

# Bassetlaw Site Allocations Preferred Options Consultation Paper

## Section 6: Rural Service Centres

Consultation February 2014

(Approved for consultation December 2013)

Bassetlaw District Council



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —







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## Section 6: Rural Service Centres Preferred Sites

### Housing Growth targets for the Rural Service Centres

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

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

6.2 The housing requirement for the Rural Service Centre tier was designed to be flexible in terms of its distribution. Please refer to the Introduction to this document for an explanation of how the proposed levels and locations of allocations have been settled upon. However, please note that based on consultation responses received some settlements within the RSC tier are not being allocated a future housing growth target in this Preferred Options consultation paper<sup>1</sup>. These settlements include:

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

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

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

<sup>1</sup> See the Issues and Options Consultation Summary Document for more details



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

Table 0.1: Preferred Sites for the Rural Service Centres



## Beckingham Preferred Site

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

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

### BECKINGHAM ALLOCATION CONSULTATION QUESTION

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

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

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

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

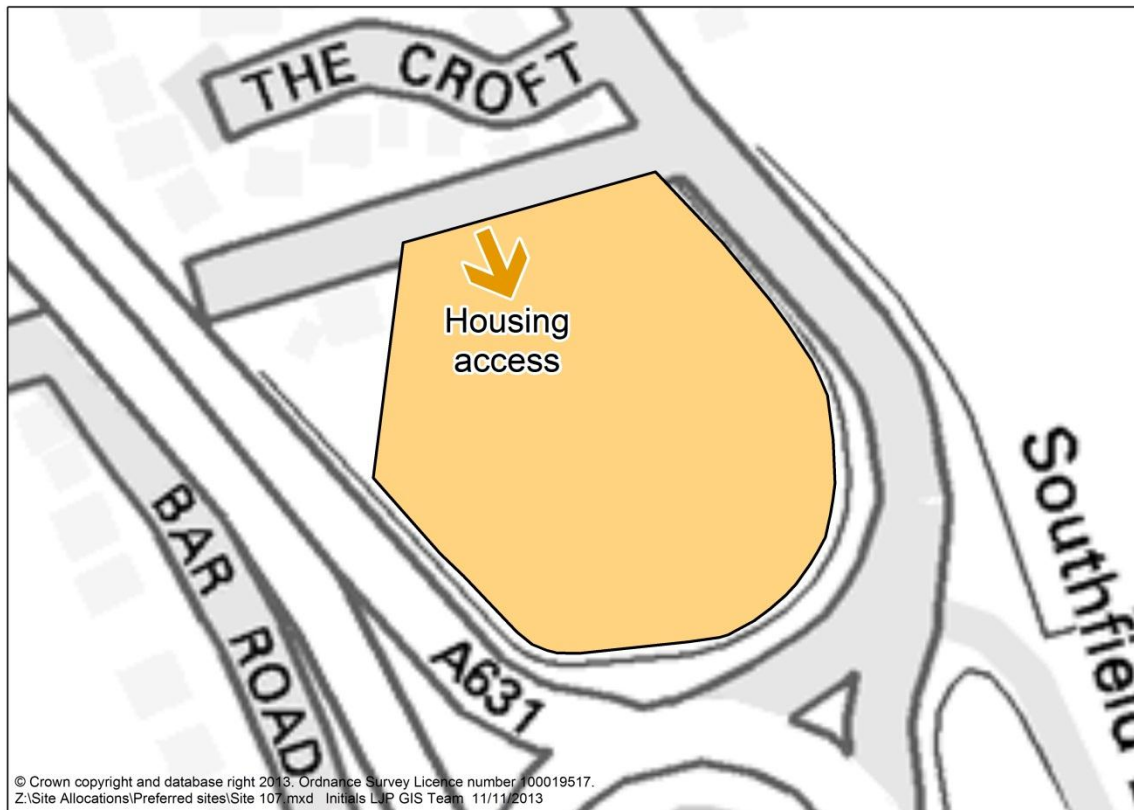






## Beckingham Housing Site H14: Beckingham South (former ref: 107)

### Indicative Site Map H14



### Context

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



**POLICY H14: BECKINGHAM SOUTH**

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

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

**Reasoned Justification**

- 6.8 To ensure this development delivers positive growth for Beckingham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H15 seek to address the following considerations:
- i. The proximity of the A631 dual carriageway may result in noise impacts from passing traffic. The design of the site should seek to minimise any such impacts;
  - ii. A new road access to the site must be from the existing lane to the north of the site to ensure no new junctions are introduced close to the roundabout to the South of the site. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.



## Blyth Preferred Site

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

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

### **BLYTH ALLOCATION CONSULTATION QUESTION**

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

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

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

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

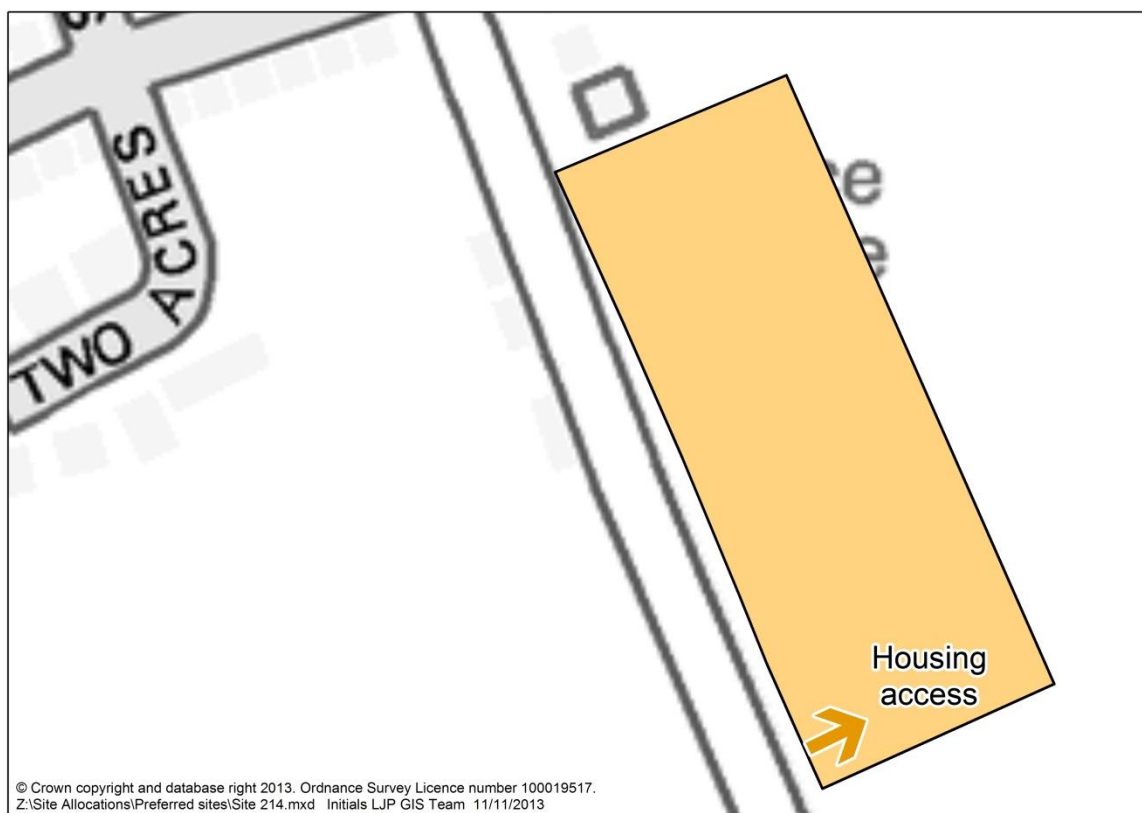






## Blyth Housing Site H15: Blyth South (former ref: 214)

### Indicative Site Map H15



### Context

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

### POLICY H15: BLYTH SOUTH

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



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

### **Reasoned Justification**

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

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



## Cuckney Preferred Site

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

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

### CUCKNEY ALLOCATION CONSULTATION QUESTION

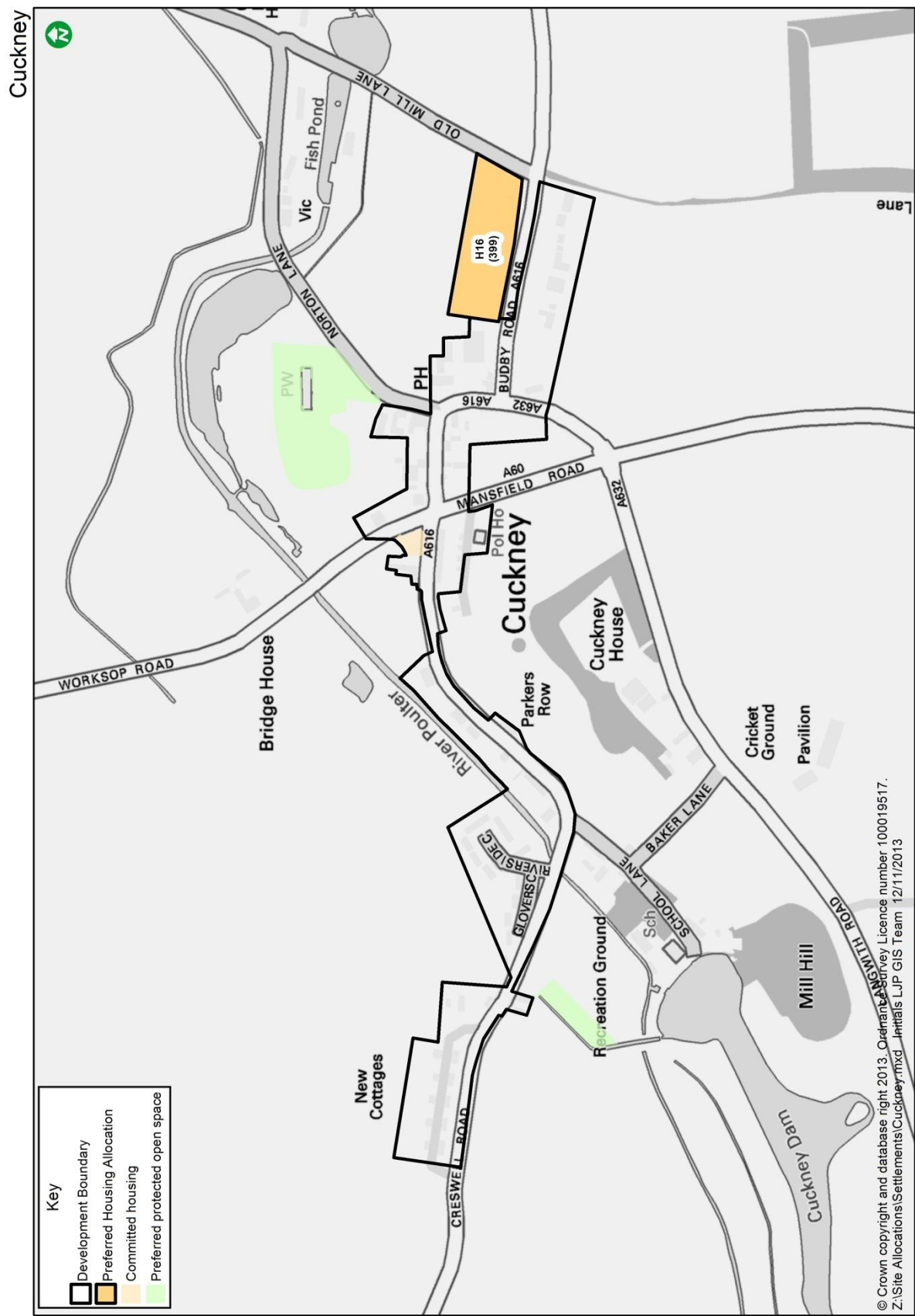
This section details what land the Council plans to allocate to deliver housing growth in Cuckney.

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

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

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

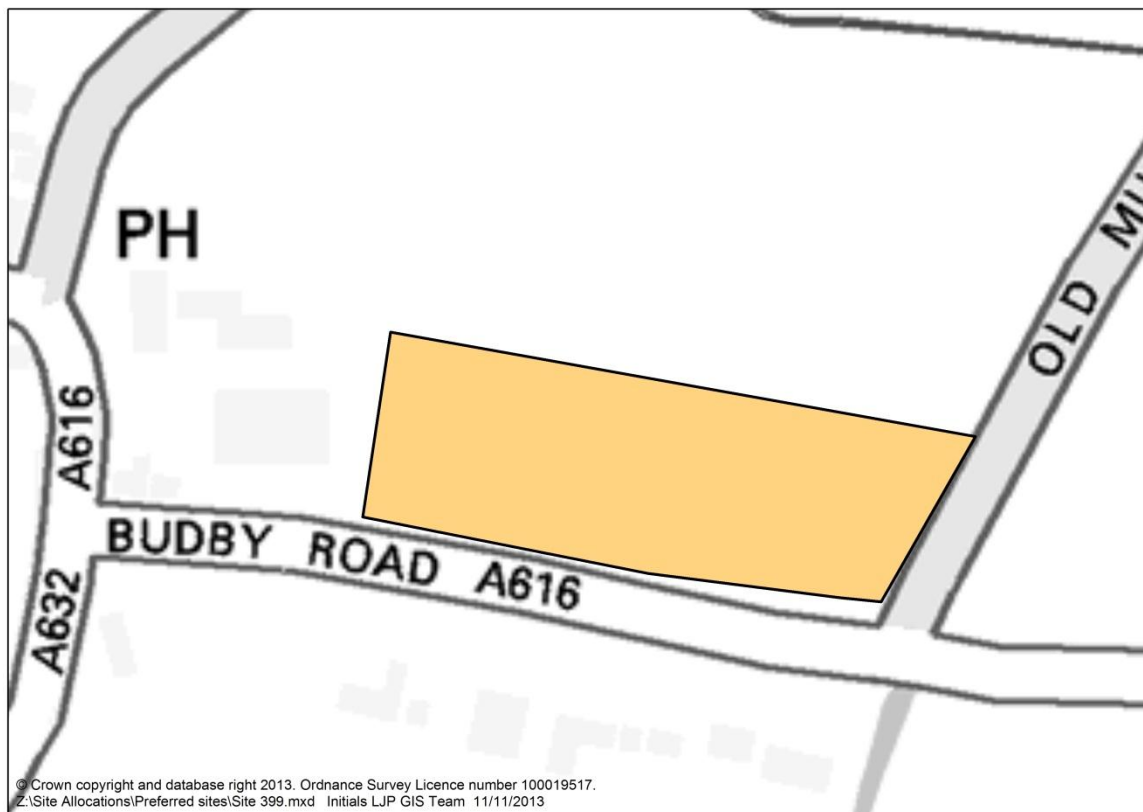






## Cuckney Housing Site H16: Budby Road (former ref: 399)

### Indicative Site Map H16



### Context

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



**POLICY H16: BUDBY ROAD**

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

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

**Reasoned Justification**

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

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



## East Markham Preferred Sites

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

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

### EAST MARKHAM ALLOCATIONS CONSULTATION QUESTION

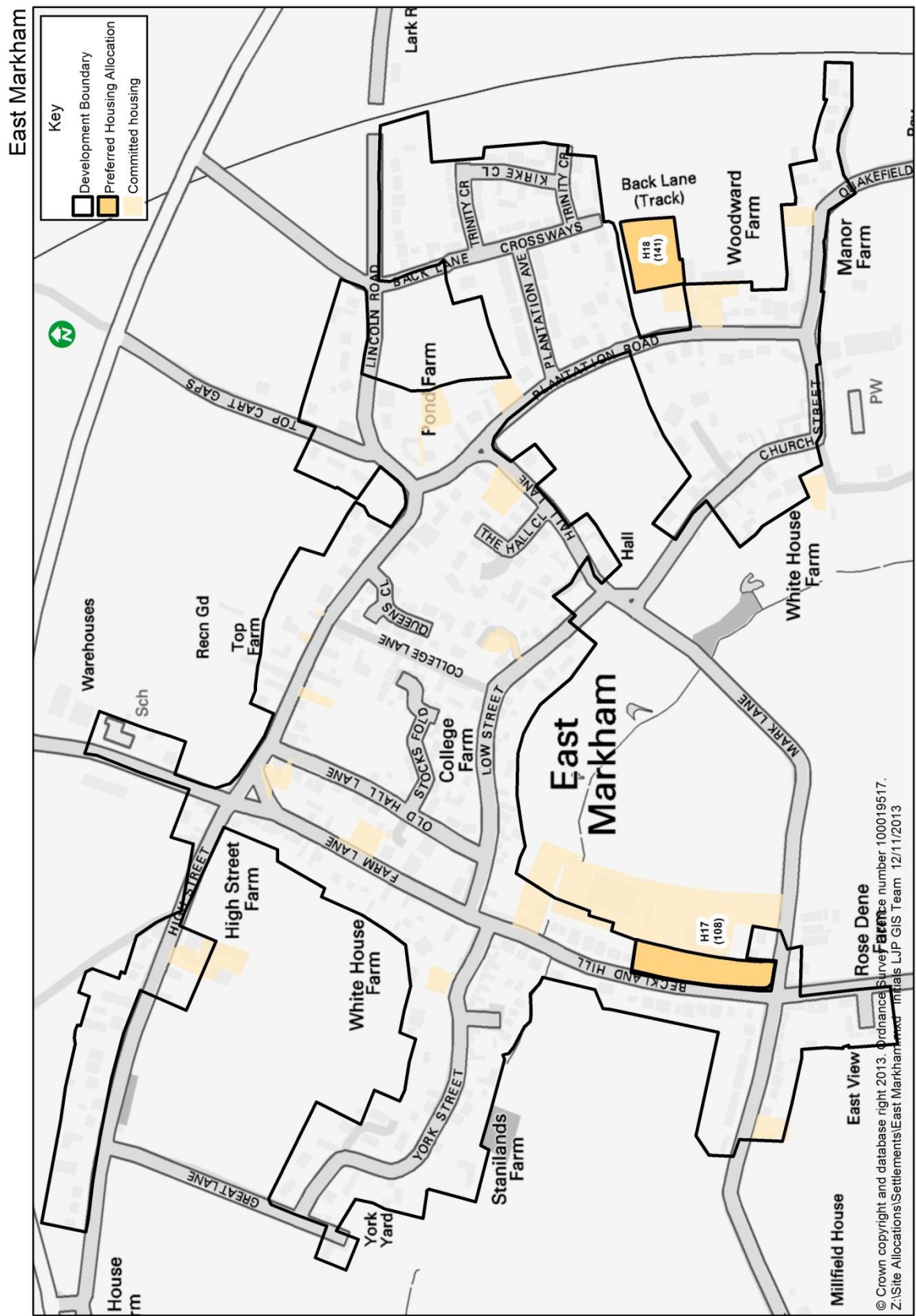
This section details what land the Council plans to allocate to deliver housing growth in East Markham.

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

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

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







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

### Indicative Site Map H17



### Context

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



**POLICY H17: BECKLAND HILL**

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

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

**Reasoned Justification**

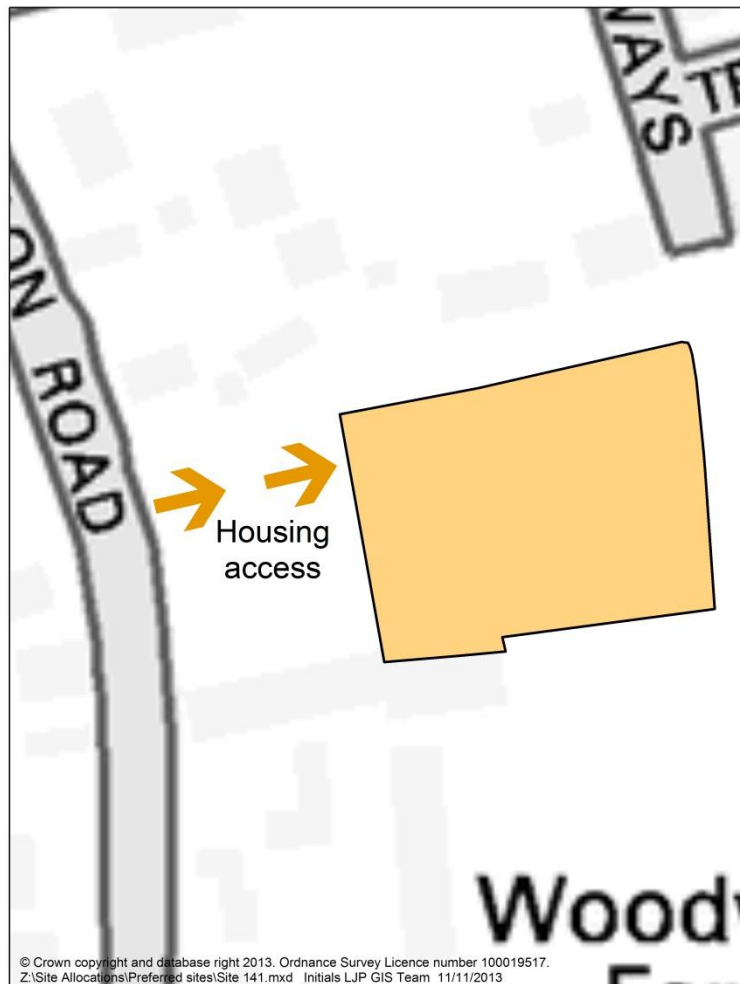
6.20 To ensure this development delivers positive growth for East Markham; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H17 seek to address the following considerations:

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



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

### Indicative Site Map H18



### Context

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



**POLICY H18: PLANTATION ROAD**

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

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

**Reasoned Justification**

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

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



## Elkesley Preferred Site

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

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

### ELKESLEY ALLOCATION CONSULTATION QUESTION

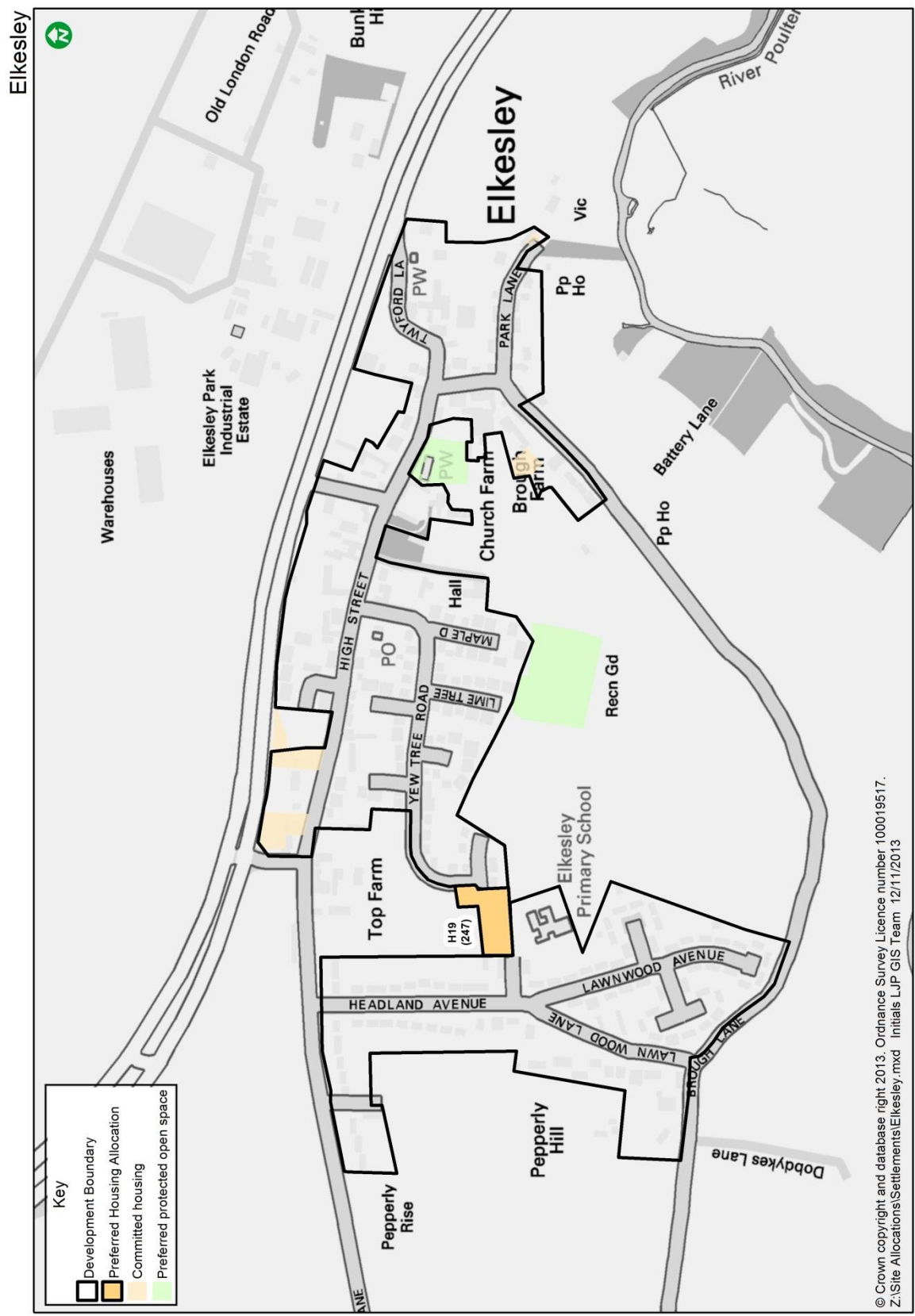
This section details what land the Council plans to allocate to deliver housing growth in Elkesley.

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

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

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

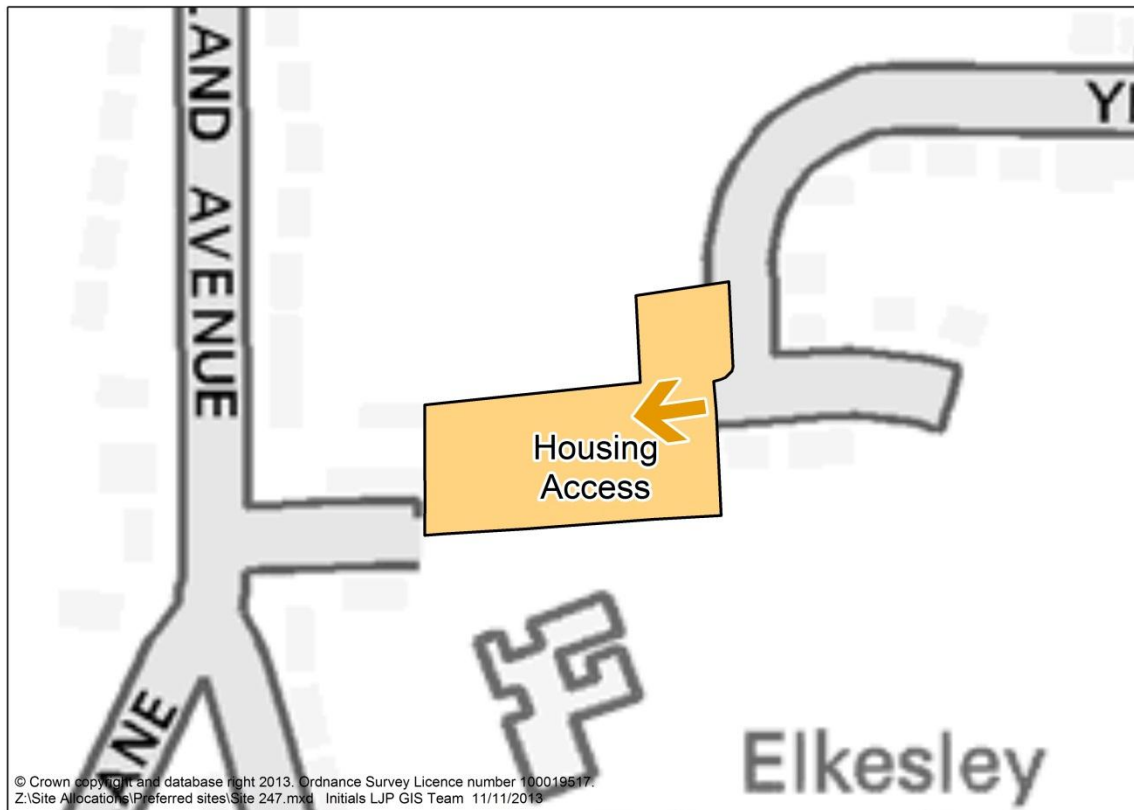






## Elkesley Housing Site H19: Yew Tree Road (former ref: 247)

### Indicative Site Map H19



### Context

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



**POLICY H19: YEW TREE ROAD**

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

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

**Reasoned Justification**

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

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



## Everton Preferred Sites

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

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

### EVERTON ALLOCATIONS CONSULTATION QUESTION

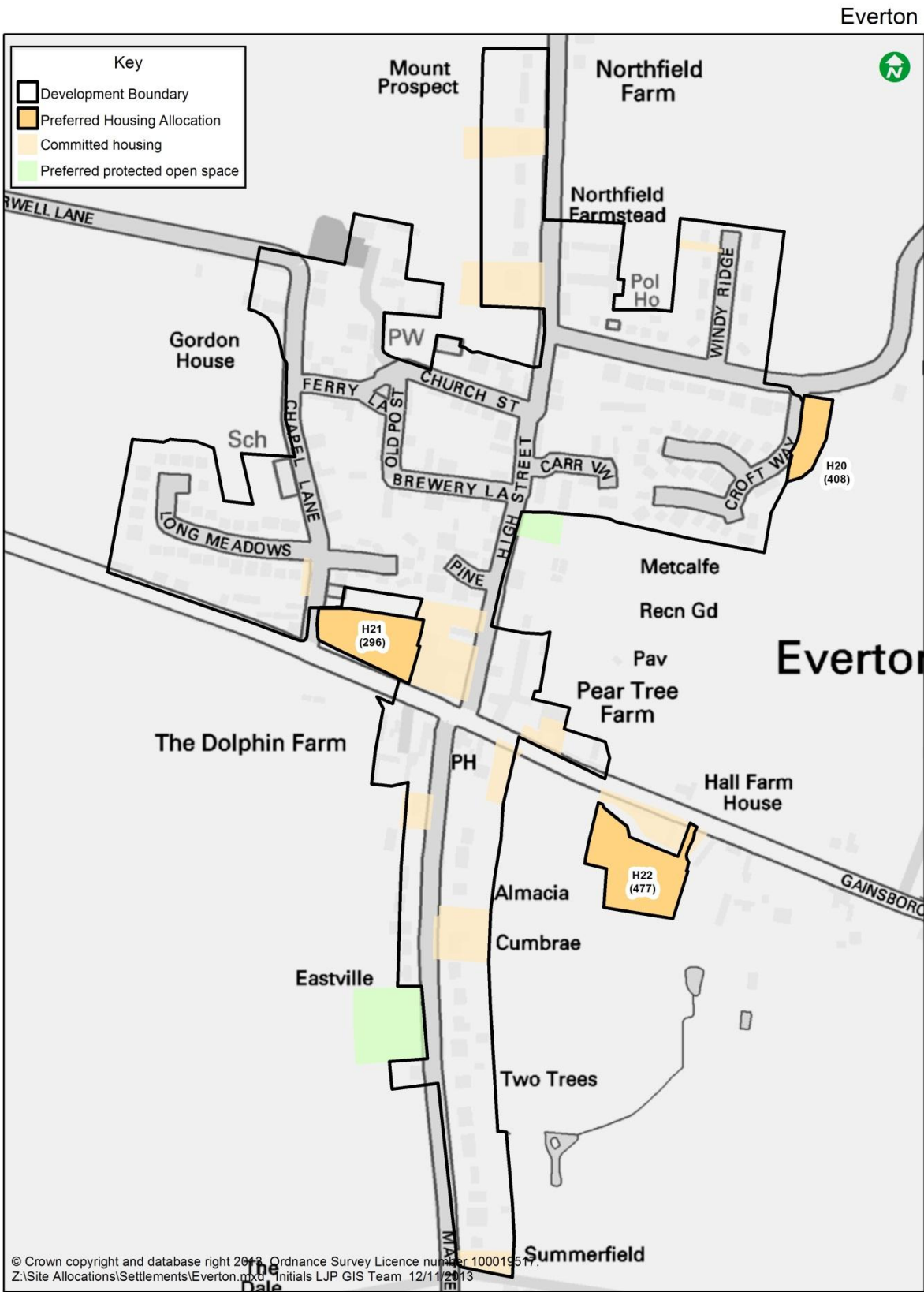
This section details what land the Council plans to allocate to deliver housing growth in Everton.

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

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

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

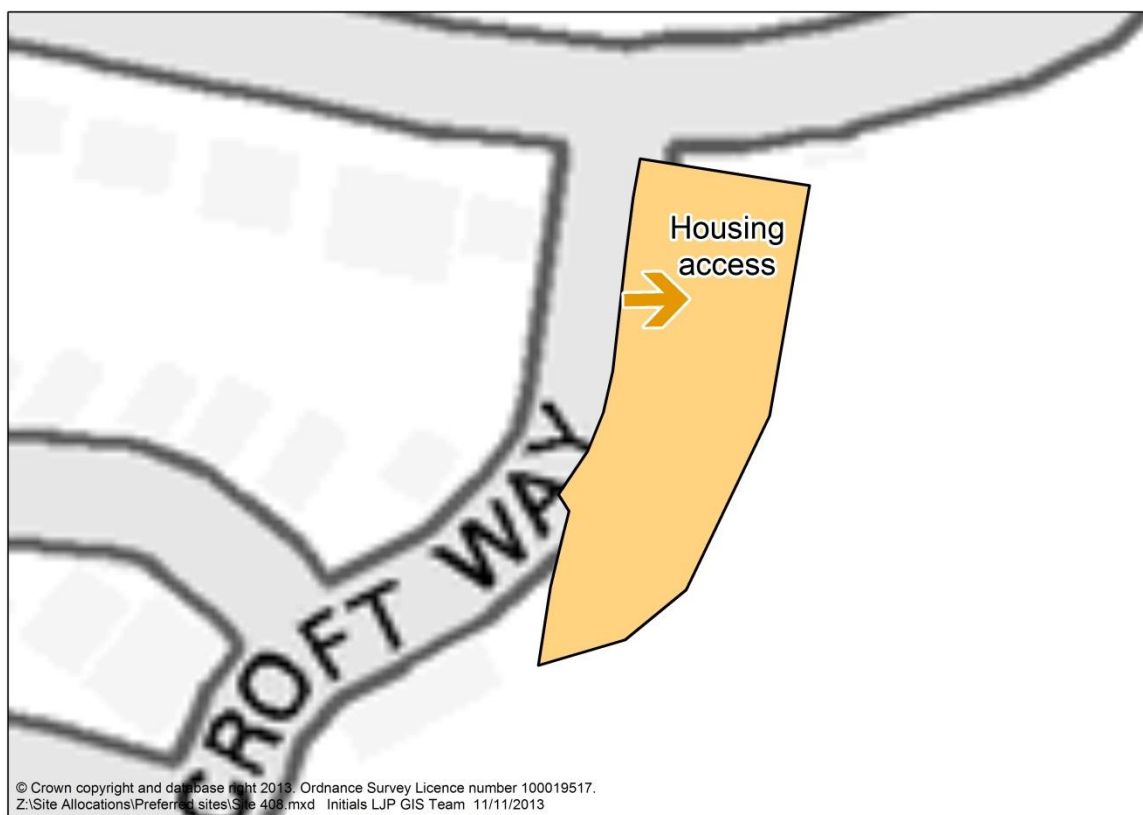






## Everton Housing Site H20: Croft Way (former ref: 408)

### Indicative Site Map H20



### Context

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

### POLICY H20: CROFT WAY

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

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



### **Reasoned Justification**

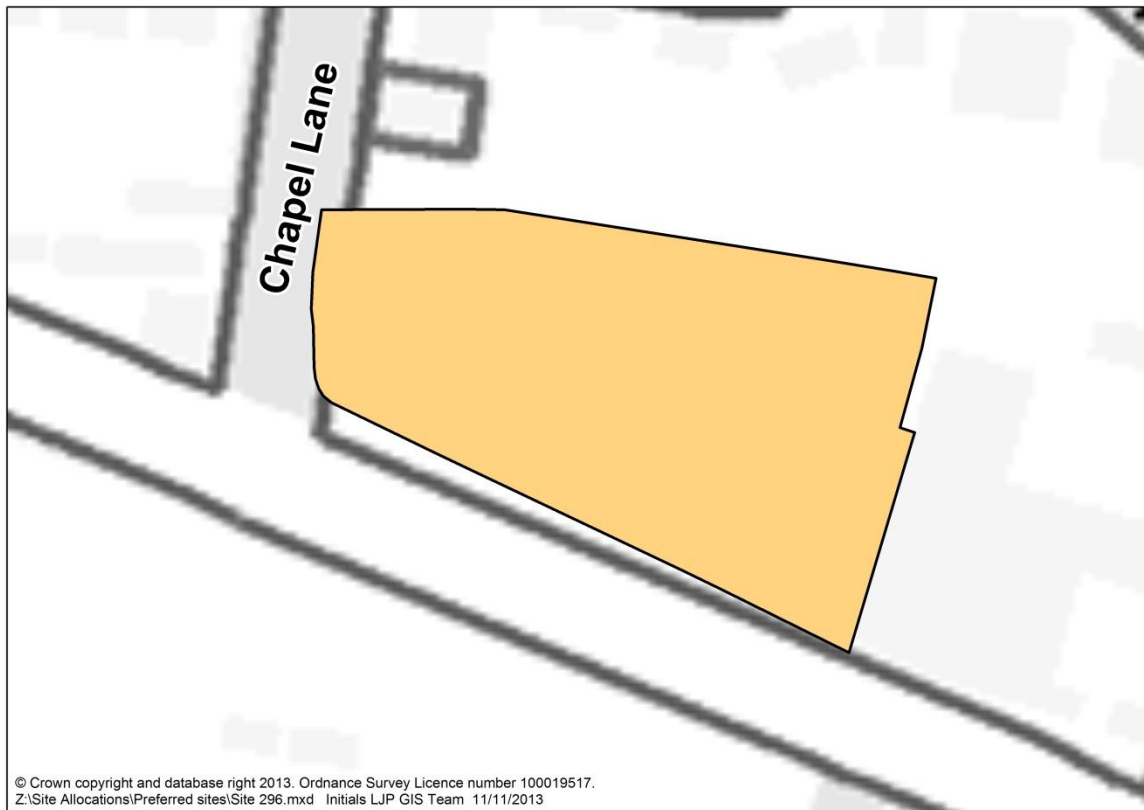
6.31 To ensure this development delivers positive growth for Everton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H20 seeks to address the following consideration:

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



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

### Indicative Site Map H21



### Context

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



**POLICY H21: CHAPEL LANE**

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

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

**Reasoned Justification**

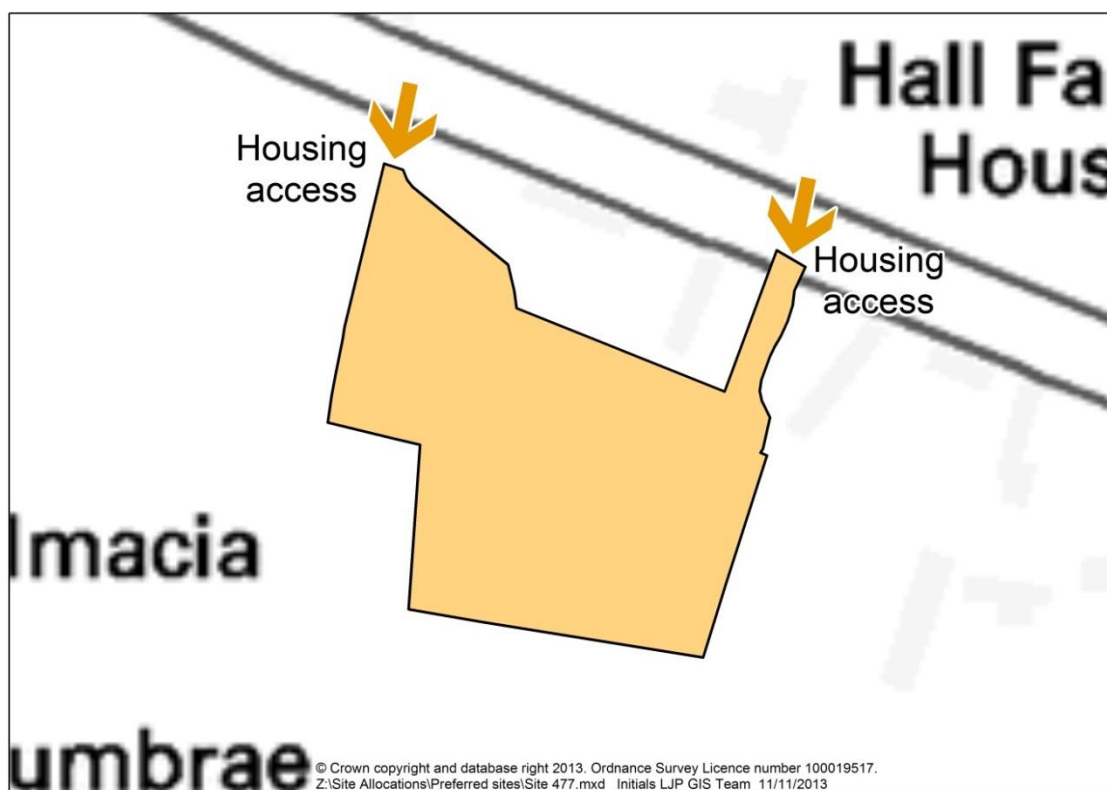
6.34 To ensure this development delivers positive growth for Everton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H21 seeks to address the following consideration:

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



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

### Indicative Site Map H22



### Context

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

### POLICY H22: GAINSBOROUGH ROAD

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

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



**Reasoned Justification**

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

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



## Mattersey Preferred Site

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

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

### MATTERSEY ALLOCATION CONSULTATION QUESTION

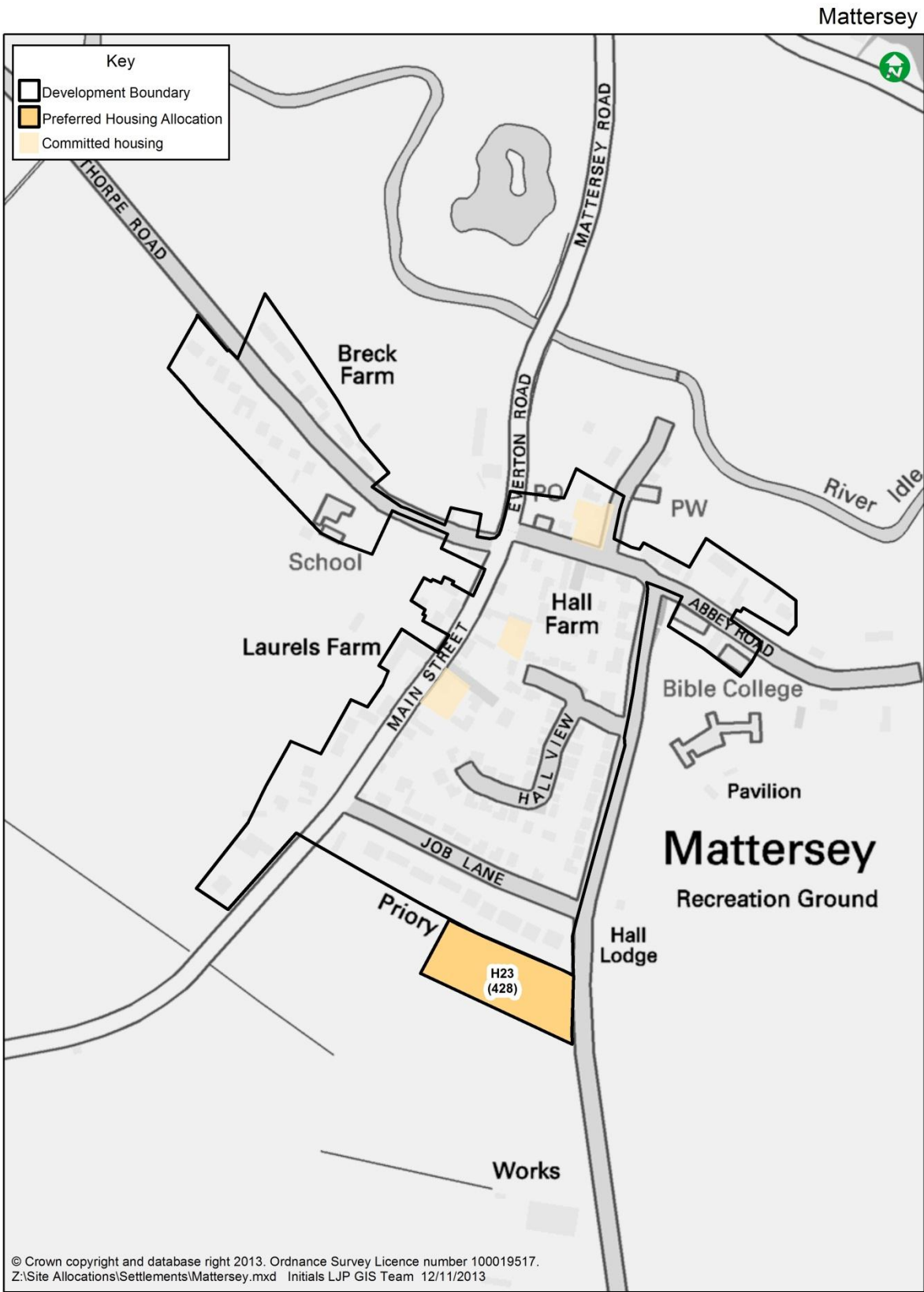
This section details what land the Council plans to allocate to deliver housing growth in Mattersey.

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

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

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







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

### Indicative Site Map H23



### Context

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



**POLICY H23: MATTERSEY SOUTH**

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

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

**Reasoned Justification**

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

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



## Misson Preferred Site

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

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

### MISSON ALLOCATION CONSULTATION QUESTION

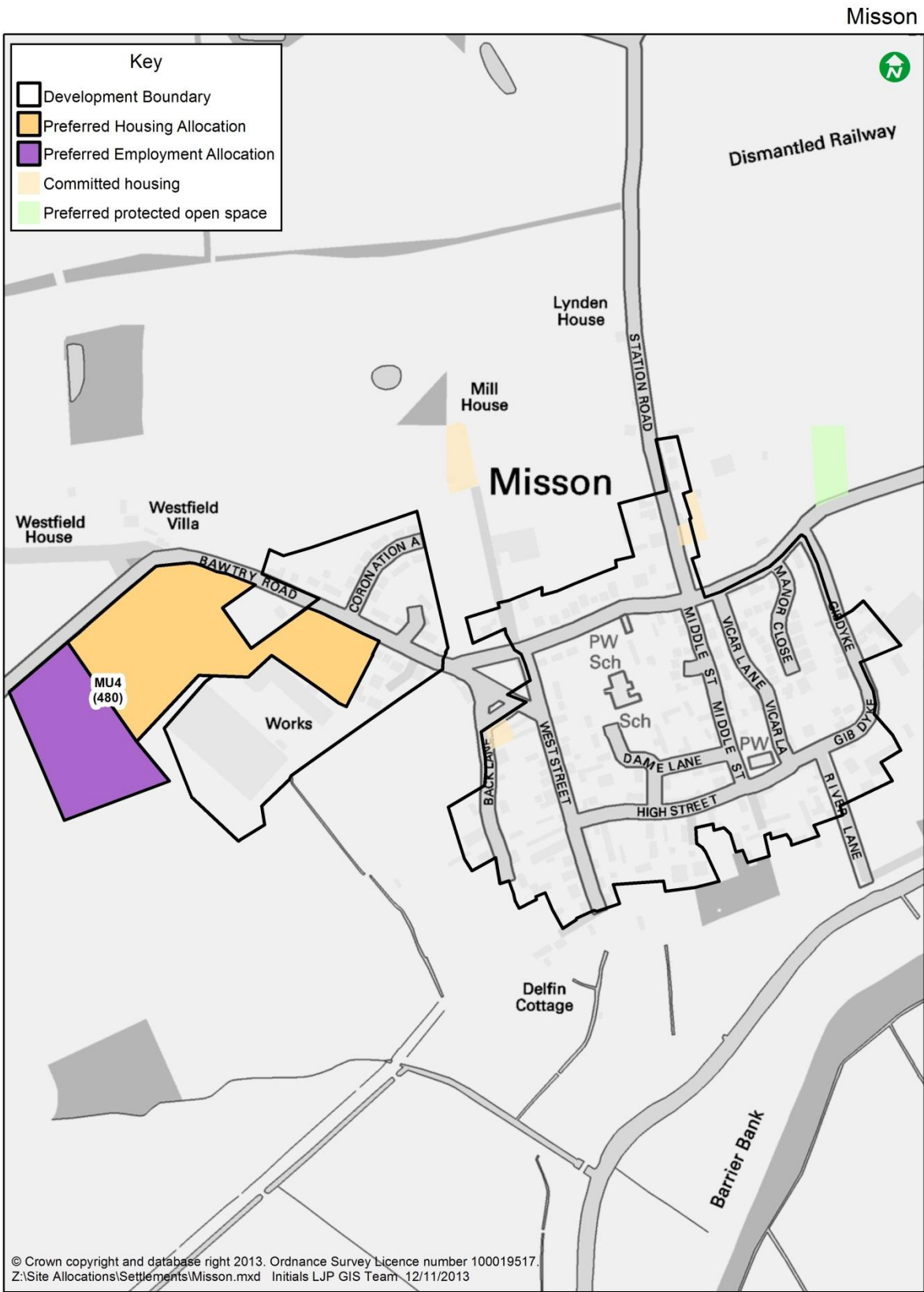
This section details what land the Council plans to allocate to deliver housing growth in Misson.

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

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

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

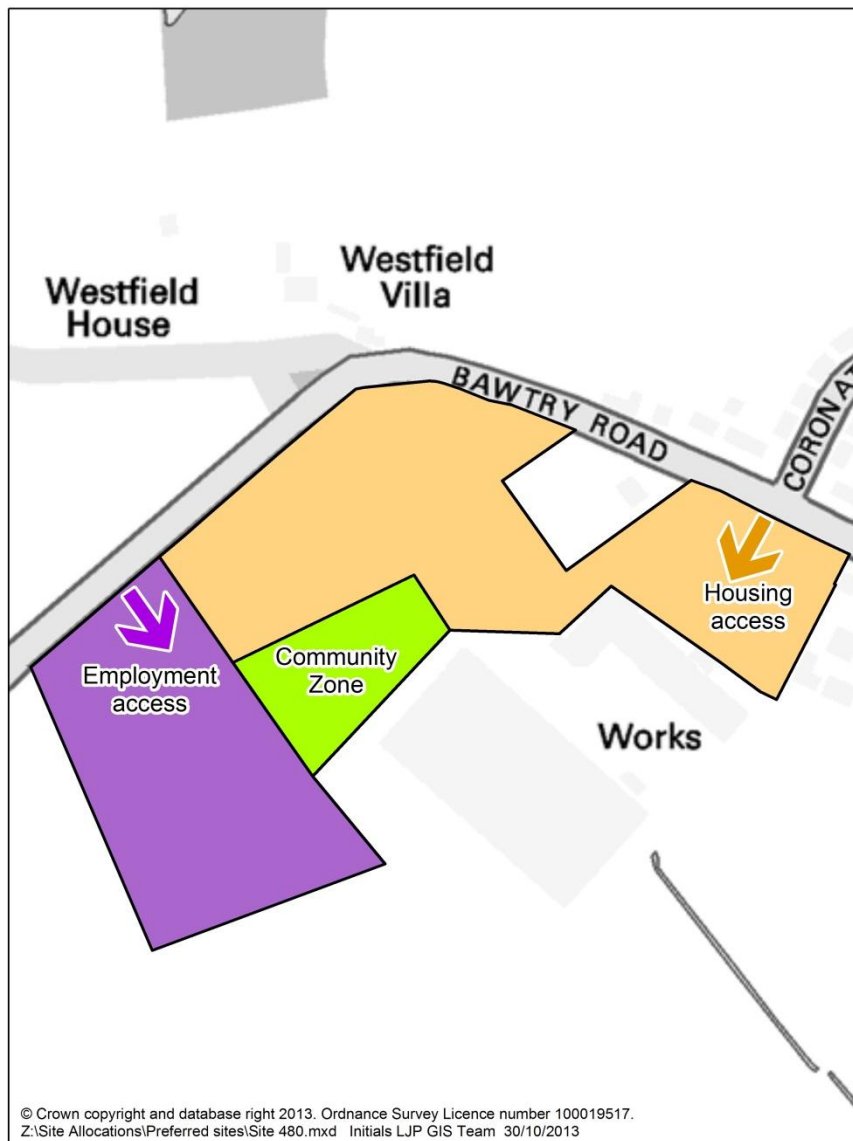






## Misson Mixed Use Site MU4: Bawtry Road (former ref: 480)

### Indicative Site Map MU4



### Context

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



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

#### **POLICY MU4: BAWTRY ROAD**

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

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

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

#### **Reasoned Justification**

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

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

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



## Nether Langwith Preferred Site

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

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

### NETHER LANGWITH ALLOCATION CONSULTATION QUESTION

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

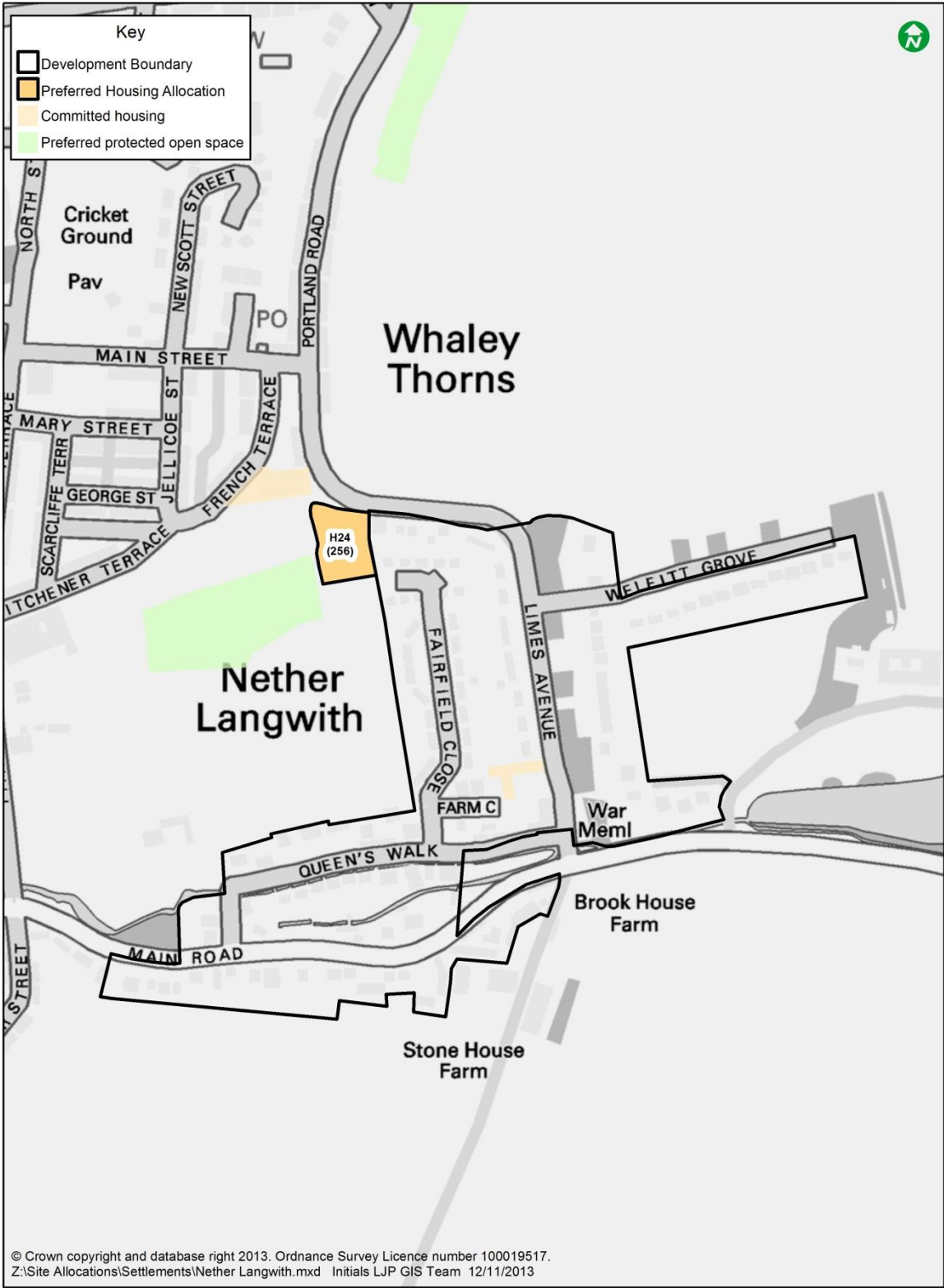
Question: Do you agree with the site and policy proposed?

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

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



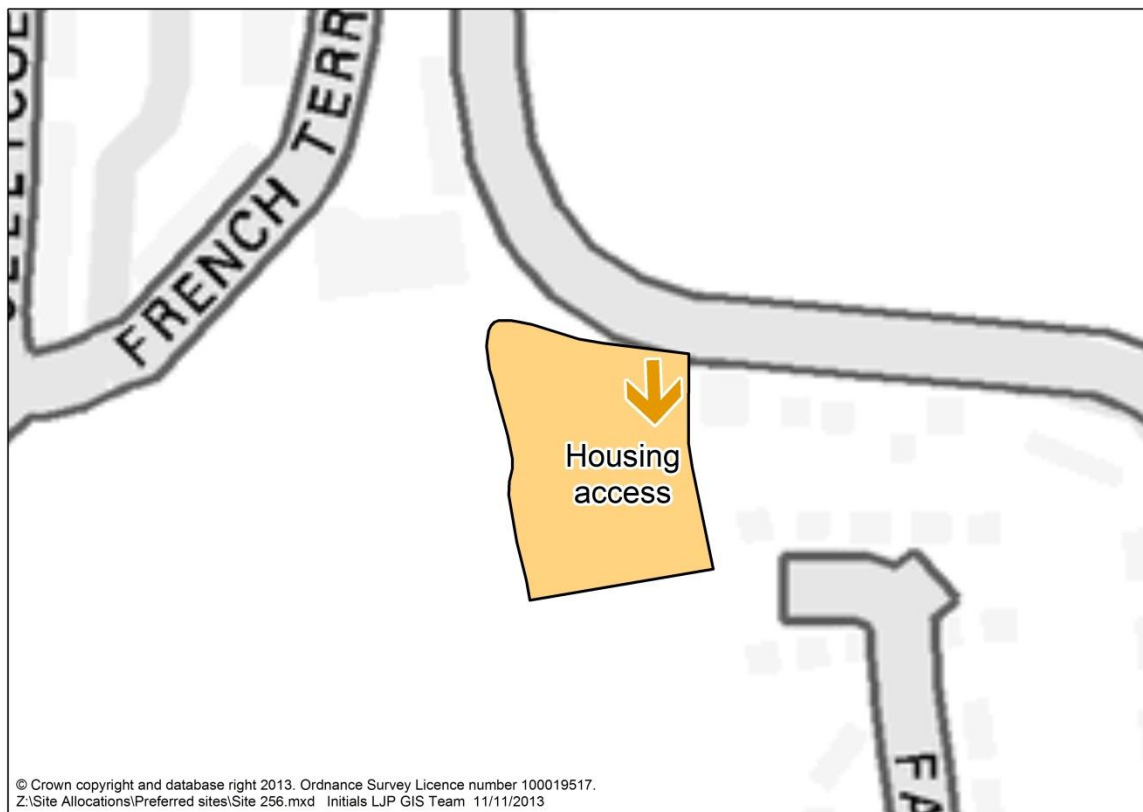
Nether Langwith





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

### Indicative Site Map H24



### Context

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



**POLICY H24: PORTLAND ROAD**

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

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

**Reasoned Justification**

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

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



## North Leverton Preferred Site

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

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

### NORTH LEVERTON ALLOCATION CONSULTATION QUESTION

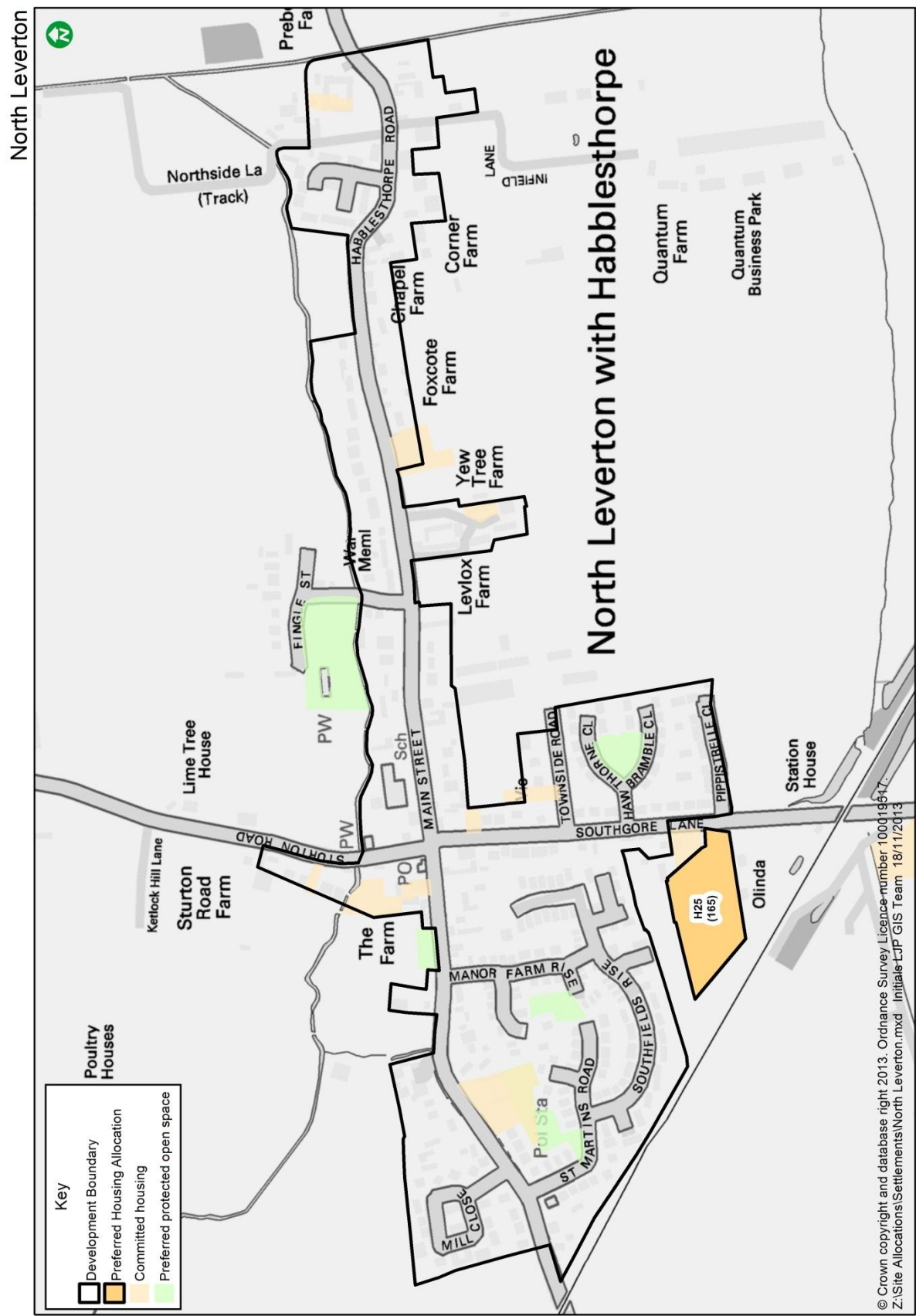
This section details what land the Council plans to allocate to deliver housing growth in North Leverton.

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

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

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

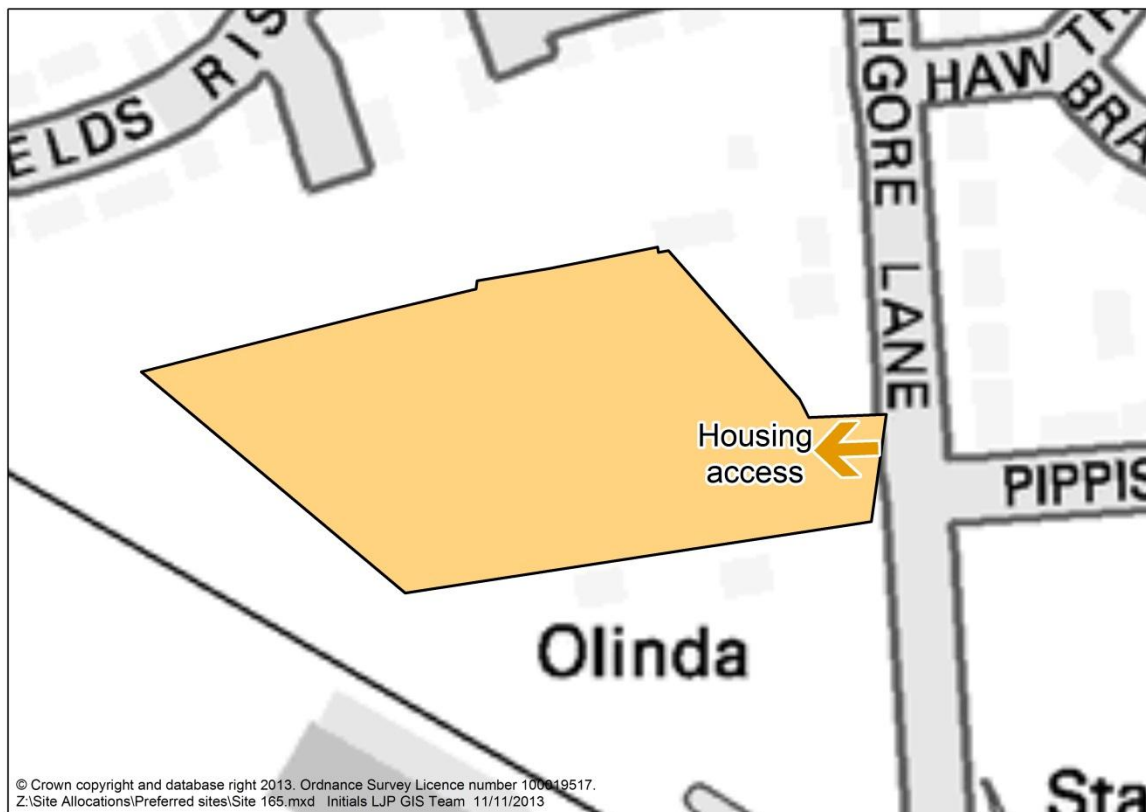






## North Leverton Housing Site H25: Southgore Lane (former ref: 165)

### Indicative Site Map H25



### Context

- 6.52 This site is located to the south of North Leverton. It is a greenfield site off Southgore Lane behind an existing residential estate. A railway line runs to the southwest of the site and an area of archaeological interest is located on the land between this site and the existing residential estate to the north.
- 6.53 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits, which include the following:
- Located within a reasonable walking distance of local services;
  - The site forms a logical extension to village between the modern housing estate to the north and the railway line to the southwest;
  - Overall community support for the development of the site; and
  - The site's location enables easy access to Public Rights of Way around the edge of the village.



**POLICY H25: SOUTHGORE LANE**

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

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

**Reasoned Justification**

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

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



## North and South Wheatley Preferred Site

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

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

### **NORTH AND SOUTH WHEATLEY ALLOCATION CONSULTATION QUESTION**

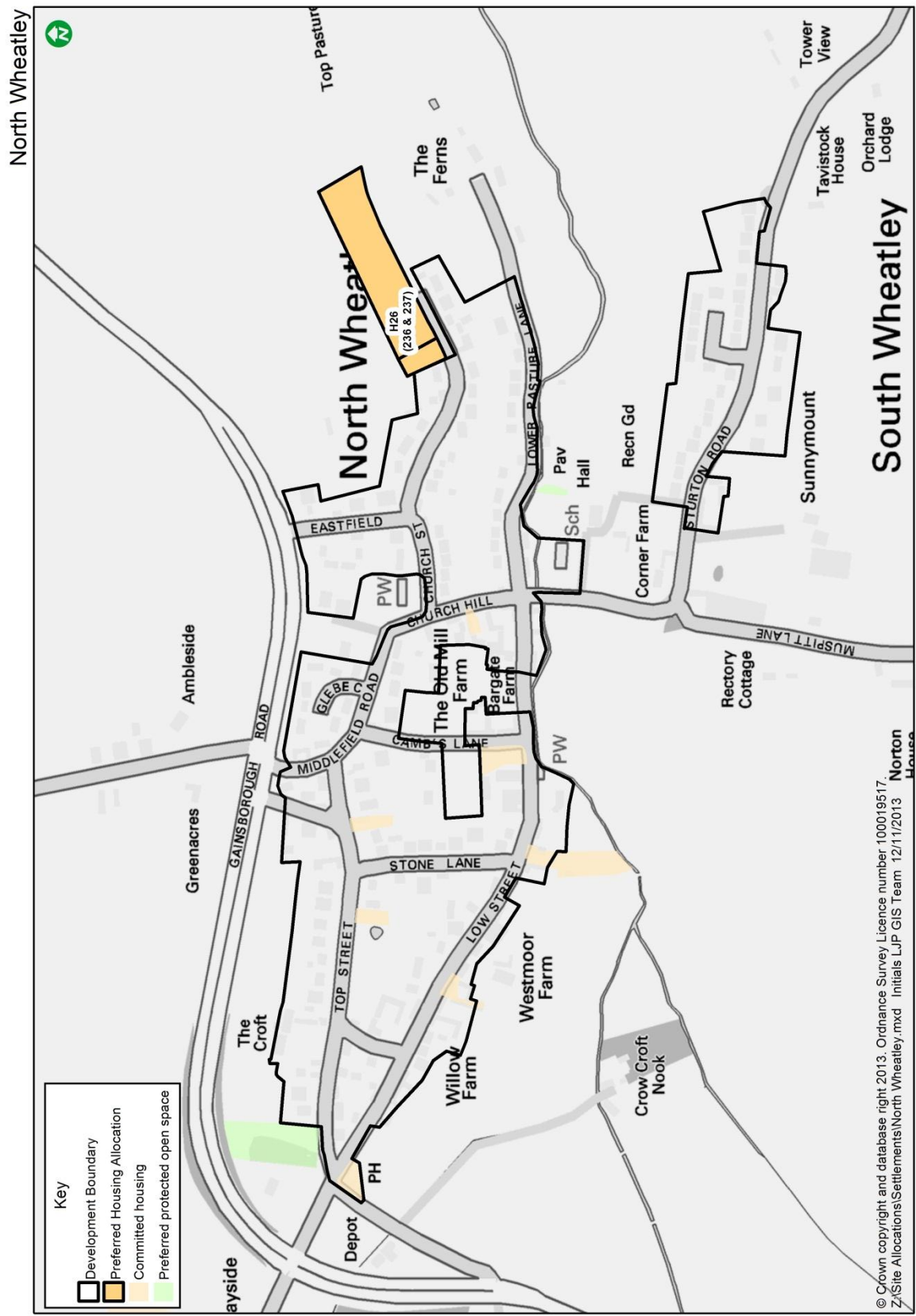
This section details what land the Council plans to allocate to deliver housing growth in North and South Wheatley.

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

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

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

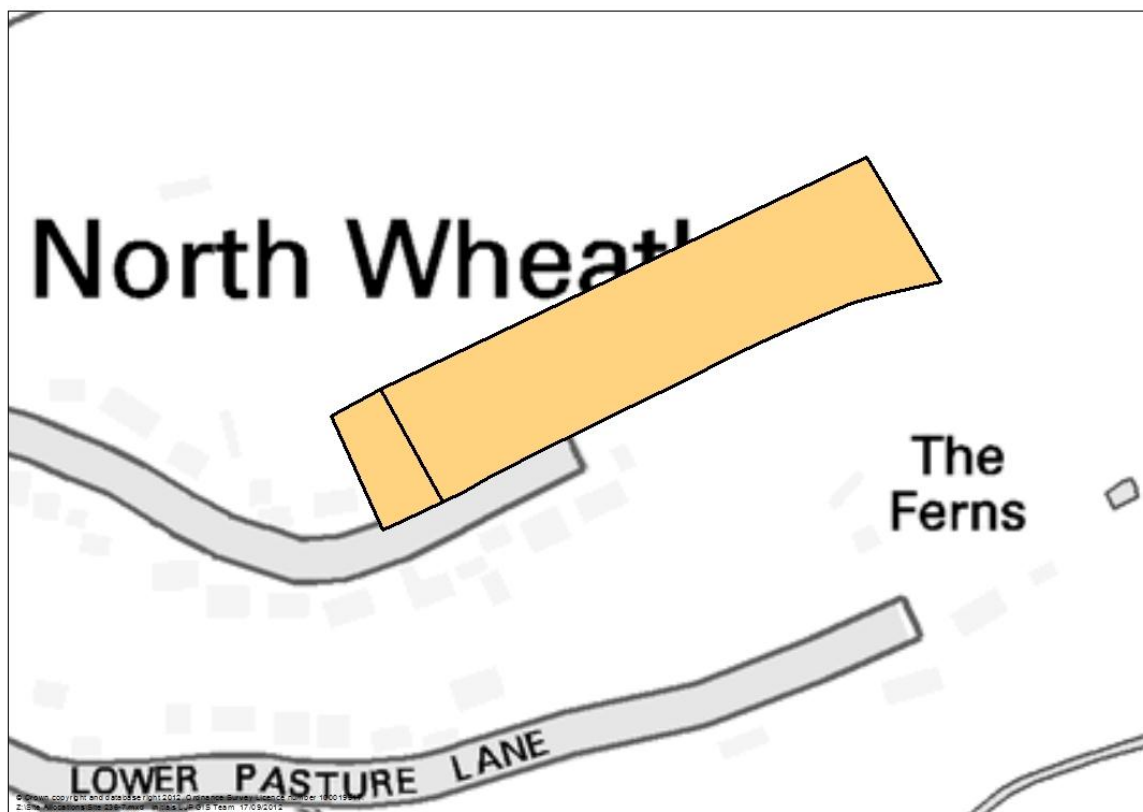






## North and South Wheatley Housing Site H26: Top Pasture Lane (former refs: 236/237)

### Indicative Site Map H26



### Context

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



**POLICY H26: TOP PASTURE LANE**

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

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

**Reasoned Justification**

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

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



## Rampton Preferred Site

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

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

### RAMPTON ALLOCATION CONSULTATION QUESTION

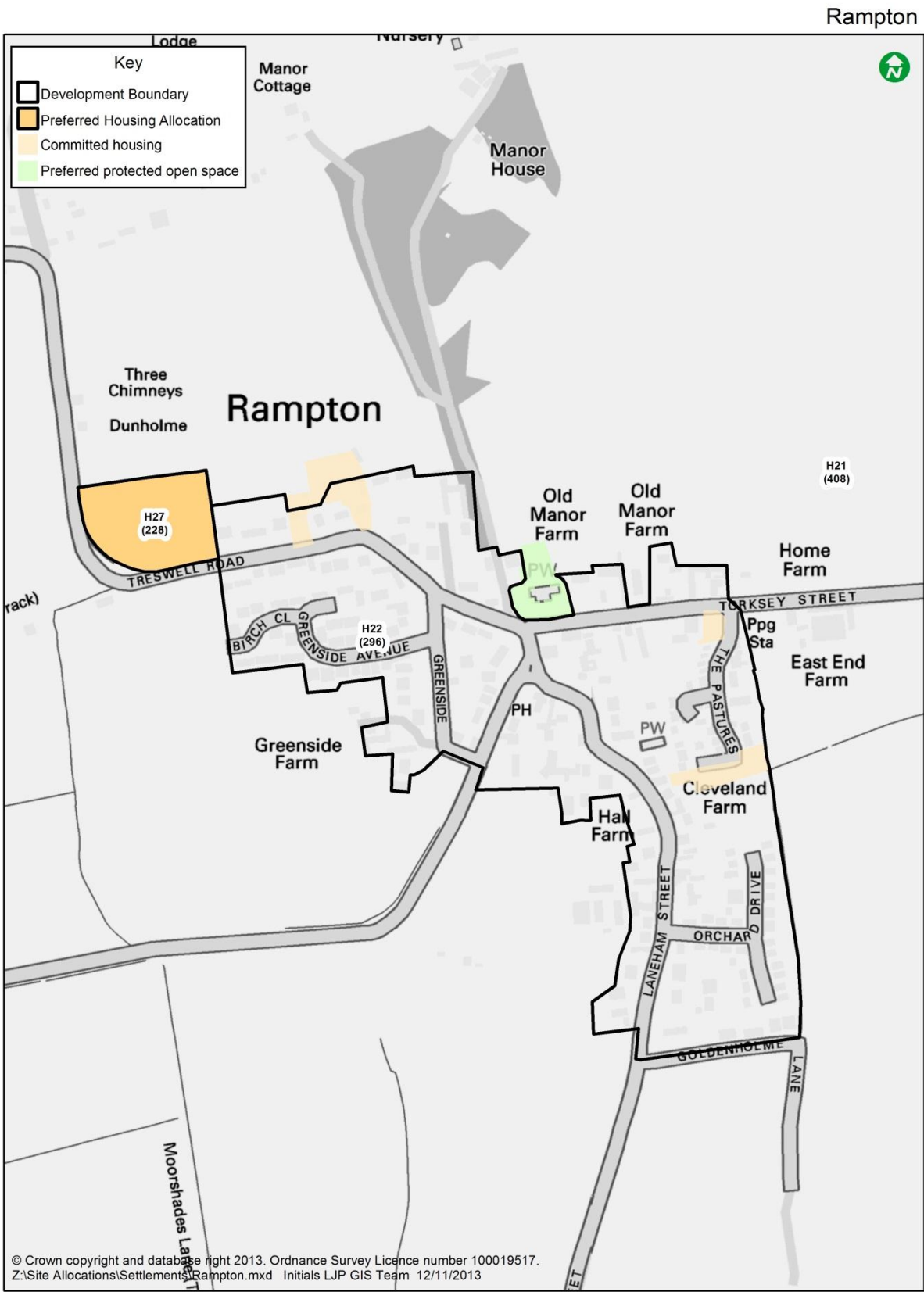
This section details what land the Council plans to allocate to deliver housing growth in Rampton.

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

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

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

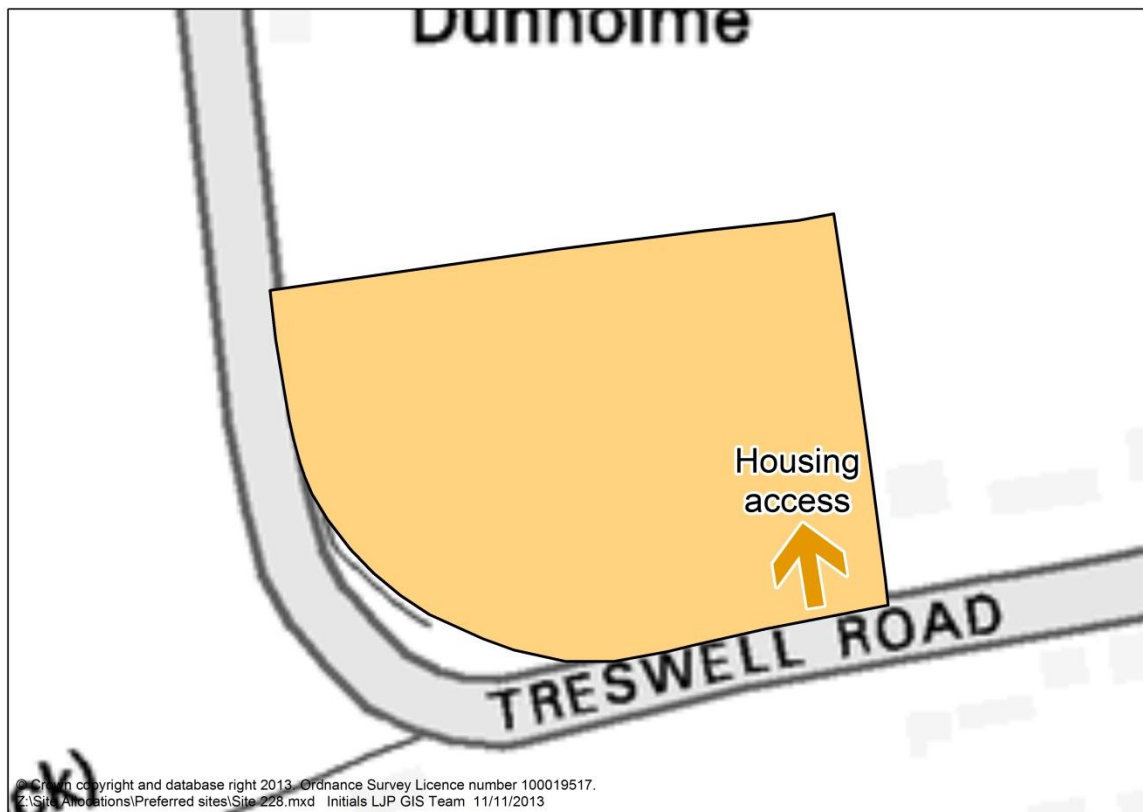






## Rampton Housing Site H27: Treswell Road (former ref: 228)

### Indicative Site Map H27



### Context

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

### **POLICY H27: TRESWELL ROAD**

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

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



### **Reasoned Justification**

6.62 To ensure this development delivers positive growth for Rampton; protects any significant features in the local landscape and mitigates for its impact on identified local infrastructure, the criteria in Policy H27 seeks to address the following consideration:

- i. Following Highways Authority recommendations a new single access point should be delivered off Treswell Road. This new access should be designed in such a manner to ensure safe access and egress from the site for all traffic.



## Sturton-le-Steeple Preferred Sites

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

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

### STURTON-LE-STEEPLE ALLOCATIONS CONSULTATION QUESTION

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

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

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

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

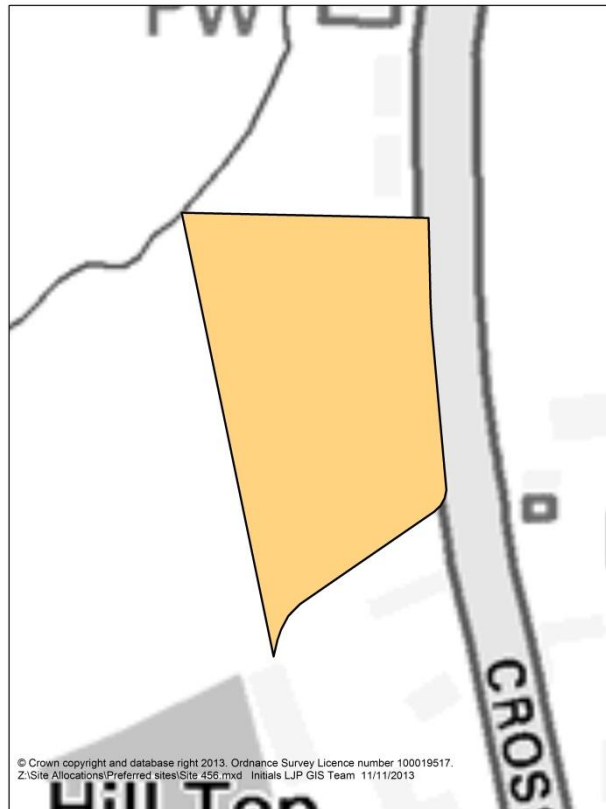






## Sturton-le-Steeple Housing Site H28: Cross Street (former ref: 456)

### Indicative Site Map H28



### Context

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

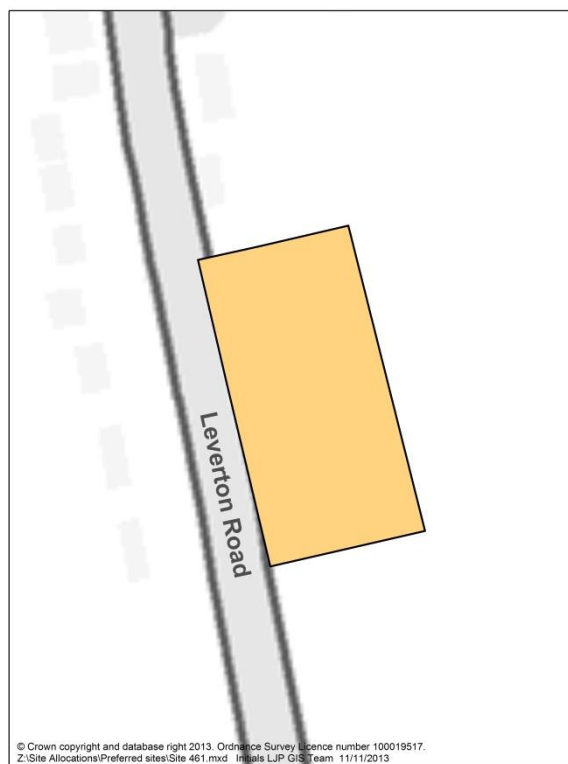
### **POLICY H28: CROSS STREET**

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



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

### Indicative Site Map H29



### Context

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

### **POLICY H29: LEVERTON ROAD**

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



## Walkeringham Preferred Site

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

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

### WALKERINGHAM ALLOCATION CONSULTATION QUESTION

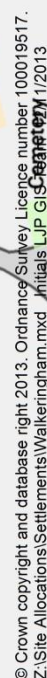
This section details what land the Council plans to allocate to deliver housing growth in Walkeringham.

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

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

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

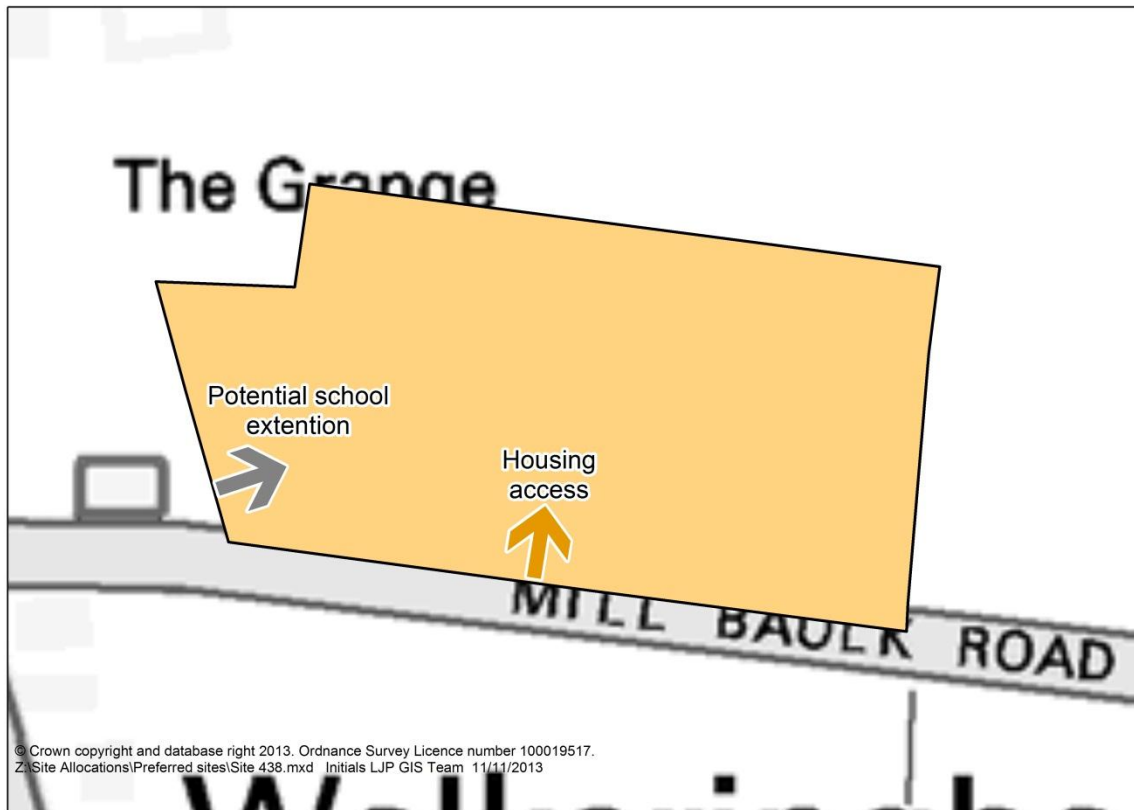






## Walkeringham Housing Site H30: Mill Baulk Road (former ref: 438)

### Indicative Site Map H30



### Context

- 6.69 This site is located to the North of Walkeringham. It is a greenfield site off Mill Baulk Road and is located to the east of Walkeringham Primary School. Surface water flooding issues have been identified on the site and a footpath runs along its eastern boundary.
- 6.70 The site screening and Sustainability Appraisal process identified this as a preferred site based on its relative merits which include the following:
- Its location provides the only opportunity for land to be used for the needed expansion of Walkeringham Primary School;
  - Development here would ensure ease of access to local services including the village Primary School to the west of the site;
  - Development in a linear form along the roadside would be a logical continuation of local character; and
  - The site's location enables easy access to a Public Right of Way around the edge of the village.



**POLICY H30: MILL BAULK ROAD**

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

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

**Reasoned Justification**

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

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