

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 5: Local Service Centres

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Section 5: Local Service Centres Preferred Sites

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

Tuxford Preferred Sites

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

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

Table 0.1: Preferred Sites for Tuxford

TUXFORD ALLOCATIONS CONSULTATION QUESTION

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

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

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

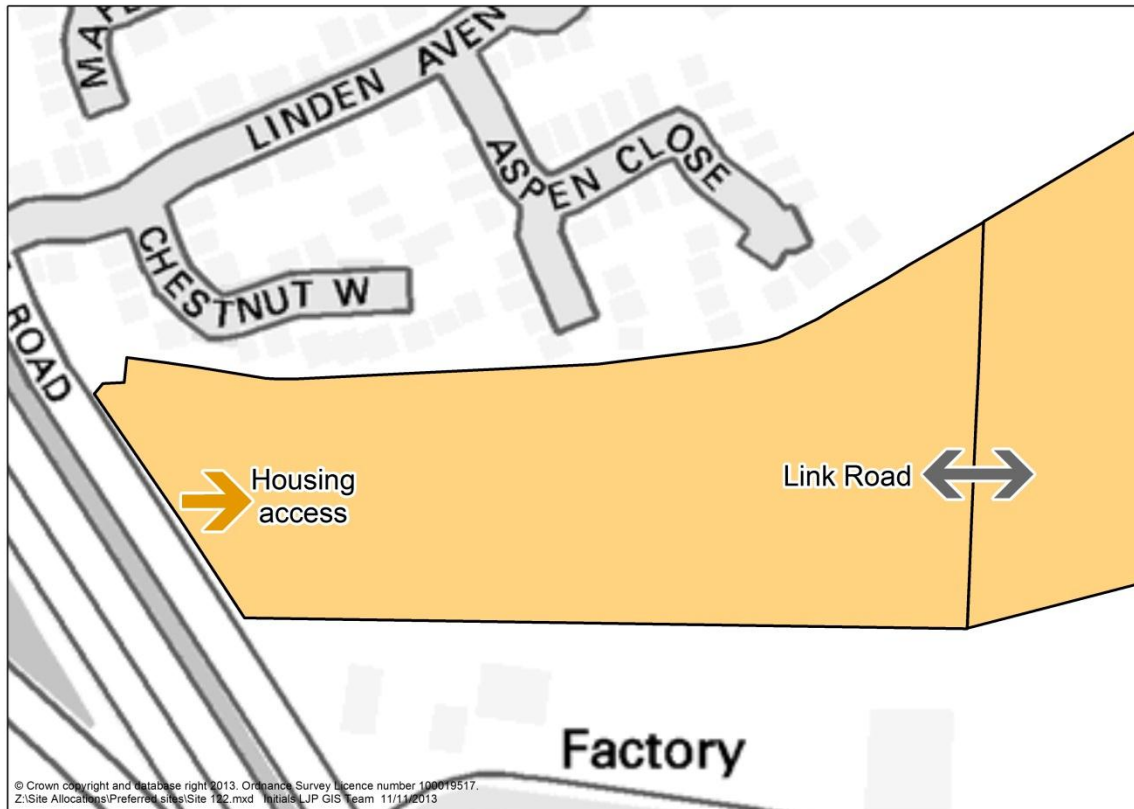
Please refer to the Introduction (Section 1) of this consultation paper to see how you can respond to this question.



Site Allocations for Tuxford

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

Site Map H12



Context

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

POLICY H12: ASHVALE ROAD

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

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

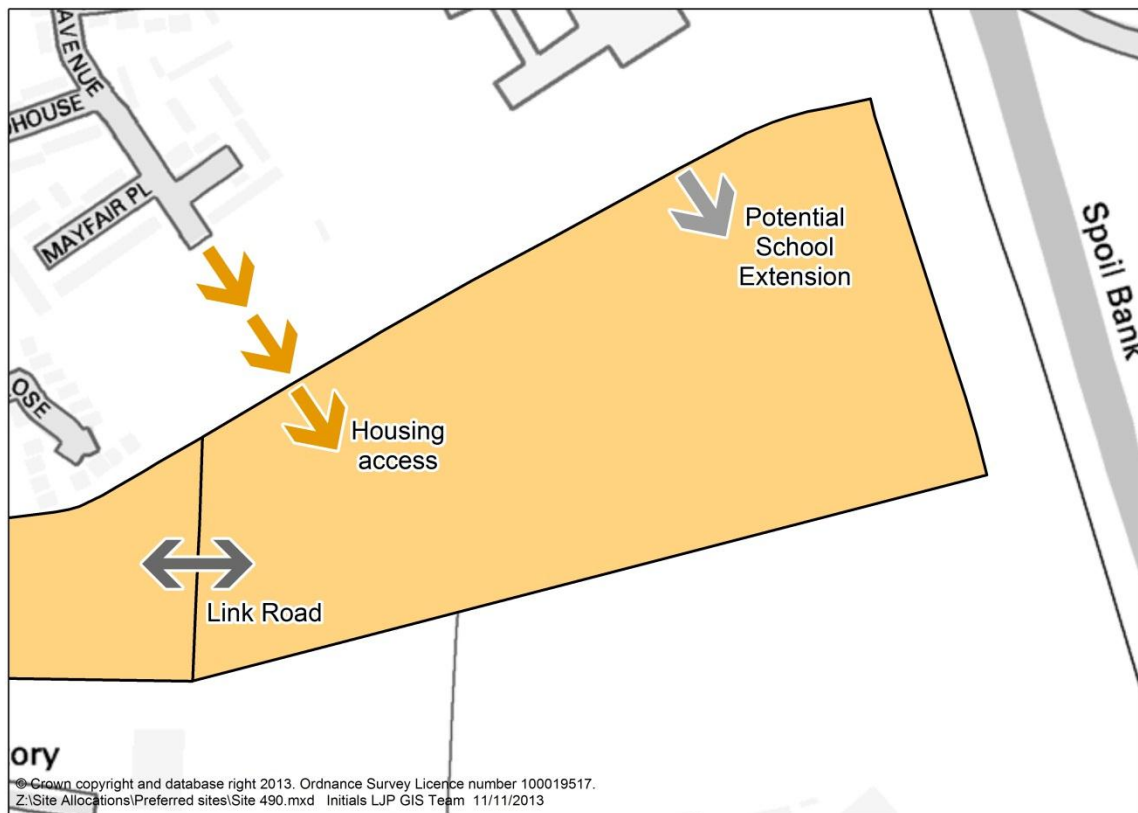
Reasoned Justification

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

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

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

Site Map H13



Context

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

POLICY H13: LODGE LANE

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

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

Reasoned Justification

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

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