; pockets of fluvial flooding across the site and the north of the site is identified as being either within flood zone 1 and 2. EA comments suggest that a flood risk assessment would be required that looked as flood risk from all sources.
7										Strong objection; grade 3a ALC; within a 'conserve' LCA; partial development of the site (western side) may be more in keeping with the existing built form than developing the entire site, especially if sites 46/309 are also developed; the public right of way across the site should be retained; access – various potential access points. These would have to be looked into in case of any ransom strips; FZ across the middle of the site. EA comments suggest that a flood risk assessment would be required that looked as flood risk from all sources; in light of flood risk and relationship with the built form only the western two fields are considered appropriate; development in this area is likely to require contributions to the improvement of existing problematic road junctions.

RETTFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
10										Majority support; may result in residential development adjacent to existing industrial uses to the south; development of an existing (albeit low quality) employment site; redevelopment will complement the existing built form; significant opportunity for Green Infrastructure development; identified – site has been in employment uses for some time and therefore there may be contamination issues which would have to be addressed; Parts of the site have been identified as being either within FZ1 and 2. EA comments suggest a flood risk assessment would be required that looked as flood risk from all sources. The FRA should also demonstrate that the development will maintain the current brownfield runoff rate, providing a 20% reduction where possible and must attenuate surface water on site utilising SUDs.
24										Opportunity site – to be considered alongside site 44; majority objection; previously developed land, adjacent to the railway line; existing industrial uses to the south; although not ‘good quality’ employment land, development for housing would result in loss of an industrial site; within a ‘conserve’ LCA; the site is divorced from the existing built form, however, redevelopment would also enhance a derelict brownfield site; redevelopment could enhance accessibility of the Chesterfield Canal to the north and area of grassland to the west; access – it has been confirmed Blackstope Lane can be upgraded, therefore no objection to housing (which is the primary use proposed) in principle; resolved drainage problems; unresolved – majority of the site within FZ3b; contamination, although nothing that cannot be remediated.
27										Majority support; current P.A. for development of the half of the site fronting London Road; rear is grade 3 ALC; within a ‘conserve’ LCA; currently occupied by Nurseries; site is divorced from the built form and within the White Houses Character Area of the London Road CA. Development must be sensitive to the character of the area and retain key views out across the countryside; unresolved – within Retford South CA. Comments suggest that White Houses is a low density character area and Fairy Grove Nursery is central to the character area; other heritage assets on/adjacent to the site.
37										Strong objection; grade 2 ALC; within a ‘conserve’ LCA; extension along this existing ‘corridor’ to the north of Retford would complement the built form; opposite to a grade II listed farmhouse; development in this area is likely to require contributions to the improvement of existing problematic road junctions.
40										Strong objection; development would result in loss of Grade 3a agricultural land; within a ‘conserve and create’ LCA; the site is a logical extension to the built form with existing development to both the north and west, although expansion to the eastern edge of the site should be limited to avoid protruding beyond the existing built form and into the green corridor

RETFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										to the south of Retford. If developed the site should form a continuation of the form to the north; site is only likely to be accessible through neighbouring site 52; development may contribute to enhancement of surrounding PROW network; borders FZ3, although the topography of the eastern edge of the site does not necessarily lend itself logical inclusion within the developable area; the western part of the site no known surface water drainage issues, however, any development to the east of the site will require a FRA demonstrating that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDs.
41										Strong objection; would result in loss of Grade 2 agricultural land; within a ‘conserve and create’ LCA; the site is a logical extension of the existing estate, although would create a more prominent protrusion in to the countryside than other similar nearby sites; the site should be regarded as a ‘gateway’ to the south of Retford/Ordsall; access constraints resolved subject to satisfactory details of layout access, parking and servicing (note: Brecks Lane is not an adopted highway) and two points of access would be required for the proposed development levels; located directly off a classified road
44										Opportunity site – to be considered along with site 24; majority objection; previously developed land, adjacent to the railway line; existing industrial/derelict land to the north; residential development would result in loss of existing business use on site, although not regarded as ‘good quality’ employment land; within a ‘conserve’ LCA; the site has potential for new development to be reasonably related to the existing linear form along Grove Lane/Blackstope Lane, although higher density development may be less complementary; development would result in loss of a large area of grassland, hedgerows and trees, which although of unknown biodiversity value should be assessed, given the unique conditions associated with brownfield sites; agreement with Environment Agency over drainage has been gained previously, but only for 8 dwellings; unresolved – majority of the site is identified within FZ3b.
46 & 309										Strong objection; site is being promoted together with site 309; lies adjacent to a LWS; Grade 2 and 3a ALC; within a ‘conserve’ LCA; the site generally relates well to the built form surrounding, particularly if developed in conjunction with 309. If developed alone only the southern part of the site should come forward; minimal Green Infrastructure impact although potential for enhancement on site or of neighbouring wildlife site; the north of the site has been identified in FZ2 and here the flood risk from local watercourses should also be considered; access – The Drive is a private road; development in this area is likely to contribute to improvement of existing problematic road junctions.

RETTFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
51 & R7										Proposed as a mixed use site; strong public support; largely compatible with neighbouring uses, provided employment/housing are suitably separated; one of the few good quality employment opportunity sites in Retford, although development will not result in any loss of existing good quality employment land; Grade 2 ALC; SPZ3 – within source catchment; within a ‘conserve & reinforce’ LCA; the site presents a logical continuation of the existing built form off North Road; development must consider the relative sensitivity of the nearby Sutton and Lound Gravel Pits SSSI and wider Idle Valley nature reserve; area of archaeology identified in northwest corner; high voltage power lines cross the site in two separate places. With regard to the 11kV and 33kV pylons that cross the site consultation with Central Networks suggest that development should be set to either side, creating a buffer zone; site drainage options to be confirmed.
52										Strong objection; would result in loss of Grade 3a agricultural land; within a ‘conserve and create’ LCA; developing the site would only be appropriate if site 40 were also developed, however site 40 would rely on access through this site; forms a logical extension to the built form, although expansion to the eastern edge of the site should be limited to avoid protruding beyond the existing built form and into the green corridor to the south of Retford; development may contribute to enhancement of surrounding PROW network; site borders FZ3, although the topography of the eastern edge of the site does not necessarily lend itself logical inclusion within the developable area; FRA required to demonstrate greenfield runoff rates will be maintained and can attenuate surface water on site utilising SUD; located directly off a classified road (Ollerton Road).
58										Overall support; roadside grass verge; site lies within built up area, on a residential street; development would complement the existing form, although result in loss of a green space of limited value.
69										Strong objection; grade 3 ALC; within a ‘conserve’ LCA; adjacent to Chesterfield Canal LWS and a LWS to the south – the site itself has now been designated as a LWS by NGBRC following the identification of further features of interest; the Chesterfield Canal forms a clear eastern boundary in this part of Retford. Development beyond here would extend the built-up area of Retford and detract from the existing built character; development would be likely to result negative impacts on biodiversity and loss of ridge and furrow on the site itself, although has potential to enhance access alongside the canal; given that the western edge is FZ only the east of the site is appropriate, although this would further detract from the built form.
70										Overall support; scrubland with railway lines running along the southern and western boundaries and River Idle at the eastern boundary; sandwiched between areas of protected

RETFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										open space; the site is incongruent with the built form, given that it is relatively detached; development would interrupt the openness of the green corridor; access road along the station frontage is not considered to be public adopted highway and will need bringing up to standard to meet the proposed levels of growth.
71										Majority support; area of derelict scrubland, adjacent to railway lines to the east and south and a mixture of housing and employment land; site is detached from other buildings, so while redevelopment would not be out of character it would not necessarily complement the existing form; grassland of unknown ecological value; no existing access though potential access from West Carr Road, meaning offsite works would be required.
259 & R2										Mixed use site; strong opposition; potential employment uses must be compatible with/well screened from residential areas; eastern half is Grade 2 ALC, western half Grade 3 ALC; SPZ3 – within source catchment; site is divorced from the existing built form; only appropriate if site 364 is developed – in order to access the site; the middle third is an area of archaeological interest; access to the site off Brecks Road or through neighbouring sites to be addressed.
336										Overall support; corner/infill plot within built-up area; within the historic core of the settlement and within the setting of the conservation area; development of the site will result in loss of green area of scrubland and trees, although unknown biodiversity value; access to be resolved through the planning application process.
342										Majority support; currently used as a bus depot, although within a largely residential area; redevelopment of brownfield land will enhance both the built form in the area and Green Infrastructure; the site is within the CA, in close proximity to a listed building and within an area of archaeological interest; under the BDC SFRA the whole site is within FZ2. Current Policy indicates that the site should therefore be discounted, subject to sequential test; access to be resolved through the planning application process.
364										Strong objection; grade 2 ALC; may only be suitable for development if site 41 were also developed (to provide access) or only the northern portion of the site (accessed from the existing estate); southern part of the site of archaeological interest; access would have to be gained through a single-laned access (Brecks Road) which is unsuitable or through site 41.
370										Strong objection; grade 3 ALC; within a 'conserve' LCA; development here would complement the existing built form; Grove Coach Road is not of adequate width to provide access and lacks footways, requiring significant improvement; significant concern relating to drainage problems on the site and across the wider area; PROW running to the north of the site.
488										Strong objection; grade 3 ALC; urban fringe site, considered part of the urban area – no LCA

RETFORD SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										classification; site borders open countryside and does not relate well to the existing built form, even if neighbouring site 489 also developed; resolved access constraints – no objection is principle subject to satisfactory details of layout access, parking and servicing. Would also require improvements to Bracken Way carriageway and footway.
489										Strong objection; the site is bound by a primary school to the south and recreation ground to the north, with access via a narrow lane; Grade 3 ALC; urban fringe site, considered part of the urban area – no LCA classification; the site is somewhat divorced from the main built form, while the adjacent plot comprises low density developments of large houses with large gardens; Grade II Listed Building to the west of the site; access maybe suitable to serve up to a maximum of 5 properties including existing dwellings subject to a minimum driveway width of 4.25m with 0.5m of clearance from wall/trees/hedges on either side being achieved. Although potential access may be achieved from land to the east.
511										Strong objection; grade 3 ALC; within a 'conserve' LCA; development here would complement the existing built form, while being bordered by two lanes which form logical boundaries to the edge of Retford; resolved access constraints – no objection is principle subject to satisfactory details of layout access, parking and servicing. Would also require improvements to Bracken Way carriageway and footway. significant concern relating to drainage problems on the site and across the wider area;
512										Strong objection; grade 2 ALC; within a 'conserve' LCA; this site would only be considered appropriate were the adjacent site 37 also developed; if developed measures should be taken to maintain hedgerows and mature trees at the existing field margins; opposite to a grade II listed farmhouse; Concerns over the site, as is no footway connection to Retford and over visibility splays when exiting the site; development in this area is likely to require contributions to the improvement of existing problematic road junctions.
533										Strong objection; grade 2 ALC; within a 'conserve' LCA; developing the southern part of the site would be a logical continuation of the built form at the end of Durham Grove, although separation from the group of farm buildings to the north should be maintained; the farmhouse on site is grade II listed; no objections to the extension of the cul-de-sac, although detailed consideration must be given to overall road capacity.

General Comments:

- Sites require visibility to be provided as standard, on site highway layout to standard, residential travel plans, planning contributions and off-site improvements.
- As of April 2013, only high-sided HGVs (greater than 7.5 tonnes) are allowed to use Tiln lane to avoid the low bridge at Welham. Lower sided HGVs (under 3.7 metres) must use the main road out of Retford.
- NCC Education department has indicated that school provision is not regarded as a constraint. Improved school facilities can be delivered in all existing primary schools in Retford, in conjunction with the options generated by different combinations of sites coming forward for development.
- Although grade 3 agricultural land typically scores an amber rating in the Screening Methodology criteria, more detailed survey work on land in Retford indicates that the majority of the grade 3 land to the north east and to the south west of the town is grade 3a. As such, in line with DEFRA's definition of 'Best and Most Versatile Agricultural Land' and the NPPF's recommendations, these sites are regarded as being such. Therefore, in light of more detailed information being made available for these sites than is available for most other sites across the district, it is considered appropriate to apply the criteria more strictly.

HARWORTH BIRCOTES SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
180										Majority objection to this site; developing this site would infill a green wedge that forms the setting to the historic core of the village and a number of listed buildings; medium-high chance of archaeological remains; loss of a greenfield site with views out of the village.
181										Community support; although potentially a logical extension of existing linear form along Styrrup Road this type of development would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement; medium-high chance of archaeological remains; access constraints resolved.
182										Majority objection to this site; bound by Tickhill Road to the west, a large site adjoining the existing, suburban estate off Baulk Lane; large area of agricultural land with limited tree or hedgerow coverage; providing that the development would not conflict with the area of archaeological interest, there are no other known constraints which would prevent the site from being suitable for housing.
184										Majority of the site has been identified as a LWS, therefore is discounted under the SHLAA criteria.
185										Community support; located next to the school; development of the site would complement the existing built form; development should seek to retain existing mature trees and hedgerows; resolved access constraints. Development of the site may impact on the improvement plans for the neighbouring school.
186 & 211										Community support; development of the site would complement the existing built form; medium-high chance of archaeological remains. Because of Crop-marks – likely to need strip map and record of condition; access dependent upon Site 211 also being brought forward with this site.
187 East										Balanced public opinion on the site; the size of the site means there is a clear distinction between the character of the western and eastern parts of the site; the potential extent of the site to the southeast would be a significant protrusion away from the built form; development to the east of Whitehouse Plantation (LWS) is likely to negate the strong visual screening it currently provides to the built-up area from the east. The woodland marks a change in the topography with a clear change in character. Despite the ‘create’ landscape designation, development spilling over the ridgeline would have more of a prominent landscape impact; crop-marks of field and possible settlement remains – likely to be significant archaeology across the site; resolved access constraints.
187 West										Balanced public opinion on the site; the size of the site means there is a clear distinction between the character of the western and eastern parts of the site; to the west lies Plumbtree

HARWORTH BIRCOTES SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										industrial estate (employment land study identifies Plumbtree as a good site), giving local employment opportunities; extension on the fringes of the existing built-up area would complement the existing character; crop-marks of field and possible settlement remains – likely to be significant archaeology across the site; Highways indicate that no more than 150 homes could be accessed from a single entrance/exit at the southern-most point.
190										Balanced opinion; lies to the north of colliery site – development of south/east of this site may restrict future employment expansion; significant greenfield extension of the residential area, although set adjacent to the colliery site will enhance the built character of the locality; site currently provides a significant green buffer between existing residential areas and the colliery/industrial estates; low-medium chance of archaeological remains – possibility of pre-colliery industrial archaeology; majority of the site has been identified as being contaminated; north of the site has been identified as a landfill site.
191										Balanced public opinion; distinctly separate from the existing built form and protruding out into the countryside where the topography falls away, meaning that development would be prominent on the ridgeline when looking from the south and west; development east of Doversdale Wood is likely to negate the strong visual screening it currently provides to the built-up area from the southeast; potential loss of/harm to woodland, although may enhance access along the disused railway line; a high chance of archaeological remains. Crop-marks of field and possible settlement remains- likely to be significant archaeology across the site.
192										Balanced public opinion; lies to the west of Plumbtree industrial estate – previously allocated as employment land in the Local Plan, although did not come forward; the site lies between built-up areas, although does not relate particularly well to the existing built form to the west, with the site forming part of a green wedge running in to the centre of the town, which should be maintained; would involve loss of a large expanse of open green space, with trees (including sapling plantation) and significant lengths of hedgerow; medium-high chance of archaeological remains. Close to the Deserted Medieval Village of Plumbtree; access via private drive with width of 4.8m, poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to use the adjacent land.
193 East										Support for the site; two distinct character areas – east and west; eastern area falls within the historic core, although development along the roadside would be reasonably compatible with the existing built form; medium-high chance of archaeological remains; resolved access constraints.
193										Support for the site; two distinct character areas – east and west; development on the western

HARWORTH BIRCOTES SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
West										side would affect the setting of heritage assets and result in loss of open character surrounding the historic core of the village; medium-high chance of archaeological remains; Grade II Listed Church to the south of the site – design of any scheme on the site would have to be sensitive to the Listed Buildings nearby; resolved access constraints; TPOs to northeast of the site.
194										Clear objection to the site; development would extend the built form beyond in a manner consistent with recent developments along Bawtry Road; medium-high chance of archaeological remains; resolved access constraints, but would require the footpath on Bawtry Road to be extended.
204 & 232										Overall support; although a logical extension of built form would partially infill a green wedge; design must be sensitive to the setting of nearby listed buildings and extending out in to the historic core; medium-high chance of archaeological remains; resolved access constraints – could be gained from BAS0180 and BAS0232 (within same ownership). Access has been agreed from Bramble Road through previous applications 61/02/00022.
205										Clear support for this site; lies adjacent to A1M – Environmental Health concerns relating to noise; development on the northern/eastern half of the site would complement existing residential character; resolved access constraints.
206										Clear support for this site; lies adjacent to A1M – Environmental Health concerns relating to noise; separated from existing built form by a field and the cemetery, developing the entire site would be incongruent with existing form; If only partially developed along the road would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement; high chance of archaeological remains; access constraints resolved.
207										Clear support for this site; railway line runs along southern boundary; high density development here would be prominent extension in to the countryside; If only partially developed along the road would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement; high chance of archaeological remains; access constraints resolved.
358										Clear support for this site; lies adjacent to A1M – Environmental Health concerns relating to noise; distinctly separated from existing built-up area; medium chance of archaeological remains; access constraints relating to visibility, layout, planning contributions and offsite improvements.
359										Clear support for this site; lies adjacent to A1M – Environmental Health concerns relating to noise; medium-high chance of archaeological remains; revised highways constraints, relating to

HARWORTH BIRCOTES SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										junction at Common Lane.
H4										Clear support for this site; employment land capacity study identifies this as a good quality site, with excellent A1 links and no negative impacts on Harworth Bircotes; within SPZ3; landscape enhancement opportunities associated with development of this site; although a significant extension into the countryside this area represents a logical extension of the existing industrial area; loss of a significant area of agricultural land with some woodland; no outstanding constraints, subject to access issues being addressed through a planning application.
H6										Clear support for this site; within SPZ3; landscape enhancement opportunities associated with development of this site; divorced from the settlement itself, although has excellent access to the nearby A1M junction and other transport links; no outstanding constraints, subject to access issues being addressed through a planning application.

General Comments

- Grade 3 agricultural land surrounding Harworth Bircotes
- Site 188 has been removed as it is no longer available for housing
- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- To the east of the town there is a distinct change in topography as land drops away towards the A614. Developing beyond the woodland that covers the ridgeline would significantly alter the character of the surrounding landscape, with the built form protruding in to the countryside.
- To the west, 'Old Harworth' has a distinct historic core – the form of which is desirable to retain and avoid further development that would erode the historic character

TUXFORD SITES										
Site ref.	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
114										Strong community support; wasteland site; a gap site contributing to the open character of the CA; Within Mill Mount character area of Tuxford CA, characterised by low density development, fronting Eldon Street; new development is considered likely to harm the significance of the CA; loss of natural green space.
115										Balanced public opinion; adjacent to A1 – Environmental Health raised concerns about noise impacts on development; grade 2 ALC; divorced from main settlement area; loss of significant hedgerows; resolvable access constraints – new footway, residential travel plan required.
117										Support for the site; within Lincoln Road character area of Tuxford CA; development here would result in loss of key views out of CA; Loss of a linear street pattern, punctuated with view across rural hinterlands; loss of open farmland, limited hedgerow coverage; northern part of site within FZ3 – unresolved with EA, suggesting only southern 2/3 are suitable
119										No public opinion; within Mill Mount character area of Tuxford CA, characterised by low density development, fronting Eldon St; new developments should complement the historic form and mass and be of a high quality design; development here should comprise a continuation of linear form; potential loss of some hedgerows.
121										Balanced public opinion; large greenfield extension; northern part close to railway line and industrial estate; Grade 2/3 ALC (G2 closer to built form, G3 further out); divorced from settlement with minimal impact on built form as it is bordered by a railway line and road; loss of open farmland, limited hedgerow coverage; resolvable access constraints – visibility, highway layout, residential travel plan required.
122										Majority public support; southern border adjacent to industrial estate; overgrown wasteland; the only comments received expressed support; although not regarded as ‘good quality’ employment land, development would result in loss of potential expansion opportunity for existing Lodge Lane site (Policy CS6) – potential for a mixed use scheme; extension of a modern housing estate would be likely to complement existing built form; unknown biodiversity value with mature hedgerows at boundaries, however, not publicly accessible; resolvable access constraints – visibility, highway layout, residential travel plan required.
123										Support for the site; overgrown, not in arable use; within CA, density may be a concern, as well as impact on CA of introducing access onto Eldon St; development likely to harm the landscape and archaeology value; northern edge within FZ3 – EA advise no development in this area; potential loss of significant number of trees and hedgerows; resolvable access constraints – visibility, highway

TUXFORD SITES										
Site ref.	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										layout, residential travel plan required.
124										Balanced public opinion; within Mill Mount character area of Tuxford CA, characterised by low density development, fronting Eldon St; local interest building on site; divorced from existing built form; new development is considered likely to harm the significance of the CA; loss of large greenfield site with extensive mature hedgerows; resolvable access constraints –residential travel plan required.
126										No public opinion; railway line runs along southern boundary; Grade 2 ALC; within Egmont Road character area of Tuxford CA; developing this site is likely to harm the landscape and archaeology value; potential to complement or detract from built form depending on density of development; important to maintain strong linear woodland along southern boundary and extensive mature hedgerow along western boundary; access from Newcastle Street identified as unsuitable.
127										No public opinion; southwest corner of archaeological interest; development should take account of locally listed buildings; Within Lincoln Road character area of Tuxford CA; development here would result in loss of key views out of the CA; Loss of a linear street pattern, punctuated with view across rural hinterlands; loss of open farmland, although limited hedgerow coverage; northern edge within FZ3 reduces the developable area.
130										Objection to the site; adjacent to A1 – Environmental Health raised concerns about noise impacts on development; near to local listed building; within Mill Mount character area of Tuxford CA, characterised by low density development, divorced from existing built form, impact on existing low-density would be a concern; site currently garden land/grazing – unlikely to be of significant biodiversity value; resolved access constraints.
233										No public opinion; adjacent to CA; developing this site is likely to harm the significance of the Conservation Area, as identified in the Appraisal, although the site may be suitable subject to design, layout and high quality materials; potential loss of trees and hedgerows; potential logical extension provided that existing linear form is maintained; It would have to be demonstrated that a satisfactory access can be achieved with suitable visibility splays due to the narrow footway width and presence of a hedgerow.
235										No public opinion; railway line along southern boundary; within Egmont Road character area of Tuxford CA; part of site of archaeological interest; potential to complement or detract from built form depending on density of development, although developing this site is likely to harm the landscape and archaeology value; access from Newcastle Street would only be suitable for limited residential infill/conversions (maybe 3 or 4 dwellings); small parcel of land to the east identified as being contaminated

TUXFORD SITES										
Site ref.	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
490										Overall support; industrial estate to south and west; although not regarded as 'good quality' employment land, development would result in loss of potential expansion opportunity for existing Lodge Lane site (Policy CS6) – potential for a mixed use scheme; large greenfield extension which although may be a logical extension could accommodate more development than is required in Tuxford; pylons cross the site; must be demonstrated that good pedestrian and cycling connectivity could be provided and a bus service will be needed to serve the site. Improvements will be needed to existing access arrangements and potentially a further access from Ash Vale Road will be required.
492										Public support; lies on edge of CA; naturally regenerated BF site; separated from existing built form, may detract if allocated alone but may work in conjunction with 495; loss of dense trees, hedgerows etc on a naturally regenerated site; road access needs upgrading
493										Objection to the site; grade II Listed building to the south of the site (42 Lincoln Road) and of archaeological interest; within CA; existing built form comprises linear groupings of farm buildings, punctuated by gaps and views across the countryside; Within Lincoln Road character area of Tuxford CA; development here would result in loss of key views; resolvable access constraints – residential travel plan required
494										Objection to the site; garden land; isolated site protruding away from, therefore incongruent with the existing built form; allocating only a small part of the site may enable appropriate replication of existing small grouping of buildings; resolvable access constraints – residential travel plan required
495										Support for development; adjacent to electricity substation; rough grazing land; divorced from existing built form, existing new development may conflict with low density, linear character; potential loss of trees, hedgerows and grassland; Within Mill Mount character area of Tuxford CA, characterised by low density development; should only allocate part of the site – a continuation of linear form along the roadside; higher density new development is considered likely to harm the significance of the CA; resolvable access constraints – residential travel plan required
518										Objection to the site; garden land; within Eglington Road character area of Tuxford CA; a sensitively designed continuation of the linear form exhibited on the adjacent row of houses may be suitable; potentially a continuation of existing linear form

General Comments:

- Tuxford lies within a 'conserve and reinforce' landscape Policy Zone – Mid Nottinghamshire Farmlands MN11

- Grade 2 agricultural land surrounding Tuxford
- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- Public feedback on sites in Tuxford was very limited. Although sites have been scored in accordance with the 'community support' criterion it is important to note that only 16 respondents offered comments on the general suitability of sites in the town

BECKINGHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
101										Majority community support; brownfield site; compatible if the site is developed in its entirety. Existing employment uses may otherwise generate conflicts; despite the ribbon development of houses to the north, this site is divorced from the main built form, due to being located on the western side of the A631 dual carriageway; medium-high chance of archaeological remains. There is a Historical Environment Record entry for the site recording earthworks; resolved access constraints, although the junction with Wood Lane would need assessing and pedestrian facilities into the village will need looking at.
105										Majority community support; considered separately from site 203, this site is divorced from the built form and would be incongruent with the existing low density, linear character to the east of Low Street – within the historic core of the settlement; the site could have been merged with site 203 were it not for the two having very differing characteristics; medium-high chance of archaeological remains. The buildings are marked on the Chapman Map of 1774 and therefore may have Medieval origins.
106										Majority objection to site development; development of the entire site would detract significantly from the existing form in the historic core of the village, which currently comprises low density, loosely linear form along Low St/Station Road. Development along the frontage of Station Road may be appropriate; because of the scale of the site and level of growth proposed for the village only the southern part should be considered; medium-high chance of archaeological remains. There is a ridge and furrow feature which may mean that this would obscure any earlier archaeology.
107										Overall support for development; the site is bound by roads on all sides and has potential as a logical completion to the southern end of the more recent developments in the village; low-medium chance of archaeological remains.
203										Overall support for development; the site effectively comprises an infill plot which could complement the existing character of the historic core if built at an appropriate density; removal of modern farm buildings may enhance the historic core, especially if designed as a traditional agricultural buildings grouping; medium-high chance of archaeological remains. The buildings are marked on the Chapman Map of 1774 and therefore may have Medieval origins.
451										Overall support for development; this site would be a logical extension of the existing built form, with linear extensions along the eastern and western boundaries; development would result in loss of hedgerows and cultivated land; access – footway works required at the frontage.
496										Majority objection to site development; adjacent to A631 dual carriageway; this site is divorced

BECKINGHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										from existing built-up areas within the village; development would result in loss of hedgerows and cultivated land; the village burial ground is adjacent to the site; access may be gained off Beecher Lane (effectively only a track), to the east.
497										Overall support for development; site would comprise redevelopment of a farmstead; this site provides a logical extension to the built form; an area of archaeological interest is to the east of the site; Church Street is not adopted therefore improvement works would be required to enable further development off this access road or to allow an limited number of dwellings from the existing access.

General Comments:

- All agricultural land surrounding the village is Grade 3.
- The village lies within a 'conserve' landscape Policy Zone – Mid-Nottinghamshire Farmlands MN03
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- Once developed, greenfield sites must maintain greenfield runoff rates.

BLYTH SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
178										Strong community support; a potentially prominent gateway site; currently garden land; within a 'reinforce' landscape Policy Zone; lies adjacent to the village CA; only linear development along the roadside would be compatible with the existing built form, while the east of the site is limited by flood risk; development may result in loss of mature trees; very high chance of archaeological remains. Site has high potential for archaeological remains associated with Medieval settlement, including waterlogged remains.
213										Community support; grade 3 ALC; within a 'conserve' landscape Policy Zone; within the historic core of the settlement – partial development of the northern section of the site would be appropriate, but given the scale of the site development in its entirety would harm the character of the village; medium-high chance of archaeological remains; unresolved – large electricity pylons run diagonally across the site, making the northeast corner the only developable area. However, this part of the site does not front on to Spital Road as Woodside Cottage occupies this land.
214										Overall community support; grade 3 ALC; within a 'conserve and create' landscape Policy Zone; the eastern edge of the site lies adjacent to the A1 flyover, therefore not considered developable by Environmental Health; the site is largely divorced from the rest of the village due to green wedge that runs between High St and the A1, to the north, however, if partially developed on the road frontage may provide a logical continuation of the existing linear form; a development of this scale would offer opportunity for green infrastructure enhancement; low-medium chance of archaeological remains; unresolved – large electricity pylons run through the southern part of the site; resolved access constraints.
266										Overall community objection; grade 3 ALC; within a 'conserve and create' landscape Policy Zone; the eastern edge of the site lies adjacent to the A1 flyover; while the character of development immediately adjacent to the site is of a linear form, along the roadside, development of this site would complement that on the other side of the recreation ground, to the west; development of the site would impact negatively upon a PROW across the site and result in loss of an area used as an informal open space; low-medium chance of archaeological remains; resolved access constraints.
369										Overall community support; grade 4 ALC; within a 'reinforce' landscape Policy Zone; development would be in keeping with the way other small developments have built up along Mill Meadow View, to the west; reduced developable area due to northern edge of the site being within FZs 2/3 and extends in to the gardens of neighbouring properties.
517										Balanced public opinion; lies adjacent to the A1 overpass; grade 3 ALC; within a 'conserve and

BLYTH SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										create' landscape Policy Zone; given that the A1 would prohibit development to the west of the site this would create a sizeable gap which would make even linear development along the roadside inappropriate, as it would be incongruent with the built form opposite, to the north. The A1 bridge clearly marks the boundary of higher density building areas in Blyth; Grade II Listed Building to the north (Mill Farmhouse) of the site; access – the footway into Blyth, across the site frontage, will require improving. A right turn lane may be required to provide safe access from Retford Road, and the 30mph speed limit will require extending to a point north of the site.
589										Overall community support; lies adjacent to the A1; grade 4 ALC; within a 'reinforce' landscape Policy Zone; development would be in keeping with the way other small developments have built up along Mill Meadow View, to the west; the site would have to be accessed through the adjoining site (369); reduced developable area due to northern edge of the site being within FZs 2/3 and extends in to the gardens of neighbouring properties.
590										Majority support; site lies adjacent to the A1 flyover; grade 4 ALC; within a 'reinforce' landscape Policy Zone; given that the A1 would prohibit development to the west of the site this would create a gap which would make even linear development along the roadside inappropriate, as it would be incongruent with the built form to the east. The A1 bridge clearly marks the boundary of higher density building areas in Blyth; development will result in loss of mature trees along the site boundary; Grade II Listed Building to the east of the site; Conservation preference for no further development around Mill Farm

General Comments:

- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- Site 482 has been removed as the entire site is within FZ3.
- Once developed, greenfield sites must maintain greenfield runoff rates.
- Environmental Health raised strong concerns about development sites located immediately adjacent to the A1. As such, there is a preference for sites located further away from the flyover.

CUCKNEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
303										Community objection; allotment site – no ALC; Conservation have expressed strong concerns of the impact of developing this historic open space; although currently not in use, development would result in loss of an allotments site on the edge of the village recreation ground; Grade II Listed Building to the south of the site; land to the south of the site has been identified as an area of archaeological interest; Footway improvements are likely to be necessary across the site frontage; the EA advise that an easement from the nearby River Poulter watercourse should be considered to allow for essential maintenance and to allow natural river processes to take place.
398										Community support; grade 3 ALC; very low density development on the site may be appropriate, although being located within the CA and in the setting of Grade II Listed Buildings to the south and southwest; entire site is within an identified area of archaeological interest; resolved access constraint – some of the site frontage would need to be dedicated to provide adequate visibility.
399										Community support; grade 2 ALC; sensitive, low density development, maintaining the urban grain opposite (south,) along the roadside section of the site would be likely to be compatible with the surrounding built form; development should ensure retention of existing trees along the boundary; Grade II Listed Buildings to the west of the site; located on the edge of the CA.

General Comments:

- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- Once developed, greenfield sites must maintain greenfield runoff rates.
- The village lies within a 'conserve' landscape Policy Zone – Sherwood SH29

EAST MARKHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
108										Overall support; site is currently an orchard; development of the site would complement the existing built form on Beckland Hill; however, development will incur loss of a visually significant (albeit not publicly accessible) area of green space; low-medium chance of archaeological remains; adjacent to the conservation area; resolved - site slopes steeply from south down to the north, although this should not be a constraint on development, as the site on other side of the road has been developed; likely to be an individual access on to Beckland Hill. Footway will be required as least 2m wide along Beckland Hill.
109										Clear support; grade 2 ALC; while the site is adjacent to a group of farm buildings, it is somewhat separate from other areas of residential development. Only appropriate if the adjacent site (110) is also developed; may incur loss of trees and hedgerows; low-medium chance of archaeological remains; adjacent to the conservation area; a sloped site; footway would need to be provided to join into existing network.
110										Clear support; although greenfield, agricultural buildings on site mean it cannot be classed as Grade 2 land; the site relates well to the existing development on the four corners of the crossroads to the west, low-medium chance of archaeological remains; adjacent to the conservation area; ; footway would need to be provided to join into existing network.
111										Balanced opinion; the eastern edge of the site adjoins the railway line; given the dimensions of this site, we have concerns over whether any development even just along Lincoln Road is feasible; development will result in loss of roadside hedgerows and mature trees; footway would need to be provided to join into existing network.
112										Overall objection; the eastern edge of the site adjoins the railway line; developing this site would be incongruent with the existing built form which follows a linear pattern along the roadside – higher densities are only evident closer to the historic core of the village; access to the site is over an un-adopted road which would need bringing up to an adoptable standard; footway would need
										Given the constraints of the dimensions of site 111 and the subsequent effects on site 112 it is felt that these sites should only come forward together and then only a limited amount of development fronting Lincoln Road.

EAST MARKHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										providing to join into existing network.
141										Overall support; the undeveloped land on the site is not cultivated therefore cannot strictly be regarded as high grade agricultural land; while the western half of the site lies with the village CA, therefore requiring careful consideration of the impact of design, the site generally relates well to the surrounding development – particularly that to the north; development will result in loss some mature trees, hedgerows and roadside verges; grade II Listed pigeoncote on site – it is suggested that the buildings surrounding the dove-cote would not be granted conservation area consent to be demolished. Development around the buildings would have to be in-keeping with the character of the group; medium-high chance of archaeological remains. Likely to contain Medieval settlement remains; footway would need widening to the north of the site; Planning permission has been granted for residential conversion of the outbuildings.
142										Clear support; only linear development along the road frontage should be supported – beyond this would be a significant protrusion in to the rural fringe of the village and be incongruent with the existing built form north of High St; medium-high chance of archaeological remains. The mature trees follow boundaries of early enclosure of the open field system- there is the potential for other archaeology in here; adjacent to the conservation area; footway would need widening to 2m along the site frontage.
143										Support for the site; site lies immediately adjacent to the A57; a logical continuation/finishing point of the built form along High St; the site lies within the village CA; it may be possible to provide access for a limited development of up to 5 dwelling shared from a private drive provided that it can be demonstrated that sufficient visibility can be achieved at the site access given the proximity to the bend.
145										Clear support; brownfield site; development will mean an existing business must relocate; relates well to the existing built form and should consider the future redevelopment of the neighbouring factory site; potential for green infrastructure enhancement; eastern half of the site is within the village CA.
146										Support for the site; garden land; further development of this site will complement the built form to the north and east of the site; development may incur loss of some tree cover; site is adjacent to the CA; a footway must be provided to link to the existing network;
150										Overall objection; northern part of the site borders the A57; this site would form a significant extension in to the countryside, away from the main body of development within the village, along country tracks and not main thoroughfares; access – Top Cart Gaps and Old Moorgate are private roads and would need to be made up to an adoptable standard.

EAST MARKHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
152										Overall support; the only portion of the site appropriate for development would be along the roadside – this would complement the built form; the site lies adjacent to the village CA; the site offers key views in to the CA and contains large mature trees that contribute to the character of the area – these should be retained; the site is currently raised from the surrounding land and the undulations on the site would have to be levelled as part of the development process, however this may conflict with the medium-high chance of archaeological remains, with a likelihood of containing Medieval settlement remains; footway would need providing to join into existing network.
486										Overall objection; only the portion of site fronting the road should be allocated to remain congruent with existing built form; unresolved – the open fields to the south contribute positively to the character of the CA (identified in the draft CA Appraisal); whole site has been identified as an area of archaeological interest; a 2.0m footway will be required across the site frontage and access will require providing to highway adoption standard.
491										Overall support; only the portion of site fronting the road should be allocated to remain congruent with existing built form; unresolved – the open fields to the south contribute positively to the character of the CA (identified in the draft CA Appraisal); resolved – footway works required.
503										Overall objection; Site lies adjacent to the A57; the site is divorced from the existing built-up area and would remain so even if the frontage of site 142 were developed; development would result in loss of mature hedgerows; adjacent to the conservation; access off un-made track, improvements required to bring up to adoption standard.
508										Majority support; the site is enclosed within the built-up area of the village; development would complement the existing built form which, in the context of the village is relatively compact; the site is currently an open space (although not publicly accessible) and would be lost if developed; whole site has been identified as an area of archaeological interest; unresolved – the site is an important open space within the CA.
522										Overall support; the site is relatively separate from the core of the village and would effectively bridge a gap between two westward reaching ‘arms’. Development would enclose views out in to the countryside that are included within the CA, therefore harming the character of the CA; development would result in loss of hedgerows and roadside verges; should access be proposed from Great Lane this will require widening from the point of access to High Street and a footway will be required on the development frontage with appropriate crossing points.
523										Majority support; the site is relatively separate from the core of the village and would

EAST MARKHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										effectively bridge a gap between two westward reaching 'arms'. Development would enclose views out in to the countryside that are included within the CA, therefore harming the character of the CA; development would result in loss of hedgerows and roadside verges; access from High Street is not appropriate due to the proximity of the Great Lane junction. Should access be proposed from Great Lane this will require widening from the point of access to High Street and a footway will be required on the development frontage with appropriate crossing points.
524										Overall support; this site is completely divorced from the existing built form; providing access to the site will impact negatively on the current bridleway/footpath access to the site; site lies adjacent to the CA; it would have to be demonstrated that an appropriate access can be achieved, which may be reliant of site BAS0522 coming forward and improvements to Great Lane.
525										Overall support; the site is situated opposite the Primary School; while the site represents an opportunity for ribbon development, along the roadside, as is common throughout the village, residential development peters out towards this area along the northern edge of High Street; development would result in loss of a significant concentration of trees that contribute to the overall appearance/character of the area and the setting of the adjacent CA; there is concern that the dimensions of the site would only allow for small dwellings with limited garden space; not ideally located in highway safety terms being located directly adjacent the school. Should this be proposed to serve in excess of 5 dwellings including existing uses a road constructed to highway adoption standard would be required. It may then be necessary to relocate the school pedestrian access such that it is away from this junction with Askham Road.
526										Majority support; this site is completely divorced from the existing built form; whole site is within the CA; the site was included within the CA for its landscape setting, trees and hedgerows and so its retention would be preferable; a local wildlife site lies to the southeast of the site; Mark Lane would require widening including the provision of a footway to the existing conurbation to the west; strong Conservation concerns about development.

General Comments:

- The village lies within a 'conserve and reinforce' landscape Policy Zone – Mid-Nottinghamshire Farmlands MN11
- Grade 2 agricultural land surrounding the village

- The majority of the built-up area is within an identified area of archaeological interest, with low-medium chance of archaeological remains across most sites, unless otherwise stated
- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- Site 111 should be discounted as a standalone site due to the limitations of the site dimensions. It should only be considered in conjunction with neighbouring site 112

ELKESLEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
244										Majority community support; within a 'conserve' landscape Policy Zone; while the site relates well to the existing built character of the surrounding area and lies within the historic core of the village it is felt that it would not be appropriate to develop more than two properties here.
246										Majority community support; adjacent to the village Primary School; within a 'conserve' landscape Policy Zone; while the site may appear to be a logical extension to the built form only the northern or southern-most parts of the site are realistic for development in terms of both access and potential impacts; presents obvious connections to neighbouring residential areas; medium-high chance of archaeological remains; this block of land is formed by a number of pasture closes that represent the early enclosure of open fields, with well-established hedgerows and a typical layout that has landscape value. In addition, fields like this can obscure earlier archaeological sites or features. There is good surviving ridge and furrow in at least two of the fields, with the earthworks recorded on the HER; a Public footpath runs through the site from north to south.
247										Balanced public opinion; this site relates well to the existing built form and provides a logical linkage between the east and west sides of the village; the site is enclosed within the built-up area of the village with no clear views to open countryside; while the site is currently an informal open space, development of the site to meet the housing target figure could result in provision of a more formalised green space in a central location; the site is currently the subject of a Planning Application 18/11/00004.
248										Majority community support; within a 'conserve and create' landscape Policy Zone; the site forms a logical option for extension of the linear built form to the north and south of the site, rather than development of the whole area which would be an inappropriately large extension; there are potential implications for the north of the site with the proposed A1 improvements.
249										Majority community support; the site lies adjacent to the A1 – Environmental Health have expressed strong concerns about noise and pollution affecting residential development; within a 'conserve and create' landscape Policy Zone; the site represents a potentially significant extension away from the core of the built-up area; there are potential implications for the site in relation to the proposed A1 improvements.

General Comments:

- Grade 3 agricultural land surrounding the village.

- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- A low-medium chance of archaeological remains on most sites

EVERTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
296										Majority support; site lies immediately adjacent to the A631; the current open space is identified as making a positive contribution to the character of the CA. sensitive development on a limited scale, retaining as much open space as possible, would not however undermine the features of interest in the CA; located near to local interest buildings; whole site has been identified as an area of archaeological interest; access – no objection in principle subject to satisfactory details of layout access, parking and servicing.
345										Overall support; although the built form along the western edge of Mattersey Road does not extend beyond the cemetery (to the north of the site), development here would reflect the existing linear form opposite; development of the site would result in loss of grassland/trees; access – no objection in principle subject to satisfactory details of layout access, parking and servicing.
400										Overall objection; development should only be a continuation of the existing linear form along Sluice Lane, in keeping with the existing character; small loss of hedgerows if developed; No objection in principle subject to satisfactory details of layout access, parking and servicing. Footway works across the site frontage will be required.
401										Overall objection; the site makes a logical extension to the existing built form to the north of the village, either in a linear form along the western boundary or as a cul-de-sac (as to the south); southwest corner of the site is within an identified area of archaeological interest; no objection in principle subject to satisfactory details of layout access, parking and servicing. Footway works across the site frontage will be required; the area to the south is within the village CA, therefore of greater sensitivity.
405										Overall objection; northern edge of the site lies immediately adjacent to the A631; the CA character area appraisal highlights concern at loss of openness along this stretch and would introduce residential character to an area predominantly of agricultural character. More extensive development would excessively protrude in to the countryside; land north of the site is within an identified area of archaeological interest.
406										Majority support; northern edge of the site lies immediately adjacent to the A631; the site is too large to be considered an infill plot, while development would result in loss of views in to and out of the CA, immediately adjacent to the site; land north and northeast of the site is within an identified area of archaeological interest; access – no objection in principle subject to satisfactory details of layout access, parking and servicing; footway works across the site frontage will be required; site lies within the Gainsborough Road character area of the CA.
407										Balanced opinion; site lies immediately adjacent to the A631; the site lies within the village CA

EVERTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										and fields such as this are regarded as contributing positively to the overall character of the Gainsborough Road character area – strong concerns raised over the impact of developing the site; Grade II Listed Buildings to the east (Hall Farm House) of the site, plus locally listed buildings; access constraints – resolved.
408										Overall community support; site lies adjacent to the sewerage pumping station, although there is no indication that this emits significant odour given the proximity of other existing dwellings; relates well and would be in keeping with the existing built form, although any development to the east of Croft Way should be limited up to the point of the fence defining the neighbouring field margin so as to avoid further extension into the countryside; will result in loss of a small roadside verge; no objection is principle subject to satisfactory details of layout access, parking and servicing. Footway works across the site frontage will be required.
409										Balanced opinion; site lies opposite to the sewerage pumping station; Roe Lane forms a logical north-eastern boundary to the village and developing this site would be likely to complement the existing built form to the west; no objection is principle subject to satisfactory details of layout access, parking and servicing. Footway works across the site frontage will be required.
453										Overall support; the current open space is identified as making a positive contribution to the character of the CA. complete loss of the site would harm this character, especially if developed in addition to site 296; access arrangements have been agreed as part of a previous application, although NCC have raised concerns regarding how satisfactory visibility could be achieved from Chapel Lane.
477										Balanced opinion; site is set back from the A631 and lies within the Gainsborough Road character area of the CA; a development replacing the existing modern farm buildings may, however, enhance the character area, instead of building in the open space/gap sites which would introduce residential character to an area predominantly of agricultural character; Grade II Listed Farmhouse to the north of the site; access – the frontage will require setting back in order to achieve appropriate visibility splay at any proposed accesses and to allow the footway to be widened to a minimum of 2.0m.
484										Overall objection; northern edge of the site lies immediately adjacent to the A631 and is within the village CA; development of the entire site would involve a significant extension of the existing built form away from the core of the village and loss of the open character of this area; visibility at the existing access is restricted by the adjacent hedgerows. This will therefore require removing to create appropriate visibility splays at any new junction/access and to allow the provision of a footway across the site frontage and to tie into with existing arrangements.

General Comments:

- The village lies within a 'conserve and reinforce' landscape Policy Zone – Idle Lowlands IL04
- Grade 3 agricultural land surrounding the village
- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- The Conservation Area Appraisal Gainsborough Road Character Area analysis indicates that loss of 'gap sites' would be of detriment to the character of the area
- The greatest concentration of service provision in the village lies to the north of the A631

GAMSTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
410										Opportunity site; strong community support for redevelopment; within a ‘conserve’ landscape Policy Zone; given that a large portion of this site is brownfield land, redevelopment of these areas may be considered favourably; lies within the village CA and with the grade II listed Lodge being the principal building on site requiring appropriate development to complement; extensive tree coverage along the frontage; development should seek to retain mature trees on site and existing open space; the site is an area of archaeological interest; standard access constraints – relating to access, parking provision and layout; development area to the west reduced due to flood risk, while EA require that brownfield runoff rates are maintained. Majority of site is occupied by a Large Grade II complex of buildings that was a former school, sensitive reuse of building is a conservation priority for this site.
412										Overall support for development; Grade 2 ALC; site lies within the village CA and is identified as Ridge & Furrow; linear development along the roadside may complement the existing built form, although development further back on the site would be incongruent with the existing character; the site is in an area of archaeological interest; access constraints – to be addressed regarding visibility and access off a 40mph road.
413										No overall majority in favour/against development; grade 2 ALC; site lies within the village CA and is identified as Ridge & Furrow; linear development along the roadside may complement the existing built form, although development further back on the site would be incongruent with the existing character; the site is in an area of archaeological interest; access constraints – to be addressed regarding visibility and access off a 40mph road.
534										No community opinion expressed; site currently occupied by agricultural buildings and surrounded by mature trees. Low density development would complement the built form; development should retain the trees (subject to TPOs) on site; grade I listed Church to the east of the site and sites within the CA, Development of this site would undermine the character of this area and the setting of the nearby listed building to the east; access arrangements are very constrained. Further development is only likely to be acceptable should it replace existing less traffic intensive uses or significant improvements be proposed to the access arrangements. Looking at a maximum of 5 dwellings.
577										Development of the site has community support; while this site appears to be a logical infill plot it lies within the village CA, therefore the impact of development would undermine the character of this area; site forms part of the setting of the grade II listed Gamston Manor; area of archaeological interest; development will however result in loss of a green open space within the centre of the village.

General Comments:

- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- Once developed, greenfield sites must maintain greenfield runoff rates
- The village lies within a 'conserve' landscape Policy Zone – Sherwood SH55
- All potential sites are within the Gamston Conservation Area and it is considered that their development would negatively impact the special interest of the area and individual heritage assets.

MATTERSEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
295										Overall support; within a 'conserve and reinforce' landscape Policy Zone; even linear development would be an incongruent extension of the relatively compact form of the main part of the village; development would result in loss of roadside verges and hedgerows that provide a significant gap/screening to the cemetery to the northwest; no existing footway on this side of Thorpe Road. A footway would be required across the site frontage linking to the existing to the south-east.
423										Majority objection; it would not be appropriate to locate development so close to the river channel and an area of known flood risk, despite areas within FZ2 being excluded from the developable area; within a 'reinforce' landscape Policy Zone; even just developing the south of the site along the roadside would extend the built form significantly and in a manner that is out of character with the relatively compact form of the main part of the village; developable area limited by flood risk to the north of the site.
424										No public opinion; within a 'conserve and reinforce' landscape Policy Zone; site lies adjacent to the village CA; only one dwelling would be appropriate, in keeping with the existing form; land to the east of the site is identified as an area of archaeological interest; unresolved – grade II Listed Buildings to the northeast (Church hall and cottages) and to the southeast (Mattersey House) of the site. Concerns over developing this site due to the close proximity to the Listed Buildings; visibility is potentially an issue and careful consideration must be given to the proposed access position; bound by FZ3 to the north. EA suggest that development near FZ3 should be avoided.
428										Strong support; within a 'reinforce' landscape Policy Zone; the site relates well to the existing built form of Mattersey – particularly the more modern housing. There is a preference for development of the northern part of the site which would be in keeping with the existing character; access to the site likely to be from Retford Road, which is currently outside the existing 30mph limit; a footway will be required across the site frontage linking to the existing path to the north.
479										No public opinion; within a 'conserve and reinforce' landscape Policy Zone; the site is completely divorced from the existing built form, protruding significantly into the countryside; access – footway will be required across the site frontage to connect to existing facilities in Mattersey. It is noted that the site does not connect to the conurbation.
557										Objection to development; within a 'conserve and reinforce' landscape Policy Zone.; the site is largely separate from the main built-up area of Mattersey, with only loose ribbon development running along Abbey Road. Development would impact negatively upon both the character of

MATTERSEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										the CA and the wider village, protruding significantly into the countryside; development would result in loss of hedgerows and cultivated land, although its position next to the recreation ground creates a significant enhancement opportunity; Abbey Road is not of a sufficient standard to accommodate significant development. It would only be possible for one dwelling unless the road improvements were made.
588										Overall support; within a 'conserve and reinforce' landscape Policy Zone; lies within the village CA and developing to the rear of existing properties to the west of Main St would be incongruent with the existing linear form. Concern that developing this site would harm the character of the CA, although careful conversion of existing buildings would be welcomed; careful consideration must be given to the proposed access position.

General Comments:

- All land around Mattersey is Grade 3 agricultural land
- Once developed, greenfield sites must maintain greenfield runoff rates
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- The village form is largely focused around four roads (Main St, Job Lane, Abbey Road and Retford Road). Linear extension away from this is not desirable

MISSION SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
383										Balanced public opinion; grade 3 ALC; set to the rear of a farmyard, the site is clearly divorced from the existing built form; low-medium chance of archaeological remains; PROW runs along the eastern boundary; unresolved access constraints – narrow track needing improvements and a pedestrian footway.
480										Mixed use, brownfield site; strong support for redevelopment; while it is not clear as to the compatibility of existing industrial uses with neighbouring residential use, the layout of the site will be key to determining future compatibility; while mixed use development will result in loss of some existing employment land, the site is not; within SPZ3 (catchment area); within a 'conserve and restore' Policy Zone, encouraging restoration of features in poor condition and removing/mitigating detracting features – the existing uses on site may be regarded as such; while the site is somewhat detached from the village core, sensitively designed redevelopment of a large BF site nonetheless will complement and indeed enhance the aesthetic value of the built character; the site is more extensive than just the current developed area which with no existing Green Infrastructure value represents a significant enhancement opportunity; footways will be required around the development frontage. Should the proposal exceed 70 dwellings the traffic impact of the development must be assessed by way of Transport Assessment; a small parcel of land on the north eastern boundary is an area of known contamination.
504										Balanced public opinion; grade 3 ALC; while linear development along the roadside (east of the site), filling in the gaps between existing properties, would largely complement the existing built form, development of the entire site would be incongruent with the character of the main built-up area between Gibdyke and West Street; there is a preference for the southern part of the site; development would result in loss of hedgerows along the roadside; access issues resolved.
505										Overall support for development; grade 3 ALC; only a limited number of houses in linear form, along the roadside to the west of the site would be appropriate. Beyond this would represent a significant extension into the countryside and almost double the size of the village; development would result in loss of hedgerows along the roadside; grade II listed building to the southwest of the site; land to the southwest of the site is identified as an area of archaeological interest; Top Road would have to be improved (including widening).
506										Overall objection to development; grade 3 ALC; site is completely isolated from the rest of the built-up area; development would result in loss of roadside verges and hedgerows; grade II Listed building to the east of the site (Vicarage); Top Road would have to be improved (including widening); site would have to be shown to not be within FZ2, as there are conflicting flood maps for this site.

General Comments:

- Given the high sensitivity of the landscape, any developments must incorporate suitable screening/other mitigation measures
- Access to all sites will be subject to provision of satisfactory details of layout, access, parking, turning facilities and servicing. Visibility issues must be addressed as per NCC standard, providing residential travel plan, planning contributions, off-site improvements and traffic assessment where necessary
- Once developed, greenfield sites must maintain greenfield runoff rates
- The village lies within a 'conserve and restore' landscape Policy Zone – Idle Lowlands IL02
- The built form of Misson is largely focused around four roads (West Street, Gibdyke, Top Road and High Street). Linear extension away from this is not desirable

NETHER LANGWITH SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
251										Balanced public opinion; currently in use as a community farm; site forms a logical extension to the existing built form; development would result only in loss of hedgerows and cultivated land; access constraints – subject to details of potential development size; being located so close to the District boundary requires consultation with neighbouring county.
252										No public opinion; backland development at the rear of existing properties, of an incongruent scale and out of character with the existing linear form; development will incur loss of an area of scrubby grassland; site lies within the village CA and to the rear of a local interest building; resolved – low levels of contaminants that will need remediated; the existing building to the front of the site would need to be demolished to allow access.
256										Overall objection to the site; site forms a logical extension to the existing built form; development would result only in loss of hedgerows and cultivated land; a Grade II Listed Building lies to the south of the site; the southern end of the site is within the village CA; It is unlikely that an adequate access could be achieved from Queen's Walk due to lack of available width and restricted visibility. There may be potential for access from Cockshutt Lane. However, it would need to be demonstrated that an access point can be positioned with sufficient forward visibility from the bend.
257										Balanced public opinion; currently garden land; the site is isolated from the existing built form; development would result in loss of numerous mature trees, whose canopy contributes to the character of the area; currently there is no access on to an adopted highway, although there is potential access through existing residential access (in Bolsover District).
540										Objection to the site; currently garden land; more than one or two dwellings on this site would be an over-intensification of the site and be out of character with the existing form of the area; there are numerous mature trees with TPOs on site that must be retained; adjacent to a grade II listed building; Welfitt Grove is a narrow private road without footways limited passing opportunities, and poor visibility at the junction. The highway authority may consider an additional dwelling on this plot subject to the provision of a formal turning facility available to all users.

General Comments:

- Agricultural land surrounding the village is Grade 3.
- The village lies within a 'conserve and reinforce' landscape Policy Zone – Magnesian Limestone Ridge ML14



Site Allocations Selection Process

- Once developed, greenfield sites must maintain greenfield runoff rates.
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.

NORTH LEVERTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
162										No public opinion; development other than a continuation of the ribbon development along the roadside would detract from the character of this part of the village; development will incur loss of roadside hedgerows and mature trees; footpath along roadside requires widening.
164										Strong community support; site lies adjacent to the railway line and level crossing; the site is divorced from the existing built form; development would result in loss of significant mature hedgerows and trees that are a prominent feature of the southern entrance in to the village; footway close to the level crossing need widening to 2.0m.
165										Strong community support; site lies adjacent to the railway line; the site relates well and would form a logical extension that would consolidate the modern estate (around Southfields Rise) to the north; development would result in loss of hedgerow habitats; a Small area north of the site is identified as an area of archaeological interest; Grade II Listed Building to the south of the site; footway close to the level crossing need widening to 2.0m.
200										No public opinion; currently accommodates the village garage; development would result in loss of a source of local employment /service provision; redevelopment of a brownfield site has no impact on agricultural land; development here would complement the existing built character; while there is no greenery currently on site, its size may limit potential for green infrastructure enhancement; the whole site has been identified as an area of archaeological interest; a footway will be required across the site Frontage; contamination – existing underground fuel storage tanks would be decommissioned and removed.
262										No public opinion; while development of this site would relate well to the recent development adjacent (west), the neighbouring site is not necessarily characteristic of the wider area, with Main Street retaining many open areas with views out across the surrounding countryside.; the whole area is identified as an area of archaeological interest; grade II Listed Building to the west of the site.
501										No public opinion; site is located next to the village Primary School; existing development along the eastern side of Sturton Road is characterised by a loose linear pattern, with open fields to the rear. This is effectively a backland development site; given that there is relatively low tree coverage in North Leverton loss of any of the mature tree canopy on and around this site would have a negative impact on the green infrastructure of the village; close proximity to grade I listed church; careful consideration must be given to the location of the proposed access. Junction spacing could be an issue. The provision of a footway along Sturton Road is likely to be required if an access is to be located beyond the existing surgery access.
551										No public opinion; partial development of the northern part of the site would suitable for

NORTH LEVERTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										development, and as such further development would be incongruent with the existing built form, with the dimensions of the site limiting options for potential site layout; development may result in loss of mature trees on site; grade II Listed Building to the east of the site; visibility for emerging from the access is restricted due to the location of the adjacent property and its proximity to the bend. Therefore additional development is not considered appropriate. However, there may be some scope to replace existing uses on the site subject to it being demonstrated that this would be a lesser traffic generator.
586										Support for development; the northern part of the site is already developed along the roadside. Development to the south would detract from the existing built (residential) character; grade II Listed Buildings to the east and north of the site; no objection in principle subject to access arrangements being designed to highway adoption standard. This will need to include a 2.0m wide footway across the site frontage and the likely loss of hedgerow to ensure appropriate visibility is achievable at the junction. It may also be necessary to close existing site access arrangements.

General Comments:

- All agricultural land surrounding the village is Grade 3.
- The village lies within a 'conserve' landscape Policy Zone – Mid-Nottinghamshire Farmlands MN05
- Once developed, greenfield sites must maintain greenfield runoff rates.
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- East of the crossroads in the village, along the south side of Main Street, the character broadly comprises farmsteads, perpendicular to/gable end facing the road. These developments do not give a continuous built-up frontage.

NORTH AND SOUTH WHEATLEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
236										Strong community support; it would only be appropriate to develop the southern part of the site, following the existing linear form to the west, along Top Pasture Lane which would complement the overall character; site development would result in loss of hedgerows; Western half of the site is identified as an area of archaeological interest.
237										A clear majority support development; development of the entire site would result in a significant extension of the village that would be incongruent with the existing built form, although a continuation of linear development of the southern part of the site following the existing form to the west (along with site 236), along Top Pasture Lane would complement the character of the area; Top Pasture Lane is adopted in part so the rest would need bringing up to an adoptable standard.
238										Balanced public opinion; while the southern half of the site relates better to the built form surrounding it, the northern half is divorced from the built form and the boundary hedgerow/trees to the west marks a definitive end to the ribbon development pattern. However, it is felt that the lack of continuity would mean that development of the site would detract from the character of the area, even if the site to the north were also developed; Pasture Lane is adopted in part so the rest would need bringing up to an adoptable standard. However, the lane is not owned by the applicant or the county council and therefore approval would be required from the owner.
239										Balanced public opinion; developing the entire site would be a significant extension of the village, protruding away from the main concentration of the built form – it may therefore only be appropriate to develop the northern section of the site, fronting Low St/Retford Road; high density development would impact negatively upon the character of the CA; whole site is identified as an area of archaeological interest; in close proximity to local listed buildings; strong conservation concerns over the loss of landscape setting of the CA, including the trees on the site.
464										Overall objection; the northern edge of the site is adjacent to the A620, although well screened; while development of the site would be a departure from the existing linear form along the roadside (south and west). This intensification of development may be regarded as harmful to the existing character of this part of the village; development may result in loss of trees and hedgerows. These should be maintained where possible; South western corner of the site is identified as an area of archaeological interest; unlikely that access to the A620 will be acceptable. The other potential accesses from Eastfield or Top Pasture Lane would require significantly upgrading to create a road to highway adoption standard into the site. This is likely

NORTH AND SOUTH WHEATLEY SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										to require land outside the proposed site area which would need to include 2.0m footways connecting with existing infrastructure and adequate visibility splays; a Sewer runs through the site and the site has access to all utilities.

General Comments:

- All agricultural land surrounding the village is Grade 3
- The village lies within a 'conserve' landscape Policy Zone – Mid-Nottinghamshire Farmlands MN03/MN05
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- Once developed, greenfield sites must maintain greenfield runoff rates
- The majority of comments on site 236 indicated that it should be expanded to include the field to the west
- The general character of the built form in the village is of residential development along the roadside, with strong permeability throughout

RAMPTON SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
228										Strong community support; this site represents a logical continuation of the existing residential development along Treswell Road and would complement the built form, although the eastern part of the site is less desirable; development is likely to result in loss of some roadside verges and hedgerows; access – requires provision of footways along site frontage to link into existing network; consideration must be given to potential flood risk from the local drain;
230										Majority objection to development; the field margin to the north, comprising mature trees in a grown-out hedgerow forms a clear boundary to the built form of the village. Development to the south of this boundary would detract from the existing built character and increase the prominence of the village across the wider landscape; part of this site has recently been developed as a play area;
231										Community support; the site is somewhat divorced from the rest of the built form due to a sizeable gap between it and the nearest dwellings to the north. Development here, even in a linear form along the road frontage would detract from the built character; development would incur loss of roadside trees and hedgerows.
483										Community support; no impact on agricultural land; buildings on site are considered to be non-designated heritage assets; the area has been identified as part of the historic core of the village and any development on this site would have to respect the historic layout; access – Torksey Street is not of sufficient standard to accommodate additional traffic. However, there would be no objection to a development that replaces the farm use provided there would not be an increase in vehicular traffic.

General Comments:

- Once developed, greenfield sites must maintain greenfield runoff rates.
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- All agricultural land surrounding the village is Grade 3.
- The village lies within a 'conserve and reinforce' landscape Policy Zone – Trent Washlands TW21

STURTON-LE-STEEPLE SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
454										No public opinion on development of the site; only development along the southern and eastern roadside boundaries would be appropriate/in keeping with the existing character; southern part of the site is identified as an area of archaeological interest; Grade II Listed Building to the south (ref: 5/126) of the site.
455										No public opinion on development of the site; with such a significant distance between properties to the south and the west, whilst being located on a prominent corner, development would erode the open character of the northern end of the village; majority of the site is identified as an area of archaeological interest; Grade II Listed Building to the northeast.
456										Opinion in favour of developing the site; Development of the front of this site would complement the linear built form along Cross Street; land to the south of the site is identified as an area of archaeological interest; Grade II Listed Building to the southeast;
457										No public opinion on development of the site; infill development along the southern boundary, fronting Freeman's Lane would complement the existing built character, although further growth to the north would create a significant protrusion into the countryside; Grade II Listed Building to the southeast.
458										No public opinion on development of the site; development fronting Freeman's Lane would detract from the overall built character as there is no other residential development on the south side of the Lane. The land between Freeman's Lane and Springs Lane is of an open agricultural character; south eastern part of the site is identified as an area of archaeological interest; Grade II Listed Building to the south; improvements to Freemans Lane will be required.
459										No public opinion on development of the site; site is largely detached from other residential areas within the village; land to the northeast site is identified as an area of archaeological interest; Grade II Listed Building to the north; Springs Lane is adopted in part but single width, improvements would be required along the frontage to achieve the visibility for a development the size of the entire site;
460										Opinion in favour of developing the site; limited development along the roadside frontage would complement the existing built form; point of access to be carefully considered.
461										Majority support; limited development along the roadside frontage would complement the existing built form; a traffic assessment will be required to determine if the visibility sprays in line with DMRB can be achieved
462										Majority support; the southern section of the site forms part of a stretch of Cross Road with no development on either side. Development of the front this site would complement the linear built form along Cross Street; Grade II Listed Building to the northeast corner (ref: 5/124) of the

STURTON-LE-STEEPLE SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										site. Public right of Way runs diagonally across the site.

General Comments:

- All agricultural land surrounding the village is Grade 3.
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements.
- It will have to be demonstrated that sites will maintain the current greenfield runoff rates and can attenuate surface water on site utilising SUDS.
- The village lies within a 'conserve' landscape Policy Zone – Mid-Nottinghamshire Farmlands MN05
- The built character of the village is solely comprised of traditional linear developments along the along the roadside. Given the relatively modest growth target for the village there is a presumption in favour of maintaining this built form.

WALKERINGHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
280										Overall support for the site; although backland development, this site gives opportunity for a logical continuation of the cul-de-sac development to the east, along North Moor Drive. Development of a similar form would complement the existing built form; development would result in loss of the mature trees on the site. While the removal of Poplars would be acceptable, loss of more native species would have a negative impact through loss of a canopy that makes a positive contribution to the character of the locality where there is very limited tree coverage.
286										Overall support for the site; this site does not relate well to the existing built form, with the church and Old Vicarage delineating the southern boundary of the village. Development beyond here, even at low densities, would significantly alter the built character of this part of the village; development would result in loss of mature trees and hedgerows. TPOs to north/west of the site. This grouping of trees is especially prominent, given the low tree coverage across the wider area; the northern third of the site has been identified as an area of archaeological interest; in close proximity to listed buildings (notably the church, vicarage and manor house).
293										Overall support for the site; this site isolated from other built-up areas within the village, with few other built structures nearby. The site is bound by fields to the south and west and roads to the north and east and would create an incongruent extension to the village; land to the south of the site is identified as an area of archaeological interest.
294										Overall support for the site; relates well to the existing built form, with existing development surrounding on most sides, with clusters of less traditional housing to both the north and south; drains are located along the southern and eastern boundaries;
349										No public opinion on the site; a logical continuation of the existing linear form to the north; the site is currently overgrown with mature trees and grown-out hedgerows – unknown biodiversity value. Development of the site will result in loss of this.
353										No public opinion on the site; within a 'conserve' landscape Policy Zone; site is divorced from the built form; TPOs to the north; site is in close proximity to listed buildings (notably the church, vicarage and manor house); there does not appear to be the possibility of a footway connection to the village; the site is reliant on 286 also coming forward.
366										Overall objection to this site; Birdcroft Lane and the row of mature trees along it, to the north of the site, form a strong southern boundary to the village on the eastern side of Beckingham Road. Development beyond here, even at low densities, would significantly alter the built character of this part of the village; local listed building (heritage asset) has been identified to the north of the site; land to the north of the site has been identified as an area of archaeological interest; Grade II Listed Building (ref: 6/101) to the northeast of the site.

WALKERINGHAM SITES										
Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Unresolved constraints	Commentary
										Conservation advise careful consideration of design, layout and massing of the development and its impact on the listed buildings (notably the church, vicarage and manor house); main sewer runs through the site and drain runs along the southern boundary of the site; resolved access constraint – kerb has been lowered to allow access to the site; possible improvements required to the existing footway to the north of the site.
368										Support for the site; while linear development along the portion of the site fronting the road may be appropriate infill between existing development to the north and south, it may just exacerbate this existing, undesirable characteristic of the village.
437										Balanced opinion on development of this site; generally relates well to the existing built form along North Moor Road, although developing the site in its entirety (especially the northern third) may protrude significantly into the countryside. A small linear development may be appropriate.
438										Overall community support; the village Primary School lies to the southwest of the site; the western third of the site relates well to existing development along High St, while development in a linear form along the roadside to the east would be a logical continuation of this character
442										Majority objection to the site; developing this site would detract from the predominantly linear character of existing development on the eastern side of the village, yet fail to consolidate the built form; land to the southwest of the site is identified as an area of archaeological interest.
445										Community objection; the existing built form is predominantly to the north of Station Road; development, even in a linear form, on the south side will detract the open character of this area; development would result in loss of hedgerows along the roadside; land to the west of the site is identified as an area of archaeological interest; developable area constrained by an area of FZ2 to the south.
468										Strong support; limited development of this site in the eastern half may be appropriate and may complement the existing built form, although more extensive building across the whole site may compromise the open character of the area to the west.
547										Community support for this site; relates well to the existing bungalows on Birdcroft Lane; the site is currently garden land and would result in loss of a traditional orchard and numerous mature trees; Birdcroft Lane is unlikely to be of an adequate standard to serve this site.

General Comments:

- All agricultural land surrounding the village is Grade 3
- Sites subject to provision of satisfactory layout, access, parking, turning facilities and servicing
- Sites require visibility to be provided as standard, on site highway layout to standard, planning contributions and off-site improvements
- Resolvable access constraints – given the rural nature of the lanes around Walkeringham it is noted that many of the available sites would need to provide a footway across the site frontage
- Once developed, greenfield sites must maintain greenfield runoff rates
- The village predominantly follows a linear form along the road, with the exception of two higher density concentrations between North Moor Road and South Moor Road and also around the historic core, to the north of the church. Because development is widely spread across the village it is desirable to consolidate the built form, rather than extend it further

Appendix 3: Development Scenarios

The following Development Scenarios identify various combinations of sites within the main settlements of Worksop Retford and Harworth Bircotes. These combinations of sites helped to identify the best group of site that as a whole can deliver the housing and employment growth target for each settlement. these scenarios also provided a set of alternative growth strategies for the main settlements that could be appraised through the Sustainability Appraisal alongside the individual sites.

Please note the scenarios should not be read in isolation but should be viewed as part of the wider site selection process set out in this document.

Workshop Development Scenarios

Requirement for Workshop		Capacity of all sites			Scenario 1 (Most favourable sites from screening)			Scenario 2 (All favourable sites from screening)			Scenario 3a (All Favourable sites from screening without least popular sites)			Scenario 3b (Employment target led Option A)			Scenario 3c (Employment target led Option B)			Scenario 4 (Preferred scenario)		
Housing	Capacity	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land
Overall requirement	1993	8	65					8	65		8	65		8	65		8	65				
Past completions	160	9	250					9	250		9	250		9	250		9	250		9	250	
Projected completions	17	11	8																			
Deliverable sites	508	14	22																			
Under construction	54	15	3																			
Sub total	1254	23	3					23	3		23	3										
Plus 20% choice	251	26	41					26	41		26	41										
Total	1505	28/W6	381	5	28/W6	381	5	28/W6	381	5	28/W6	381	5	28/W6	381	5				28/W6	330	6.5
		30	141					30	141		30	70		30	70		30	70		30	88	
		35	700					35	700					35	700		35	700		35	670	
		38	107																			
		39/W10	270	5.5				39/W10	270	5.5							39/W10	270	5.5			
		45	61					45	61		45	61										
		60	14					60	14		60	14										
		75	10					75	10		75	10										
		90	133					90	133		90	66		90	66		90	66		90	87	
		151	34		151	34		151	34		151	34										
		153	51																			
		195/343/W8	180	15	195/W8	180	15	195/W8	180	14.7	195/W8	180	15	195/W8	180	15	195/W8	180	15	195/W8	175	15
		218	37					218	37		218	37										
		371	38					371	38		371	38										
		561	56		561	56		561	56		561	28		561	28		561	28				
		566	2		566	2		566	2													
		567	8					567	8													
		568	2		568	2		568	2													
		569	3		569	3		569	3													
		570	2		570	2		570	2													
		587	14																			
		W1		25				W1		25	W1		25	W1		25	W1		25	W1		25
		W13		1.9				W13		1.9	W13		1.9	W13		1.9	W13		1.9			
		Total	2636	52	Total	660	20	Total	2431	52.1	Total	1278	47	Total	1740	47	Total	1629	47	Total	1600	47

Site with red numbers show a reduced target compared to the potentially achievable capacity

Retford Development Scenarios

Requirement for Retford		Capacity of all sites			Scenario 1 (Most favourable sites from screening)			Scenario 2 (All favourable sites from screening)			Scenario 3 (All favourable and neutral sites from screening)			Scenario 4a (All Favourable and neutral sites from screening without least popular sites)			Scenario 4b (Growth focused on Northeast)			Scenario 4c (Growth focused on Southwest)			Scenario 5 (Preferred Option)		
Housing	Capacity	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land
Overall requirement	1574	1	233								1	233													
Past completions	355	3	267																						
Projected completions	106	6	26								6	26		6	26										
Deliverable sites	770	7	290								7	290					7	290							
Under construction	44	10	63								10	63		10	63										
Sub total	299	24	10																						
Plus 20% choice	60	27	75																						
Total	359	37	222								37	222					37	222							
		40	143								40	143			0					40	143		40	116	
		41	223								41	223													
		44	15																						
Overall requirement	19.00	46&309	179								46&309	179					46&309	179							
Past completions	0.83	51/R7	175	15.7				51/R7	175	15.7	51/R7	175	15.7	51/R7	175	15.7	51/R7	175	15.7	51/R7	175	15.7	51/R7	175	15.7
Deliverable sites	0.75	52	236								52	236								52	236		52	68	
Under construction	0.82	58	8		58	8		58	8		58	8		58	8										
		69	77																						
		70	20																						
		71	10					71	10		71	10		71	10										
		259/R2	642	3																					
		336	12		336	12		336	12		336	12		336	12										
		342	0																						
		364	290								364	290													
		370	96								370	96													
		488	58																						
		489	49																						
		511	158								511	158													
		512	77								512	77													
		533	16								533	16					533	16							
		Total	3670	18.7	Total	20	0	Total	205	15.7	Total	2457	15.7	Total	294	15.7	Total	882	15.7	Total	554	15.7	Total	359	15.7

Site with red numbers show a reduced target compared to the potentially achievable capacity

Harworth Bircotes Development Scenarios

Requirement for Harworth		Capacity of all sites			Scenario 1 (Most favourable sites from screening)			Scenario 2 (All favourable sites from screening)			Scenario 3 (All favourable and neutral sites from screening)			Scenario 4 (Preferred Scenario based on trajectory considerations)		
Housing	Capacity	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land	Site ref	Housing	Emp land
Overall requirement	1560	180	45					181	8		181	8				
Past completions	4	181	8		181	8		182	551		182	550		182	550	
Projected completions	0	182	551													
Deliverable sites	270	184	0													
Under construction	3	185	23					185	23		185	23				
Sub total	1283	186 & 211	11		186 & 211	13		186 & 211	13		186 & 211	13		186 & 211	13	
Plus 20% choice	257	187 east	500													
Total	1540	187 west	328								187 west	328		187 west (Contingency)	150	
		188	0													
		190	232					190	232		190	232		190	232	
		191	293													
		192	168											192	104	
		193	26													
		194	192					194	192		194	192		194	245	
		204 & 232	28								204 & 232	28				
		205	75													
		206	12								206	12				
		207	13								207	13				
		358	21													
		359	20													
		H4		69				H4		69	H4		69	H4		69
		H6		21				H6		21	H6		21	H6		21
		Sub-Total	2546	90	Sub-Total	21	0	Sub-Total	1019	90	Sub-Total	1399	90	Sub-Total	1294	90
														Minus Contingency site	1144	
		Colliery Phase 2	855		Colliery Phase 2	855		Colliery Phase 2	855		Colliery Phase 2	855		Colliery Phase 2	443	
		Total	3401	90	Total	876	0	Total	1874	90	Total	2254	90	Total	1587	90

Annual housing targets	
Housing	Capacity
Overall requirement	1587
Number of plan period	14
Annual requirement	113

SEE TABLE OF TRAJECTORY CONSIDERATIONS FOR HARWORTH BIRCOTES

Site 184 is now a Local Wildlife Site and should not be developed - The sites potential capacity is reduced to 0.

Site 188 - Majority of the site has been granted planning permission for food retail. Is no longer available for housing development. Sites potential capacity set to 0.

Harworth Colliery Phase 2 already has planning permission and is not a potential site allocation. However delivery of housing on the site will take place during the time frame of the development plan and must be factored into the housing delivery scenarios and trajectory considerations where possible.

Sites with red numbers show an altered target compared to the potentially achievable capacity

Housing Trajectory Considerations for Harwoth Bircotes

		Assessment of Housing Deliverability Over 5 Year Tranches									
Scenario 3 (All favourable and neutral sites from screening)		0-5 years		6-10 years		11-14 years		15 years or more (after plan period)			Total for Plan period (0-14 years)
Site ref	Housing	Site ref	Housing	Site ref	Housing	Site ref	Housing	Site ref	Housing	Note	Housing
181	8										
182	550	182	120	182	200	182	230	182	0	Site Complete	550
185	23										
186 & 211	13	186 & 211	13					186 & 211	0	Site Complete	13
187 west	328										
190	232			190	125	190	107	190	0	Site Complete	232
		192	104					192	0	Site Complete	104
194	192	194	150	194	95			194	0	Site Complete	245
204 & 232	28										
206	12										
207	13										
Sub Total	1399	Sub Total	387	Sub Total	420	Sub Total	337	Sub Total	0		1144
Colliery Phase 2	855			Colliery	175	Colliery	268	Colliery	412	Site development continues	443
Total	2254	Total	387	Total	595	Total	605	Total	412		1587

Sites with red numbers show an altered target compared to the potentially achievable capacity

Appendix 4: The Sustainability Appraisal Framework

Objective	Decision making criteria	Indicators
1. To ensure that the housing stock meets the housing needs of Bassetlaw	<ul style="list-style-type: none"> Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit homes? 	<ul style="list-style-type: none"> Affordable housing (no. of units) House prices; housing affordability Homelessness Housing completions (type and size) Housing tenure LA stock declared non decent Sheltered accommodation
2. To improve health and reduce health inequalities	<ul style="list-style-type: none"> Will it reduce health inequalities? Will it facilitate or improve access to health services? Will it increase the opportunities for physical activity and accessibility of recreational services and facilities? 	<ul style="list-style-type: none"> Life expectancy at birth New/enhanced health facilities
3. To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage	<ul style="list-style-type: none"> Will it provide new open space? Will it improve the quality of existing open space? Will it help people to increase their participation in cultural activities? 	<ul style="list-style-type: none"> Open spaces managed to green flag award standard New and enhanced open space (ha) Number of Museum/heritage attractions
4. To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> Will it provide safer communities? Will it reduce crime and the fear of crime? Will it contribute to a safe secure built environment? 	<ul style="list-style-type: none"> Crimes – by category and total
5. To promote social cohesion and support the development of community facilities across the District	<ul style="list-style-type: none"> Will it improve access to, and resident's satisfaction with community facilities and services? Will it encourage engagement in community activities? 	<ul style="list-style-type: none"> Community centres Gains/losses of community facilities Leisure centres Libraries/mobile library stops
6. To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District	<ul style="list-style-type: none"> Will it help protect and improve biodiversity and in particular avoid harm to protected species? Will it help protect and improve habitats? Will it increase, maintain and enhance sites designated for their nature conservation interest? Will it maintain and enhance woodland cover and management? Will it protect or contribute to the enhancement of the landscape character? Will it enhance the resilience of the natural environment to the impacts of climate change? 	<ul style="list-style-type: none"> Local/National nature reserves (ha/1000 population) Local wildlife sites (Biological SINCS) with management plans SSSIs (% in favourable condition) Woodland areas/new woodland (ha)
7. To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw	<ul style="list-style-type: none"> Will it protect and enhance existing cultural and heritage assets? Will it protect and enhance heritage assets and their setting? Will it protect or contribute to the enhancement of townscape and historic landscape character? 	<ul style="list-style-type: none"> Number of Listed Buildings (all grades)/number and percentage at risk (all grades) Number of Scheduled Monuments/number and percentage at risk Number of Registered Parks and Gardens/number and percentage at risk Number of conservation areas and percentage at risk Percentage of conservation areas with

Objective	Decision making criteria	Indicators
		up-to-date character appraisals
8. To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals	<ul style="list-style-type: none"> • Will it improve water quality? • Will it protect and conserve water resources (including groundwater)? • Will new development increase the risk of flooding? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality? 	<ul style="list-style-type: none"> • Greenfield land lost (ha) • Carbon dioxide emissions (tonnes per capita per annum) • Households in flood zones 2 & 3 • No. of employment developments and housing developed on PDL • Amount of potentially contaminating land uses (ha) situated within SPZs • Density of dwellings • Developments incorporating SUDS • Planning applications granted contrary to advice of EA • Biological/chemistry levels in rivers, canals and freshwater bodies • Production of primary and secondary/recycled aggregates
9. To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery and recycling? • Will it assist or facilitate compliance with the waste hierarchy (i.e. reduce first, then re-use, recover, recycle, landfill)? • Will it assist in maximising the use of recycled and secondary materials (including aggregates)? 	<ul style="list-style-type: none"> • Total amount of waste produced (tonnes) • Amount of residual household waste produced • Capacity of new waste management facilities as alternatives to landfill • % household waste composted, land filled, recycled, used to recover energy
10. To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? • Will it encourage new development to be of high quality which minimises impacts on the environment and maximises the potential for the UK to move towards a low carbon economy? 	<ul style="list-style-type: none"> • Energy consumed from renewable sources (MW) • Energy use (gas/electricity) by end user • Renewable energy capacity installed by type (MW)
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> • Will it utilise and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	<ul style="list-style-type: none"> • Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres • Development of transport infrastructure that assists car use reduction • New major non-residential development with travel plans • People using car and non-car modes of travel to work
12. To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	<ul style="list-style-type: none"> • Benefit claimants • VAT business registration rate, registrations, de-registrations • Businesses per 1000 population • Employment rate • Number of jobs • New floor space • Shops, vacant shops • Unemployment rate

Objective	Decision making criteria	Indicators
13. To develop a strong culture of learning, enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? 	<ul style="list-style-type: none"> • 15 year olds achieving 5 or more GCSEs at Grade A* - C • 19 year olds qualified to NVQ level 2 or equivalent • 21 year olds qualified to NVQ level 3 or equivalent • Working age population qualifications
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? 	<ul style="list-style-type: none"> • Completed business development floorspace • Land developed for employment • Employment land lost • Employment land allocated • Profile of employment by sector

Appendix 5: Identifying Preferred Sites and Discounting Sites Summary

Note: sites were assessed using the Screening Methodology, Development Scenarios, Sustainability Appraisal and considerations of necessary infrastructure requirements.

WORKSOP

WORKSOP SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
4 & W9	Withdrawn By landowner – no longer available for consideration for site allocation		
8	Screening Assessment and Scenario	<ul style="list-style-type: none"> Community Support 	<ul style="list-style-type: none"> Final Screening Scenario resulted in a choice between 3 smaller sites with only 2 needed to meet overall growth target. This site had a slight objection from public consultation showing it to be less favourable than sites 30 and 90.
9	Preferred Site	<ul style="list-style-type: none"> Overall Support for the site; Site related well to existing built form of neighbouring modern estate; Positioned well to make use of local transport infrastructure. 	
11	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development east of Stubbing Lane would not complement the existing form, representing an incongruent protrusion into the green corridor which follows the river and canal into Worksop.
14	Screening Assessment	<ul style="list-style-type: none"> Built Character Landscape Character Green Infrastructure 	<ul style="list-style-type: none"> Development would be out of character with the existing linear form of Sandy Lane; Developing the site would interrupt the green corridor (of high landscape value) into Worksop; Result in loss of trees and shrub land; adjacent to Sandhill Lake local wildlife site.
15	Screening Assessment	<ul style="list-style-type: none"> Economic Effect Built Character 	<ul style="list-style-type: none"> Development would result in loss of a small local employment site Would be out of character with the existing linear form of residential properties along Sandy Lane
23	Screening Scenario	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site's development if allocated.

WORKSOP SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
26	Screening Scenario	<ul style="list-style-type: none"> Retain separation between Worksop and Shireoaks 	<ul style="list-style-type: none"> Site located between Worksop and Shireoaks and in recognising concerns of local residents, it is considered important to maintain a separation between the two settlements. Development of this site would undermine this aim.
28 & W6	Preferred Site	<ul style="list-style-type: none"> Overall support for the site; Next to an area of good quality employment area; A gateway site that is well positioned to deliver economic development benefits; Complements existing built form of the estate on the south side of Gateford Road; The employment aspect of the scheme will bring greater diversity and opportunity to an existing employment focused area. 	
30	Preferred Site	<ul style="list-style-type: none"> Overall support for the site; May complement the built character; May facilitate enhancement of the neighbouring Local Nature Reserve; 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); Well positioned to make use of the local transport infrastructure 	
35	Preferred Site	<ul style="list-style-type: none"> Site is a logical extension to the existing built form, taking into account the existing road network and the existing estate's poor design/relationship with the surrounding countryside – a continuation would complement the existing form; Sensitive design could provide a Green Infrastructure enhancement opportunity, relating to existing nodes on the northern fringes – Owday Wood & Rough Piece local wildlife sites and the scale of the development could provide further open space and GI improvements; Woodland to the north provides a logical and definitive boundary to the town; Lies within walking distance of existing public transport routes (with potential for extension, given the size of the proposal); Off-site highway improvements will be required due to the scale and location of this site, without which existing known junction capacity problems could be exacerbated. The scale (and current capacity issues in the locality) of the development justifies the inclusion of an onsite primary school. 	
38	Screening Assessment	<ul style="list-style-type: none"> Economic Benefits 	<ul style="list-style-type: none"> Loss of a good quality employment site regarded as being 'good quality' in the employment land study; Note: planning committee issued a resolution to grant a residential development on this

WORKSOP SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
			site subject to a legal agreement (P.A. 69/11/00012). Has been included within the five-year supply.
39 & W10	Screening Scenario	<ul style="list-style-type: none"> Community Support Focus new Employment Development along A57 Corridor 	<ul style="list-style-type: none"> Strong public objection 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.
45	Screening Scenario	<ul style="list-style-type: none"> Retain separation between Worksop and Shireoaks 	<ul style="list-style-type: none"> Site located between Worksop and Shireoaks and in recognising concerns of local residents, it is considered important to maintain a separation between the two settlements. Development of this site would undermine this aim.
60	Screening Assessment	<ul style="list-style-type: none"> Economic Benefits 	<ul style="list-style-type: none"> Loss of employment land regarded as being 'good quality' in the employment land study.
75	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Housing development on this site would be incongruent with the larger buildings (predominantly retail/leisure) along Memorial Avenue and it was felt that this would not be a suitable allocation.
90	Preferred Site	<ul style="list-style-type: none"> Overall support for the site; Development of this site would complement the existing 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); Existing bus stops are located immediately adjacent to the site 	
151	Screening Scenario	<ul style="list-style-type: none"> Retain separation between Worksop and Shireoaks 	<ul style="list-style-type: none"> Site located between Worksop and Shireoaks and in recognising concerns of local residents, it is considered important to maintain a separation between the two settlements. Development of this site would undermine this aim.
153	Screening Assessment	<ul style="list-style-type: none"> Built Character Green Infrastructure Site Delivery Consultation responses 	<ul style="list-style-type: none"> The site is clearly divorced from the existing built form of Shireoaks; The majority of the site is a Local Wildlife Site; There are concerns about the deliverability of the site, due to contractual and claw back issues regarding the previous remediation on the site. Consultation comments suggest a community/recreational development may be more

WORKSOP SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
			appropriate here due to the environmental constraints on the site;
218	Screening Scenario	<ul style="list-style-type: none"> Retain separation between Worksop and Shireoaks 	<ul style="list-style-type: none"> Site located between Worksop and Shireoaks and in recognising concerns of local residents, it is considered important to maintain a separation between the two settlements. Development of this site would undermine this aim.
195, 343 & W8	Preferred Site	<ul style="list-style-type: none"> 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 of growth and 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; Site lies within close proximity to existing bus stops and Shireoaks railway station; The employment aspect of the scheme will bring greater diversity of jobs and is in close proximity to the Shireoaks Triangle employment area; The nature and the location of the site would mean that improvements/new access off the A57 roundabout would be required. 	
371	Screening Scenario	<ul style="list-style-type: none"> Retain separation between Worksop and Shireoaks 	<ul style="list-style-type: none"> Site located between Worksop and Shireoaks and in recognising concerns of local residents, it is considered important to maintain a separation between the two settlements. Development of this site would undermine this aim.
561	Screening Assessment	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site's development if allocated.
566	Screening Scenario	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site's development if allocated.
567	Screening Scenario	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but recently refused planning permission.
568	Screening Scenario	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site's

WORKSOP SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
			development if allocated.
569	Screening Scenario	<ul style="list-style-type: none">Site Delivery	<ul style="list-style-type: none">Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site’s development if allocated.
570	Screening Scenario	<ul style="list-style-type: none">Site Delivery	<ul style="list-style-type: none">Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown – question likelihood of site’s development if allocated.
587	Screening Assessment	<ul style="list-style-type: none">Built CharacterConsultation responses	<ul style="list-style-type: none">The site is clearly divorced from the existing built form of Shireoaks.Consultation comments suggest a community/recreational development may be more appropriate here.
W1	Preferred Site	<ul style="list-style-type: none">Majority support;Within a ‘conserve and create’ LCA – not as sensitive as other sites in the locality;Within Groundwater Source Protection Zone 3 (SPZ3) (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;Employment development will increase the range and diversity of jobs available in Worksop	
W12	<ul style="list-style-type: none">Withdrawn by landowner – no longer available for consideration for site allocation		
W13	Screening Assessment and SA	<ul style="list-style-type: none">Flood Risk	<ul style="list-style-type: none">Land is at risk of flooding from the River Ryton to the south (FZ2). Site not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12.

Worksop Sites Summary

The following key considerations formed the selection of the preferred sites:

- A very large area of land to the east of Worksop (Sites 4/W9 and W12), 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;
- Recognising the concerns of Shireoaks residents, who were concerned to retain the separation distance between Worksop and Shireoaks to ensure that growth does not result in the two settlements merging completely;
- The equal assessments achieved by sites 8, 30 and 90 in the screening process. The opposition to site 8 and the strong support for new development in Rhodesia led to the preference for sites 30 and 90.
- Small sites that are already within the existing development boundary of Worksop have been discounted mainly under the consideration that their delivery is uncertain (as they have not come forward before now for residential development), although some have been discounted for additional reasons as set out in the table above. These are sites: 15, 23, 60, 75, 561, 566, 567, 568, 569 and 570.

RETFORD

RETFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
1	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural land Class Built Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Development of this site alone would be inappropriate as it is separated from the existing built form; The majority of the site is within FZ1, but bound by FZ3 to the west;
3	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Within a 'conserve' Landscape Character Area; Lies within the London Road character area of the Retford South CA and development would result in loss of 'key views' out of the CA; Unresolved issue regarding access, visibility to the left is problematic due to the hump of the bridge;
6	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Majority public objection; Within a 'conserve' Landscape Character Area; Pockets of fluvial flooding across the site FZ2. Site not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12. EA comments suggest that a flood risk assessment would be required that looked at flood risk from all sources
7	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural land Class Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 3a agricultural land (best and most versatile); Within a 'conserve' Landscape Character Area; Middle of the site is within a flood zone (FZ2) which restricts the developable area of the site, and this part of the site is not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12 ; Concerns over existing problematic road junctions (improvements will be required).
10	Screening Assessment	<ul style="list-style-type: none"> Economic Effect Unresolved Constraints 	<ul style="list-style-type: none"> Development of an existing (albeit low quality) employment site; Site has been in employment uses for some time and therefore there may be contamination issues which would have to be addressed.

RETFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
24	Screening Assessment	<ul style="list-style-type: none"> Community Support Economic Effect Landscape Character Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Majority public objection; Although not 'good quality' employment land, development for housing would result in loss of an industrial site; Within a 'conserve' Landscape Character Area; The site is divorced from the existing built form, Unresolved constraint, majority of the site within FZ3b. Site not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12.
27	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Planning permission granted for development of the half of the site fronting London Road; Within a 'conserve' Landscape Character Area; Site is divorced from the built form Within the White Houses Character Area of the London Road CA. Development must be sensitive to the character of the area and retain key views out across the countryside. Other heritage assets on/adjacent to the site.
37	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural land Class Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Within a 'conserve' Landscape Character Area; Located opposite a Grade II listed farm house; Concerns over existing problematic road junctions (improvements will be required).
40	Preferred Site	<ul style="list-style-type: none"> 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. 	
41	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land; Development would create a more prominent protrusion into the countryside than similar

RETFORD SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
			nearby sites.
44	Screening Assessment	<ul style="list-style-type: none"> Community Support Economic Effect Agricultural Land Class Unresolved Constraints 	<ul style="list-style-type: none"> Opportunity site – to be considered along with site 24; Majority public objection; Residential development would result in loss of existing business use on site, although not regarded as ‘good quality’ employment land; Within a ‘conserve’ Landscape Character Area; Unresolved – majority of the site is identified within FZ3b. Site not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12.
46 & 309	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural land Class Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 and 3a agricultural land (best and most versatile); Within a ‘conserve’ Landscape Character Area; North of the site is identified within FZ2. This part of the site is not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12; ‘The Drive’ is a private road any access form this road is unresolved; Concerns over existing problematic road junctions (improvements will be required).
51/R7	Preferred Site	<ul style="list-style-type: none"> 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. 	
52	Preferred Site	<ul style="list-style-type: none"> 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. 	
58	Screening Scenarios	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Site lies within built up area, however considering the potential development of the large

RETFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
			scale mixed use site to the north, the retention of this site as an amenity space buffer between the existing estate and the new site would be beneficial to the built character of the area.
69	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character Green Infrastructure Unresolved Constraint 	<ul style="list-style-type: none"> Strong public objection; Within a 'conserve' Landscape Character Areal The Chesterfield Canal forms a clear eastern boundary in this part of Retford. Development beyond here would extend the built-up area of Retford and detract from the existing built character; Adjacent to Chesterfield Canal LWS and a LWS to the south and NGBRC has also designated this site as a LWS in its own right; The western edge is within a Flood Zone 2. Site not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12.
70	Screening Assessment	<ul style="list-style-type: none"> Neighbouring Land uses Built Character Green Infrastructure Unresolved Constraint 	<ul style="list-style-type: none"> Sandwiched between areas of protected open space, railway line and River Idle; the site is incongruent with the built form, given that it is relatively detached and does not relate well to neighbouring land uses; Development would interrupt the openness of the green corridor; Access road along the station frontage is not considered to be public adopted highway.
71	Screening Assessment	<ul style="list-style-type: none"> Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Site is detached from other buildings, so while redevelopment would not be out of character it would not necessarily complement the existing form; No existing access from West Carr Road, meaning offsite works would be required.
259/R2	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Eastern half is Grade 2 agricultural land; Site is divorced from the existing built form, only appropriate if site 364 is developed – in order to access the site; Middle of the site identified as being of archaeological interest.
336	Screening Scenario	<ul style="list-style-type: none"> Site Delivery 	<ul style="list-style-type: none"> Small site already within Development Boundary (so Allocation would not change its development potential), but no developer interest shown despite having had Planning Permission granted for flats – questionable deliverability of the site allocated.

RETTFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
342	Screening Assessment	<ul style="list-style-type: none"> Flooding 	<ul style="list-style-type: none"> Whole site is within FZ2. Current Policy indicates that the site should therefore be discounted as site is not as sequentially preferable as sites located in FZ1 as set out in Core Strategy Policy DM12; Conservation area – which may impact on the deliverability of the scheme.
364	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Unresolved Constraints 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land; May only be suitable for development if site 41 is also developed (to provide access); Access would have to be gained through a single-lane access (Brecks Road) which is unsuitable or through site 41; Southern part of the site identified as being of archaeological interest.
370	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Unresolved Constraint 	<ul style="list-style-type: none"> Strong public objection; Within a 'conserve' Landscape Character Area; Grove Coach Road is not of adequate width to provide access and lacks footways, requiring significant improvement; Significant concern relating to water surface drainage problems on the site and across the wider area.
488	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Strong public objection; Site borders open countryside and does not relate well to the existing built form, even if neighbouring site 489 was also developed.
489	Screening Assessment	<ul style="list-style-type: none"> Community Support Neighbouring Land uses 	<ul style="list-style-type: none"> Strong public objection; The site is bound by a primary school to the south and recreation ground to the north, with access via a narrow lane and the site is somewhat divorced from the main built form.
511	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Unresolved Constraint 	<ul style="list-style-type: none"> Strong public objection; Within a 'conserve' Landscape Character Area; Significant concern relating to water surface drainage problems on the site and across the wider area.
512	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land (best and most versatile);

RETFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
		<ul style="list-style-type: none"> Landscape Character Unresolved Constraint 	<ul style="list-style-type: none"> Within a 'conserve' Landscape Character Area; Opposite a Grade II listed farmhouse; Concerns over pedestrian access to the site – no footpaths along road. Concerns over existing problematic road junctions (improvements will be required).
533	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Landscape Character Unresolved Constraint 	<ul style="list-style-type: none"> Strong public objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Within a 'conserve' Landscape Character Area; Nearby Farmhouse is a Grade II listed building;

Retford Sites Summary

The only clear Preferred Site was the mixed use site (51/R7). The remaining sites all had various issues to address, so the site selection focus was identifying those sites with less infrastructure issues or less impact on agricultural land class or landscape character yet still deliver benefits to the town. As such, the following key considerations formed the selection of the preferred sites:

- The need to deliver the best commercially viable employment land in Retford, of which there is limited choice¹³, in order to address past losses of employment land and ensure the town continues to provide a range and choice of employment opportunities (site 51/R7 was identified as the most commercially attractive site);
- 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;

¹³ As identified in the Bassetlaw Employment Land Capacity Study 2011.

- Insufficient sites available within the town boundary. Small sites that are already within the existing development boundary of Retford have been discounted mainly under the consideration that their delivery is uncertain (as they have not come forward before now for residential development), although some have been discounted for additional reasons as set out in the table above. These are sites: 58, 71 and 336.

HARWORTH BIRCOTES

HARWORTH BIRCOTES SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
180	Screening Assessment	<ul style="list-style-type: none">Community SupportBuilt Character	<ul style="list-style-type: none">Strong community objection to development of this siteDevelopment here would infill a green wedge that forms the setting of historic Harworth and a number of listed buildings
181	Screening Assessment	<ul style="list-style-type: none">Built Character	<ul style="list-style-type: none">With the exception of a small number of buildings around the church in ‘Old Harworth’ the area has a distinctly suburban character. Development of this site would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement.
182	Preferred Site	<ul style="list-style-type: none">A logical extension to the existing suburban built form to the southWill complement the existing built characterSize 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 townSensitive development has potential to enhance the urban rural fringe and townscape/landscape character	
184	<ul style="list-style-type: none">Site has now been identified as a Local Wildlife Site – no longer available for consideration for site allocation		
185		<ul style="list-style-type: none">Better sites identified	<ul style="list-style-type: none">Development of the site would impact on the improvement plans for the neighbouring school.
186 & 211	Preferred Site	<ul style="list-style-type: none">Community supportDevelopment of the site would complement and consolidate the existing built formLocated near to key services in the townEase of access to nearby PROW	
187 East	Screening Assessment	<ul style="list-style-type: none">Built CharacterLandscape Character	<ul style="list-style-type: none">The potential extent of the site to the southeast would be a significant protrusion away from the existing built formWoodland to the south demarcates a clear boundary to the town and extending beyond here would have adverse effects on the landscape character of the wider area
187 West	Preferred Site (contingency)	<ul style="list-style-type: none">Development of the site would complement the existing built formOffers ease of access to existing PROW running along its western boundary	

HARWORTH BIRCOTES SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
		<ul style="list-style-type: none"> Development would consolidate the built-up area around the existing 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 Positioned well to make use of local transport infrastructure. 	
190	Preferred Site	<ul style="list-style-type: none"> 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 Gives ease of access to existing and forthcoming employment opportunities 	
191	Screening Assessment	<ul style="list-style-type: none"> Built Character Landscape Character 	<ul style="list-style-type: none"> Divorced from the existing built form Adverse effects on landscape and visual character, extending beyond the ridgeline to the east
192	Preferred Site	<ul style="list-style-type: none"> 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. Development provides opportunity to address localised flooding issues 	
193 East	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Lies within the setting historic Harworth and high chance of archaeology on site
193 West	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development here would infill a green wedge that forms the setting historic Harworth and a number of listed buildings
194	Preferred Site	<ul style="list-style-type: none"> 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 Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character 	
204 &	Screening	<ul style="list-style-type: none"> Better sites identified 	<ul style="list-style-type: none"> Better sites identified that do not have the same level of impact on historic Harworth;

HARWORTH BIRCOTES SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
232	Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development here would partially infill a green wedge that forms the setting historic Harworth and a number of listed buildings
205	Screening Assessment	<ul style="list-style-type: none"> Compatibility 	<ul style="list-style-type: none"> Adjacent to A1 – concerns from Environmental Health (noise)
206	Screening Assessment	<ul style="list-style-type: none"> Built Character Compatibility 	<ul style="list-style-type: none"> Divorced from the existing built form. If only partially developed along the road would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement. Adjacent to A1 – concerns from Environmental Health (noise)
207	Screening Assessment	<ul style="list-style-type: none"> Better sites identified Built Character 	<ul style="list-style-type: none"> Development of site would create a prominent extension of the built form into the countryside. If only partially developed along the road would perpetuate a linear extension to the southwest towards the A1 and would not be in keeping with the built form of the settlement.
358	Screening Assessment	<ul style="list-style-type: none"> Built Character Compatibility 	<ul style="list-style-type: none"> Divorced from the existing built form Adjacent to A1 – concerns from Environmental Health (noise)
359	Screening Assessment	<ul style="list-style-type: none"> Built Character Compatibility 	<ul style="list-style-type: none"> Divorced from the existing built form Adjacent to A1 – concerns from Environmental Health (noise)
H4	Preferred Site	<ul style="list-style-type: none"> Amenity/recreation space to be provided as part of landscaping around employment sites 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 There is potential for employer links with local schools and colleges 	
H6	Preferred Site	<ul style="list-style-type: none"> Amenity/recreation space to be provided as part of landscaping around employment sites 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 There is potential for employer links with local schools and colleges 	

Harworth and Bircotes Sites Summary

The following key considerations have helped to form the selection of the preferred sites:

- 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 houses¹⁴ 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;
- 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

¹⁴ This includes 118 houses from Phase 1 and a further 443 houses from Phase 2.

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.

TUXFORD

TUXFORD SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
114	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Gap site contributing to the open character of the Mill Mount character area of the Conservation Area (CA), new development is considered likely to harm the significance of the CA.
115	Screening Assessment	<ul style="list-style-type: none"> Compatibility Agricultural Land 	<ul style="list-style-type: none"> Adjacent to A1 – concerns from Environmental Health (noise); Would result in loss of Grade 2 agricultural land (best and most versatile).
117	Screening Assessment	<ul style="list-style-type: none"> Built Character Agricultural Land Unresolved Constraint 	<ul style="list-style-type: none"> Development here would result in loss of key views out of CA and conflict with the linear pattern of the existing built form; Would result in loss of Grade 2 agricultural land (best and most versatile); Northern part of the site in Flood Zone 3 (FZ3).
119	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Gap site contributing to the open character of the Mill Mount character area of the CA, new development is considered likely to harm the significance of the CA.
121	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Built Character 	<ul style="list-style-type: none"> Part of the site is Grade 2 agricultural land (best and most versatile); Divorced from existing built form of Tuxford.
122	Preferred Site	<ul style="list-style-type: none"> 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; Land is not used for agriculture – has the appearance of wasteland. 	
123	Screening Assessment	<ul style="list-style-type: none"> Built Character Flood Risk 	<ul style="list-style-type: none"> Conservation concerns over the loss of landscape setting of the CA, especially incongruent density of development; The northern edge of the site lies within FZ3.
124	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Divorced from existing built form; new development is considered likely to harm the significance of the CA.
126	Screening	<ul style="list-style-type: none"> Agricultural Land 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile);

TUXFORD SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
	Assessment	<ul style="list-style-type: none"> Landscape Character 	<ul style="list-style-type: none"> Developing this site is likely to harm the landscape and archaeology value of the area.
127	Screening Assessment	<ul style="list-style-type: none"> Built Character Agricultural Land Flood Risk 	<ul style="list-style-type: none"> Development here would result in loss of key views out of CA and conflict with the linear pattern of the existing built form; Would result in loss of Grade 2 agricultural land (best and most versatile); The northern edge of the site lies within FZ3.
130	Screening Assessment	<ul style="list-style-type: none"> Community Support Compatibility Built Character 	<ul style="list-style-type: none"> Strong public objection; Adjacent to A1 – concerns from Environmental Health (noise); Contributes to the open character of the Mill Mount character area of the CA, new development is considered likely to harm the significance of the CA
233	Sustainability Appraisal	<ul style="list-style-type: none"> Better sites identified 	<ul style="list-style-type: none"> A number of Tuxford sites exhibit similar positive features and limitations, although sites 122 and 490 are regarded as having more extensive benefits as a direct result of their relative size.
235	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Landscape Character Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Developing this site is likely to harm the landscape and archaeology value of the area; Small parcel of land in the east of the sites identified as contaminated.
490	Preferred Site	<ul style="list-style-type: none"> 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; Offers positive links with the neighbouring site. 	
492	Screening Assessment	<ul style="list-style-type: none"> Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Divorced from existing built form, would only work if developed with adjacent site; Road needs upgrading.
493	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Strong community objection; Grade II Listed building to south of site; Within Lincoln Road character area of Tuxford CA; Development here would result in loss of key views out of CA and conflict with the linear

TUXFORD SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
			pattern of the existing built form.
494	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Strong community objection; Divorced from existing built form of Tuxford.
495	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Gap site contributing to the open character of the Mill Mount character area of the CA, new development is considered likely to harm the significance of the CA Divorced from the built form
518	Screening Assessment	<ul style="list-style-type: none"> Community Support Better sites identified 	<ul style="list-style-type: none"> Community objection; A number of Tuxford sites exhibit similar positive features and limitations, although sites 122 and 490 are regarded as having more extensive benefits as a direct result of their relative size

Tuxford Sites Summary

The following key considerations informed the selection of the preferred sites:

- 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;
- 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; and
- Due to their size, the favoured sites are capable of delivering wider benefits for the existing community.

RURAL SERVICE CENTRES

BECKINGHAM SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
101	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Existing employment use; Divorced from existing built form.
105	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Divorced from existing built form – not in keeping with the linear character of this part of the village.
106	Screening Assessment,	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Majority objection; Development of the entire site would detract significantly from the existing form in the historic core of the village.
107	Preferred Site	<ul style="list-style-type: none"> Overall community support; 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. 	
203	Sustainability Appraisal	<ul style="list-style-type: none"> SO14 	<ul style="list-style-type: none"> Loss of commercial farmyard and associated buildings.
451A 451B	Sustainability Appraisal	<ul style="list-style-type: none"> Better Site Identified 	<ul style="list-style-type: none"> Good Site however site 107 considered to be more sustainable as its location will allow residents better access to Community facilities
496	Screening Assessment	<ul style="list-style-type: none"> Community Support Built character 	<ul style="list-style-type: none"> Majority objection Divorced from existing built form
497	Screening Assessment	<ul style="list-style-type: none"> Unresolved Constraints 	<ul style="list-style-type: none"> Un-adopted road

Summary of key factors that shaped the preferred site selection:

- 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;
- Consultation responses showing an overall objection to the allocation of some sites; and
- Due to the scale of development sought in Beckingham, considered better to develop available small-scale site than parts of larger sites.

BLYTH SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
178	Sustainability Appraisal	<ul style="list-style-type: none"> More Sustainable site available 	<ul style="list-style-type: none"> Scores well in Sustainability Appraisal but site 214 is considered to be more sustainable due to the proximity of flood risk area to this site.
213	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Within a 'Conserve' Landscape Character Zone; Large electricity pylons run diagonally across the site; Access to north-eastern part of the site unresolved.
214	Preferred Site	<ul style="list-style-type: none"> Development of north-western part avoids any constraints and would continue linear built form along the road; Ease of access to the village GP surgery; located close to village recreation ground with potential to enhance/extend. 	
266	Screening Assessment	<ul style="list-style-type: none"> Community Support Compatibility Green infrastructure 	<ul style="list-style-type: none"> Overall Objection; Adjacent to A1 flyover – concerns from environmental health (noise); Negative impact on Protected Right of Way across the site and loss of informal open space.
369A	Sustainability Appraisal	<ul style="list-style-type: none"> More Sustainable site available 	<ul style="list-style-type: none"> Scores well in Sustainability Appraisal but site 214 is considered to be more sustainable due to the proximity of flood risk area to this site.
369B	Sustainability Appraisal		
517	Screening Assessment	<ul style="list-style-type: none"> Compatibility Built Character 	<ul style="list-style-type: none"> Adjacent to A1 flyover – concerns from environmental health (noise) The A1 prohibits development to the west of the site, which would create a sizeable gap making even linear development along the roadside inappropriate, as it would be incongruent with the built form on the opposite side of the road.
589	Screening Assessment	<ul style="list-style-type: none"> Compatibility 	<ul style="list-style-type: none"> Adjacent to A1 flyover – concerns from environmental health (noise)
590	Screening Assessment	<ul style="list-style-type: none"> Compatibility Built Character 	<ul style="list-style-type: none"> Adjacent to A1 flyover – concerns from environmental health (noise) The A1 prohibits development to the west of the site, which would create a sizeable gap making even linear development along the roadside inappropriate, as it would be incongruent with the built form to the east. The A1 bridge clearly marks the boundary of higher density building areas in Blyth.

Summary of key factors that shaped the preferred site selection:

- 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.

CUCKNEY SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
303	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Majority objection; Loss of historic open space.
398	Sustainability Appraisal	<ul style="list-style-type: none"> SO7 	<ul style="list-style-type: none"> Similar to site 399 except this site partially within the village Conservation Area and will impact on the setting of heritage assets.
399	Preferred Site	<ul style="list-style-type: none"> Overall Community Support; Site can replicate the linear built form of housing along the south side of Budby Road (will reflect surrounding built form); Development of site would result in loss of grade 2 agricultural land, however considered that this loss is less significant than the impact site 398 would have on setting of heritage assets if it was developed. 	

Summary of key factors that shaped the preferred site selection:

- 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.

EAST MARKHAM SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
108	Preferred Site	<ul style="list-style-type: none"> 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. 	
109	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Also dependant on site 110 being developed to make this sites fit into the built character of the village.
110	Sustainability Appraisal	<ul style="list-style-type: none"> SO14 	<ul style="list-style-type: none"> Loss of an existing commercial farmyard and associated buildings.
111	Screening Assessment	<ul style="list-style-type: none"> See site 112 below 	<ul style="list-style-type: none"> Given the constraints of the dimensions of site 111 and the subsequent effects on site 112, this site should only come forward together with site 112.
112	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Overall objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Incongruent to existing built form.
141	Preferred Site	<ul style="list-style-type: none"> 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. 	
142	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Development of the whole site would be incongruent to the built form of the village.
143	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Located within the village conservation area.
145	-	<ul style="list-style-type: none"> Existing Permission 	<ul style="list-style-type: none"> Planning permission has been secured for this, therefore allocation not required.
146	-	<ul style="list-style-type: none"> Existing Permission 	<ul style="list-style-type: none"> Sustainable site, capacity for 1 house – however planning permission has already been secured for this, therefore allocation not required.
150	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Majority objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Development would result in a significant protrusion of the built form into the countryside.
152	Screening	<ul style="list-style-type: none"> Agricultural Land Class 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile);

EAST MARKHAM SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
	Assessment	<ul style="list-style-type: none"> Unresolved Constraints 	<ul style="list-style-type: none"> In Conservation Area and contains large mature trees that contribute to the character of the area.
486	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Overall objection; Would result in loss of Grade 2 agricultural land (best and most versatile); Open fields of the site contribute positively to the Conservation Area.
491	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Open fields of the site contribute positively to the Conservation Area.
503	Screening Assessment	<ul style="list-style-type: none"> Community Support Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Overall objection Would result in loss of Grade 2 agricultural land (best and most versatile); Divorced from the existing built-up area
508	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> The site is an important open space within the Conservation Area.
522	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Site relatively separate from the core of the village. Development would enclose views out in to the countryside that are included within the Conservation Area, therefore harming the character of the Conservation Area
523	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Site relatively separate from the core of the village. Development would enclose views out in to the countryside that are included within the Conservation Area, therefore harming the character of the Conservation Area
524	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class Built Character Green Infrastructure 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); site is completely divorced from the existing built form Providing access to the site will impact negatively on the current bridleway/footpath access to the site
525	Screening Assessment	<ul style="list-style-type: none"> Better Sites Available 	<ul style="list-style-type: none"> No major issues except concern that the dimensions of the site would only allow for small dwellings with limited garden space; not ideally located in highway safety terms being located directly adjacent the school.
526	Screening	<ul style="list-style-type: none"> Agricultural Land Class 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile);

EAST MARKHAM SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
	Assessment	<ul style="list-style-type: none"> Built Character Unresolved constraints 	<ul style="list-style-type: none"> Site is completely divorced from the existing built form Strong concerns about the impact of development on the Conservation Area.

Summary of key factors that shaped the preferred site selection:

- 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.

ELKESLEY SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
244	Screening Assessment	<ul style="list-style-type: none"> Landscape Character 	<ul style="list-style-type: none"> Within a 'conserve' landscape Policy Zone
246A	Screening Assessment	<ul style="list-style-type: none"> Landscape Character 	<ul style="list-style-type: none"> Within a 'conserve' landscape Policy Zone
246B	Screening Assessment		
247	Preferred Site	<ul style="list-style-type: none"> 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. 	
248A	Sustainability Appraisal	<ul style="list-style-type: none"> More Sustainable Site Available 	<ul style="list-style-type: none"> Sustainable site, however site 247 will contribute to a safer built environment and deliver better community cohesion by filling in a gap between the eastern and western sides of the village
248B	Sustainability Appraisal	<ul style="list-style-type: none"> More Sustainable Site Available 	<ul style="list-style-type: none"> Sustainable site, however site 247 will contribute to a safer built environment and deliver better community cohesion by filling in a gap between the eastern and western sides of the village
249	Screening Assessment	<ul style="list-style-type: none"> Compatibility 	<ul style="list-style-type: none"> Site lies adjacent to the A1 – Environmental Health have expressed strong concerns about noise and pollution.

Summary of key factors that shaped the preferred site selection:

- 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.

EVERTON SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
296	Preferred Site	<ul style="list-style-type: none"> 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. 	
345	Sustainability Appraisal	<ul style="list-style-type: none"> SO8 	<ul style="list-style-type: none"> No obvious outflow for surface water runoff, any discharge to the land drainage network to the east would increase the flood risk to properties downstream on Gainsborough Road.
400	<ul style="list-style-type: none"> Withdrawn By landowner – no longer available for consideration for site allocation 		
401	<ul style="list-style-type: none"> Withdrawn By landowner – no longer available for consideration for site allocation 		
405	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> CA character area appraisal highlights concern at loss of openness along this stretch and would introduce residential character to an area predominantly of agricultural character; More extensive development would excessively protrude in to the countryside.
406	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development would result in loss of views in to and out of the CA, immediately adjacent to the site
407	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Site lies within the village CA and fields such as this are regarded as contributing positively to the overall character of the Gainsborough Road character area – strong concerns raised over the impact of developing the site; Grade II Listed Buildings to the east (Hall Farm House) of the site, plus locally listed buildings.
408	Preferred Site	<ul style="list-style-type: none"> Overall community support for the development of the site; Relates well to existing built form; and Located within a reasonable walking distance of key services in the village. 	
409	<ul style="list-style-type: none"> Withdrawn By landowner – no longer available for consideration for site allocation 		
453	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> The open space of the site is identified as making a positive contribution to the character of the Conservation Area. Complete loss of the site would harm this character, especially if developed in addition to site 296.
477	Preferred Site	<ul style="list-style-type: none"> 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. 	

EVERTON SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
484	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Overall objection within the village CA; development of the entire site would involve a significant extension of the existing built form away from the core of the village and loss of the open character of this area

Summary of key factors that shaped the preferred site selection:

- 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.

GAMSTON SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
-	Preferred Option	Not to allocate sites in Gamston: No sites considered suitable for allocation, redistribute growth to higher tier settlements.	
410	Screening Assessment	<ul style="list-style-type: none"> Unresolved Constraint 	<ul style="list-style-type: none"> Development of the site would jeopardise the future conversion/reuse of the former Bramcote Lorne School site (the conversion of the property is already covered by existing polices).
412	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Site within Conservation Area, development of full sites would be incongruent with the built character.
413	Screening Assessment	<ul style="list-style-type: none"> Agricultural Land Class 	<ul style="list-style-type: none"> Would result in loss of Grade 2 agricultural land (best and most versatile); Site within Conservation Area, development of full sites would be incongruent with the built character.
534	Sustainability Appraisal	<ul style="list-style-type: none"> Unresolved Constraint 	<ul style="list-style-type: none"> Development of this site would undermine the character of this CA and damage the setting of the nearby Grade I listed Church to the east.
577	Sustainability Appraisal	<ul style="list-style-type: none"> Unresolved Constraint 	<ul style="list-style-type: none"> Site lies within the village CA, therefore the impact of development would undermine the character of this area; site forms part of the setting of the grade II listed Gamston Manor.

Summary of key factors that shaped the preferred site selection:

- Concerns over loss of Best and most versatile agricultural land and the detrimental impact on the conservation area and setting of Listed Buildings meant that there are no preferable sites within Gamston.

MATTERSEY SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
295	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Built Character 	<ul style="list-style-type: none"> Within a 'conserve and reinforce' landscape Policy Zone; Even linear development would be an incongruent extension of the relatively compact form of the main part of the village.
423	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Built Character 	<ul style="list-style-type: none"> Majority objection; Within a 'conserve and reinforce' landscape Policy Zone; Even linear development along roadside would extend the built form significantly and in a manner that is out of character with the relatively compact form of the main part of the village.
424	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Unresolved Constraints 	<ul style="list-style-type: none"> Within a 'conserve and reinforce' landscape Policy Zone; Close proximity to grade II Listed Buildings; Bound by FZ3 to the north. EA suggest that development near FZ3 should be avoided.
428	Preferred Site	<ul style="list-style-type: none"> Overall community support for the development of the site; The site relates well to the existing built form of Mattersey, particularly the more modern housing estates to the south of the village; and Located within a reasonable walking distance of key services in the village. 	
479	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Built Character 	<ul style="list-style-type: none"> Within a 'conserve and reinforce' landscape Policy Zone The site is completely divorced from the existing built form, protruding significantly into the countryside
557	Screening Assessment	<ul style="list-style-type: none"> Community Support Landscape Character Built Character 	<ul style="list-style-type: none"> Objection to development; Within a 'conserve and reinforce' landscape Policy Zone Site is largely separate from the main built-up area of Mattersey, with only loose ribbon development running along Abbey Road. Development would impact negatively upon both the character of the Conservation Area and the wider village, protruding significantly into the countryside.
588	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Built Character 	<ul style="list-style-type: none"> Within a 'conserve and reinforce' landscape Policy Zone; Within the village Conservation Area and developing to the rear of existing properties to the west of Main St would be incongruent with the existing linear form.

Summary of key factors that shaped the preferred site selection:

- 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.

MISSION SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
383	Screening Assessment	<ul style="list-style-type: none"> Built Character Unresolved Constraint 	<ul style="list-style-type: none"> Site is clearly divorced from the existing built form Narrow track needing improvements and a pedestrian footway
480	Preferred Site	<ul style="list-style-type: none"> 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. 	
504	Screening Assessment	<ul style="list-style-type: none"> Built Character Better Site Available 	<ul style="list-style-type: none"> Development of the entire site would be incongruent with the character of the main built-up area; Considered that Site 480 can deliver a better mix of development.
505	Screening Assessment	<ul style="list-style-type: none"> Built Character Better Site Available 	<ul style="list-style-type: none"> Only a limited linear development along the roadside to the west of the site would be appropriate. Development beyond this would represent a significant extension into the countryside; Considered that Site 480 can deliver a better mix of development.
506	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Overall objection site is completely isolated from the rest of the built-up area

Summary of key factors that shaped the preferred site selection:

- 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.

NETHER LANGWITH SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
251	Sustainability Appraisal	<ul style="list-style-type: none"> SO6 & SO12 	<ul style="list-style-type: none"> Development would result in loss of a community garden/farm currently in use on the site, providing employment and training opportunities, impacting upon biodiversity
252	Screening Assessment	<ul style="list-style-type: none"> Built character Unresolved Constraints 	<ul style="list-style-type: none"> Backland development at the rear of existing properties, of an incongruent scale and out of character with the existing linear form Low levels of contaminants that will need remediated; the existing building to the front of the site would need to be demolished to allow access.
256	Preferred Site	<ul style="list-style-type: none"> 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. 	
257	Screening Assessment	<ul style="list-style-type: none"> Built Character Green Infrastructure 	<ul style="list-style-type: none"> The site is isolated from the existing built form; Development would result in loss of numerous mature trees, whose canopy contributes to the character of the area.
540	Screening Assessment	<ul style="list-style-type: none"> Community Support Built character Unresolved Constraints 	<ul style="list-style-type: none"> Objection to the site; Only suitable for one or two dwellings, any more development would negatively impact on built character; Adjacent to a grade II listed building; Welfitt Grove is a narrow private road without footways limited passing opportunities, and poor visibility at the junction

Summary of key factors that shaped the preferred site selection:

- 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.

NORTH LEVERTON SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
162	Screening Assessment	<ul style="list-style-type: none"> Built Character Better Site available 	<ul style="list-style-type: none"> Development on the front part of the site only would be acceptable in built character terms; Site 165 provides a more logical extension and has greater public support
164	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Site is divorced from the existing built form
165	Preferred Site	<ul style="list-style-type: none"> Overall community support for the development of the site; The site forms a logical extension to village between the modern housing estate to the north and the railway line to the southwest; Located within a reasonable walking distance of local services; and The site's location enables easy access to Public Rights of Way around the edge of the village. 	
200	Sustainability Appraisal	<ul style="list-style-type: none"> SO12 	<ul style="list-style-type: none"> Loss of the garage will result in loss of an existing employment site and reduce service provision.
262	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> The many open areas along the southern side of Main Street helps to define the character of this part of the village. Development of this site would detract from this through the loss of an open site in the street scene.
501	Screening Assessment	<ul style="list-style-type: none"> Built character Green infrastructure 	<ul style="list-style-type: none"> Backland development would be out of character with the existing linear form; There is relatively low tree coverage in North Leverton loss of any of the mature tree canopy on and around this site would have a negative impact on the green infrastructure of the village.
551	Screening Assessment	<ul style="list-style-type: none"> Built Character Better Site available 	<ul style="list-style-type: none"> Development on the front part of the site only would be acceptable in built character terms, but dimensions of the site limit appropriate development layout options; Site 165 provides a more logical extension and has greater public support.
586	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> The many open areas along the southern side of Main Street helps to define the character of this part of the village. Development of this site would detract from this through the loss of an open site in the street scene.

Summary of key factors that shaped the preferred site selection:

- 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 AND SOUTH WHEATLEY SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
236	Preferred Site	<ul style="list-style-type: none"> Overall community support for the development of the site; 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; and Located within a reasonable walking distance of key services in the village. 	
237			
238	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Northern half is divorced from the built form and the boundary hedgerow/trees to the west marks a definitive end to the ribbon development pattern. However, it is felt that the lack of continuity would mean that development of the site would detract from the character of the area
239	Screening Assessment	<ul style="list-style-type: none"> Built Character Unresolved Constraints 	<ul style="list-style-type: none"> Developing the entire site would be a significant extension of the village, protruding away from the main concentration of the built form; In close proximity to local listed buildings; strong conservation concerns over the loss of landscape setting of the Conservation Area.
464	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Overall objection Development of the site would be a departure from the existing linear form along the roadside (south and west). This intensification of development may be regarded as harmful to the existing character of this part of the village

Summary of key factors that shaped the preferred site selection:

- 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.

RAMPTON SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
228	Preferred Site	<ul style="list-style-type: none"> Overall community support for the development of the site; The site forms a logical continuation of the existing residential development along Treswell Road and would complement the existing built form of the area; and Located within a reasonable walking distance of the local village shop. 	
230	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character Green Infrastructure 	<ul style="list-style-type: none"> Majority objection Development would detract from the existing built character and increase the prominence of the village across the wider landscape Part of this site has recently been developed as a play area
231	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Site divorced from the rest of the built form due to a sizeable gap between it and the nearest dwellings to the north.
483	Screening Assessment and Sustainability Appraisal	<ul style="list-style-type: none"> Unresolved Constraint SO7 	<ul style="list-style-type: none"> Barns on the site are considered to be a non-designated heritage asset and any new build may be inappropriate. Potential conversion of barns already covered by adopted policy in Core Strategy but would subject to detailed considerations.

Summary of key factors that shaped the preferred site selection:

- 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.

STRUTON-LE-STEEPLE SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
454	Screening Assessment and Sustainability Appraisal	<ul style="list-style-type: none"> Better sites available 	<ul style="list-style-type: none"> All sites similar except sites 456 and 462 have community support and their development would better complement the built character of the village
455	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Located on a prominent corner, development would erode the open character of the northern end of the village
456	Preferred Site	<ul style="list-style-type: none"> Community support for the site; Linear development along the front of this site would complement the built character along Cross Street 	
457	-	<ul style="list-style-type: none"> Better sites available 	<ul style="list-style-type: none"> All sites similar except sites 456 and 462 have community support and their development would better complement the built character of the village
458	-	<ul style="list-style-type: none"> Better sites available 	<ul style="list-style-type: none"> All sites similar except sites 456 and 462 have community support and their development would better complement the built character of the village
459	-	<ul style="list-style-type: none"> Better sites available 	<ul style="list-style-type: none"> All sites similar except sites 456 and 462 have community support and their development would better complement the built character of the village
460	-	<ul style="list-style-type: none"> Better sites available 	<ul style="list-style-type: none"> All sites similar except sites 456 and 462 have community support and their development would better complement the built character of the village
461	Preferred Site	<ul style="list-style-type: none"> Majority support; limited development along the roadside frontage would complement the existing built form 	
462	Screening Assessment	<ul style="list-style-type: none"> Constraints 	<ul style="list-style-type: none"> Site has a public right of way running diagonally across the site.

Summary of key factors that shaped the preferred site selection:

- 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.

WALKERINGHAM SITES

Site Ref	Preferred Site or Discounted By	Reason	Comments
280	Infrastructure	<ul style="list-style-type: none"> Better site available 	<ul style="list-style-type: none"> Site unable to address the Specific need for the School to expand to accommodate any new growth in the village.
286	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Site does not relate well to the existing built form development would significantly alter the built character of this part of the village
293	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Would create an incongruent extension to the village as this site is isolated from other built-up areas within the village, with few other built structures nearby
294	Sustainability Appraisal	<ul style="list-style-type: none"> SO8 – Flood/Draining 	<ul style="list-style-type: none"> This area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
349	Infrastructure	<ul style="list-style-type: none"> Better site available 	<ul style="list-style-type: none"> Site unable to address the Specific need for the School to expand to accommodate any new growth in the village.
353	Screening Assessment	<ul style="list-style-type: none"> Landscape Character Built Character 	<ul style="list-style-type: none"> Within a 'conserve' landscape Policy Zone Site is divorced from the built form
366	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Overall objection Birdcroft Lane and row of mature trees, to the north of the site, form a strong southern boundary to the village. Development beyond here would significantly alter the built character of this part of the village.
368	Screening Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development along the portion of the site fronting the may exacerbate the existing, undesirable characteristic of the village in this part of Beckingham
437	Sustainability Appraisal	<ul style="list-style-type: none"> SO8 – Flood/Draining 	<ul style="list-style-type: none"> This area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
438	Preferred Site	<ul style="list-style-type: none"> 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. 	
442	Screening Assessment	<ul style="list-style-type: none"> Community Support Built Character 	<ul style="list-style-type: none"> Majority objection Developing this site would detract from the predominantly linear character of this part of the village
445	Screening	<ul style="list-style-type: none"> Community support 	<ul style="list-style-type: none"> Community objection

WALKERINGHAM SITES			
Site Ref	Preferred Site or Discounted By	Reason	Comments
	Assessment	<ul style="list-style-type: none"> Built Character 	<ul style="list-style-type: none"> Development would detract from the open character of this area
468	Sustainability Appraisal	<ul style="list-style-type: none"> SO8 – Flood/Draining 	<ul style="list-style-type: none"> This area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
547	Infrastructure	<ul style="list-style-type: none"> Better site available 	<ul style="list-style-type: none"> Site unable to address the Specific need for the School to expand to accommodate any new growth in the village.

Summary of key factors that shaped the preferred site selection:

- 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.