

# Bassetlaw District Local Development Framework

SITE ALLOCATIONS

ISSUES AND  
OPTIONS  
CONSULTATION



SITE ALLOCATIONS  
ISSUES AND OPTIONS CONSULTATION



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

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## Table of Contents

1	Introduction .....	5
	What is this document? .....	5
	How do I use this document? .....	6
	When and how do I respond with comments? .....	7
	What will happen next? .....	9
2	Site Allocations Screening Methodology .....	10
	STAGE ONE: IDENTIFYING SITES FOR THE ISSUES & OPTIONS STAGE .....	10
	Housing .....	10
	Employment.....	11
	STAGE TWO: IDENTIFYING SITES FOR THE PREFERRED OPTIONS STAGE .....	12
	Site Assessment Criteria .....	13
3	Wider Context.....	18
	Bassetlaw Core Strategy .....	18
	Residents' Questionnaire.....	20
	Sustainability Appraisal.....	20
	Habitats Regulation Assessment .....	21
	Infrastructure Provision .....	21
4	Workshop (including Shireoaks and Rhodesia) .....	22
	Key facts/findings.....	22
	Issues: what you told us.....	23
	Options: potential development sites and open spaces .....	24
5	Retford .....	35
	Key facts/findings.....	35
	Issues: what you told us.....	36
	Options: potential development sites and open spaces .....	36
6	Harworth Bircotes.....	44
	Key facts/findings.....	44
	Issues: what you told us.....	45
	Options: potential development sites and open spaces .....	45
7	Carlton in Lindrick & Langold .....	49
	Key facts/findings.....	49

	Issues: what you told us.....	50
8	Tuxford.....	55
	Key facts/findings.....	55
	Issues: what you told us.....	55
	Options- potential development sites and open spaces .....	56
9	Misterton .....	58
	Key facts/findings.....	58
	Issues: what you told us.....	59
	Options: potential development sites and open spaces .....	59
10	Rural Service Centres .....	63
	Introduction .....	63
10.2	Beckingham .....	65
	Key facts/findings.....	65
	Issues: what you told us.....	65
	Options: potential development sites and open spaces .....	66
10.3	Blyth.....	69
	Key facts/findings.....	69
	Issues: what you told us.....	69
	Options: potential development sites and open spaces .....	70
10.4	Clarborough Hayton .....	72
	Key facts/findings.....	72
	Issues: what you told us.....	72
	Options: potential development sites and open spaces .....	73
10.5	Cuckney.....	76
	Key facts/findings.....	76
	Issues: what you told us.....	76
	Options: potential development sites and open spaces .....	77
10.6	Dunham-on-Trent.....	79
	Key facts/findings.....	79
	Issues: what you told us.....	79
	Options: potential development sites and open spaces .....	80
10.7	East Markham.....	82
	Key facts/findings.....	82

Issues: what you told us.....	82
Options: potential development sites and open spaces .....	83
10.8 Elkesley .....	85
Key facts/findings.....	85
Issues: what you told us.....	85
Options: potential development sites and open spaces .....	86
10.9 Everton.....	89
Key facts/findings.....	89
Issues: what you told us.....	89
Options: potential development sites and open spaces .....	90
10.10 Gamston .....	93
Key facts/findings.....	93
Issues: what you told us.....	93
Options: potential development sites and open spaces .....	94
10.11 Gringley-on-the-Hill .....	97
Key facts/findings.....	97
Issues: what you told us.....	97
Options: potential development sites and open spaces .....	98
10.12 Mattersey .....	100
Key facts/findings.....	100
Issues: what you told us.....	100
Options: potential development sites and open spaces .....	101
10.13 Misson.....	103
Key facts/findings.....	103
Issues: what the evidence shows us .....	103
Options: potential development sites and open spaces .....	104
10.14 Nether Langwith .....	107
Key facts/findings.....	107
Issues: what you told us.....	107
Options: potential development sites and open spaces .....	108
10.15 North Leverton .....	110
Key facts/findings.....	110
Issues: what you told us.....	110



	Options: potential development sites and open spaces .....	111
10.16	North and South Wheatley .....	113
	Key facts/findings.....	113
	Issues: what you told us.....	113
	Options: potential development sites and open spaces .....	114
10.17	Rampton .....	116
	Key facts/findings.....	116
	Issues: what you told us.....	116
	Options: potential development sites and open spaces .....	117
10.18	Ranskill.....	119
	Key facts/findings.....	119
	Issues: what you told us.....	119
	Options: potential development sites and open spaces .....	120
10.19	Sturton-le-Steeple .....	122
	Key facts/findings.....	122
	Issues: what you told us.....	122
	Options: potential development sites and open spaces .....	123
10.20	Sutton-cum-Lound.....	125
	Key facts/findings.....	125
	Issues: what you told us.....	125
	Options: potential development sites and open spaces .....	126
10.21	Walkeringham .....	128
	Key facts/findings.....	128
	Issues: what you told us.....	128
	Options: potential development sites and open spaces .....	129
11	Gypsy, Travellers and Travelling Showpeople .....	131
	Key facts.....	131
	Issues: what the evidence shows us .....	131
	Options for new provision and call for sites .....	132
12	Appendix A: Glossary of Terms .....	133
13	Appendix B: Summary of Background Studies .....	135
14	Appendix C: Guide to commenting on land identified in the Site Allocations process.....	137

# 1 Introduction

## What is this document?

- 1.1 This Issues & Options document forms the first formal consultation stage in the development of the Site Allocations Development Plan Document (DPD), which is part of the Local Development Framework for Bassetlaw, along with the Core Strategy. An explanation of what these terms mean is set out in the Glossary of Terms in Appendix A. Appendix B gives a summary of a number of studies that the Council has undertaken to help provide evidence about, or further information on, issues in the District. These and other studies are referred to throughout this document. If you wish for more detail on them, please contact the Planning Policy team.
- 1.2 This document sets out the range of potential sites that *could* be allocated for future development up to 2028, along with some of the issues for consideration in the decision making process. The settlements specified as development locations were established in the Core Strategy (please see Section 3: Wider Context) and are not, therefore, subject to further consultation now.
- 1.3 As well as identifying sites for housing and employment uses, this document also asks questions about open spaces that could remain protected from development. To this end, sites that have been identified through the Council's Open Space Assessment are included in this consultation paper. We are seeking your opinion on which of these sites should be protected and which, if any, additional sites should be added.
- 1.4 The final Site Allocations document will need to identify sites for Gypsies, Travellers and Travelling Showpeople. This Issues & Options document asks a number of questions in relation to this matter (please see Section 10).
- 1.5 Finally, we are seeking your views on the criteria that we will use to select the final sites to be allocated for development. These can be found in Section 2 *Stage 2: Identifying Sites for the Preferred Options Stage* and we welcome any comments you may have on our proposals.
- 1.6 This document does not consider allocations for retail development as it is felt, at this stage, that the levels of new retail development anticipated over the plan period can be accommodated within existing town centres.

## How have these potential sites been identified?

- 1.7 The sites set out in this Issues & Options document have not been picked by the Council. They are those that have been promoted by developers, local landowners and Parish Councils, among others, as having development potential. More detail on this can be found in Section 2 in *Stage 1: Identifying Sites for the Issues & Options Stage*.

## Are all of the sites in this document needed for new development?

- 1.8 The amount of new development that could be accommodated on the sites in this document far exceeds that required in Bassetlaw to 2028 (for more information on the amount of housing and employment land needed, please refer to Section 2: Wider Context). This is particularly true of the rural areas of the District. Consequently, the Council will not be allocating every site in this document.

## Does the Council have to allocate the whole of a potential site or can it allocate just part of a site?

- 1.9 The Council can allocate as much or as little of a site as it deems appropriate. In the rural areas in particular, many large sites have been proposed for development. In such instances, given the limited amount of new development required in these areas, it is most likely that small sections of big sites will be allocated (taking account of local views about the scale and nature the development that residents would like to see).

## How do I use this document?

- 1.10 The document is divided into settlement specific sections so you may, if required, just look at the section relevant to where you live (although we recommend that you read through the explanatory sections first). Specific questions are asked in relation to that settlement, allowing you to express your views on the relative suitability of potential development sites and, in the Rural Service Centres, the appropriate levels of development.
- 1.11 Within this consultation document are a number of maps, which illustrate all of the potential housing, employment, mixed-use or opportunity sites for consideration. Each site shown has a unique reference number, originally assigned to it in a background study (see Appendix B). These original reference numbers have been kept to allow easier cross referencing between this consultation paper and the background studies. The different reference systems are shown in the table below. The numbers given to the potential protected open space sites have been specifically assigned by the Council for this Consultation Paper and do not correspond with any other background study.

Potential Site Type	Reference Structure	Example	Background Study
Housing, Opportunity or Mixed Use	A unique site number with no prefix or suffix.	Site 5	Strategic Housing Land Availability Assessment (SHLAA)
Employment	A letter prefix for the settlement in which the site is located followed by a unique number.	Site W4	Employment Land Capacity Study (ELCS)
Open Space	The Parish Number followed by the unique site number.	Site 32/1	N/A please see note above

Table 1.1: Potential Sites reference system

- 1.12 Please be aware that this consultation document is also available in settlement specific versions (i.e. versions that only contain the sites for an individual settlement). If you are reading one of these versions and would like to see information for another settlement, or view the entire Site Allocations DPD Issues & Options document, they are available on the Planning Policy pages of the Council's website at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

### **When and how do I respond with comments?**

- 1.13 We want our plans to be shaped by input and evidence from everyone interested in Bassetlaw and its future development. We need your local knowledge to help us to understand the relevant local issues and we welcome your ideas for the allocation of land in the District. Please let us know whether you think we are on the right track. A guide to the types of issues that can and cannot be taken into account in relation to your answers can be found at Appendix C.
- 1.14 The deadline for responses for this consultation stage is 5.00 p.m. on 6 January 2012. Please be aware that representations made about this document (including your name and address) cannot be treated as confidential and will be made available for public inspection.
- 1.15 In order to respond to this document please return your comments on the questionnaire provided. If you are reading this in hardcopy, a questionnaire is attached (you may wish to make additional copies) or you can download a questionnaire from our website.
- 1.16 You can send your response to us in the following ways:
- Post to:  
  
Planning Policy Team  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Notts  
S80 2AH
  - Email: [future.plans@bassetlaw.gov.uk](mailto:future.plans@bassetlaw.gov.uk)
  - Fax: 01909 533400
  - In person: please hand in to the Council's offices in Retford or Worksop, marked for the attention of Planning Policy.
- 1.17 We appreciate that this consultation document is large and, in some places, relatively technical. We also appreciate that time and resources may be restricting factors for some people. We will, therefore, be holding a series of public consultation events, to discuss the issues raised in the document, as follows:

- Misson Community Centre – 8<sup>th</sup> November 2-6.30pm
- Shireoaks Village Hall – 8<sup>th</sup> November 4-7pm
- Harworth Bircotes Town Hall – 9<sup>th</sup> November 10am-6.30pm
- Misterton Library – 10<sup>th</sup> November 2.30-5pm
- Asda, Retford – 10am-12 noon
- Carlton in Lindrick Library – 14<sup>th</sup> November 3-6pm
- East Markham Village Hall – 15<sup>th</sup> November 4-7pm
- Sturton-le-Steeple Village Hall – 16<sup>th</sup> November 4-6pm
- Retford Market Stall – 17<sup>th</sup> November 10am-2pm
- Retford Library – 17<sup>th</sup> November 3-6pm
- Elkesley Village Hall – 18<sup>th</sup> November 4-7pm
- Everton Village Hall – 11am-2.30pm
- Ranskill Church Rooms – 21<sup>st</sup> November 2-6.30pm
- Dunham Village Hall – 22<sup>nd</sup> November 3-7pm
- Tuxford Old School Rooms – 23<sup>rd</sup> November 3-6.30pm
- Clarborough Village Hall – 24<sup>th</sup> November 3-6pm
- Sainsbury's Worksop – 26<sup>th</sup> November 10am-12noon
- Cuckney Village Hall – 28<sup>th</sup> November 4-6pm
- Beckingham Recreational Rooms – 30<sup>th</sup> November 2-6.30pm
- Retford Town Hall - 3<sup>rd</sup> December 10am-12noon
- Sutton cum Lound Village Hall – 5<sup>th</sup> December 4-7pm
- 73 Bridge Street, Worksop – 7<sup>th</sup> December 10am-12noon
- Worksop Library – 7<sup>th</sup> December 3-6pm
- 73 Bridge Street, Worksop – 10<sup>th</sup> December 10am-12noon

1.18 Furthermore, there are 'drop-in' sessions for people to visit the Planning Policy team at Queen's Buildings, Potter Street, Worksop without making an prior appointment. These sessions are held from 10am until 4pm on the following dates (please ask at the main reception for a member of the Planning Policy team):

- 29<sup>th</sup> November
- 1<sup>st</sup> December
- 6<sup>th</sup> December
- 8<sup>th</sup> December
- 13<sup>th</sup> December
- 15<sup>th</sup> December

### **What will happen next?**

- 1.19 We will compile all responses to this consultation document and use them to help us come to a decision about which sites we consider to be the most suitable for the District; the so-called 'Preferred Options'. More detail on how these preferred options will be reached can be found in Section 2. We will consult on them in a 'Preferred Options' document next year.
- 1.20 The formal timetable for the development of this Site Allocations DPD is set out in our Local Development Scheme (along with subsequent updates), which is available on the Planning Policy pages of the Council's website at: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).
- 1.21 If you have any further queries please get in touch with the Planning Policy Team using the contact details set out above.



## 2 Site Allocations Screening Methodology

- 2.1 This methodology sets out the process that the Council will follow in identifying sites for allocation for future development. This will chiefly include housing, employment and mixed-use sites, identified through work the Council has already undertaken in its Strategic Housing Land Availability Assessment (SHLAA)<sup>1</sup> and Employment Land Capacity Study (ELCS)<sup>2</sup>.
- 2.2 The Screening Methodology will also form part of the Sustainability Appraisal in that the criteria are based upon some of the key sustainability issues, identified in the Scoping Report, and aids the process of developing the DPD options.
- 2.3 Assessments of Gypsy, Traveller and Travelling Showpeople's 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 will not form part of the screening methodology below.

### STAGE ONE: IDENTIFYING SITES FOR THE ISSUES & OPTIONS STAGE

#### Housing

- 2.4 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.
- 2.5 In addition, with the exception of certain brownfield sites that have been identified away from settlements, only sites that are within or next to a settlement named in the Core Strategy Policy CS1 (Settlement Hierarchy) have been considered as having potential for development, to ensure that development is focused on the most sustainable settlements in the District.

#### Suitability of the Site

- 2.6 Sites considered in the SHLAA were assessed against the following potential constraints, the effects of which might impact on their suitability for development:
1. Heritage assets (including Conservation Areas and Listed Buildings)
  2. Site of Special Scientific Interest (SSSI)
  3. Protected species and 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

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<sup>1</sup> Please see the council's planning pages at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

<sup>2</sup> Please see the council's planning pages at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

8. Ancient woodlands
9. Local Nature Reserves
10. Geodiversity
11. Biodiversity
12. Open space with statutory protection
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

- 2.7 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 goes against Core Strategy policies (such as flood risk), the sites have been considered as being unsuitable for development and have not been brought forward for consideration in this Issues & Options consultation report.

### **Availability of the Site**

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

### **Employment**

- 2.9 Potential employment sites were considered in the ELCS, which looked at their likely attraction to the market and their overall planning potential.
- 2.10 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, will be considered as potential allocations. The Council will, clearly, support suitable applications for economic development in other areas over the plan period.

### **Assessment of the quality of potential sites**

- 2.11 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

- 2.12 It reached a view on whether sites were of 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 Paper.
- 2.13 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 have been put forward for consideration in the Issues & Options Consultation Paper.

## STAGE TWO: IDENTIFYING SITES FOR THE PREFERRED OPTIONS STAGE

- 2.14 Following the consultation on the Issues & Options paper, further site assessment will be undertaken in order to reach a preferred set of sites for consideration in the second formal round of consultation: the Preferred Options report.
- 2.15 This further site assessment will be based on the criteria set out below. These criteria address matters that were not considered as part of the SHLAA and ELCS processes and which reflect Core Strategy policies and/or objectives. These criteria will allow the Council to assess the potential impacts of developing particular sites, as well as giving consideration to the benefits that development may deliver to the wider community.
- 2.16 Sites will be 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 key observations or concerns in relation to each site will also be provided.
- 2.17 It is not our intention to rank the sites, although the sites with the highest number of 'green lights' will be regarded as more desirable (with the least amount of mitigation required) and more likely to be carried forward into the Preferred Options report. It is important to note, however, that 'red lights' do not necessarily mean that a site cannot be considered. These show that the site has issues that require greater mitigation or has impacts that need to 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 score 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 these situations these sites may also be carried forward to the Preferred Options.
- 2.18 There may well be several sites in a settlement with the same 'score', in which case it will come down to a matter of judgement as to which are the most suitable, taking particular note of local opinion.
- 2.19 Following the site assessments, the Council will present the combination of sites it considers to be the best option (the Preferred Option), in terms of delivering the right range and type of development in the best locations, while achieving the right balance between impact on, and benefits to, local communities.

## Considering the use of each site

- 2.20** Certain sites in Worksop, Retford and Harworth Bircotes will be assessed for both housing and employment use. Others will be considered for a mix of these uses. Please refer to the Worksop, Retford and Harworth Bircotes sections of this document to see which sites are being considered for a mix of uses.
- 2.21** Sites in the Rural Service Centres will, in line with the Core Strategy, only be assessed as potential housing sites, although the Council will be supportive of suitable applications for economic development uses in these areas.

## Site Assessment Criteria

### *Criterion 1:* Is the local community supportive of the development of the site?

- 2.22** Public opinion is a fundamental consideration in the site allocation process. While, clearly, the nature of planning is such that it is often impossible to reach a decision that satisfies all interested parties, the level of support for or against a particular site will be a significant factor in the decision-making process. This will be particularly important where there are a number of sites in a given locality between which it is difficult to decide.
- 2.23** Responses in support of particular sites may wish to highlight the benefits that such sites may offer to the local community. Such development may, for example, resolve issues that exist in the village. Additionally, where villages have a Parish Plan or a Village Design Statement, the development of a site may help to achieve some of their identified aims. Conversely, some sites may be at odds with the aims of such documents and therefore should be highlighted at this stage.
- 2.24** 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. If the results of these consultation exercises are submitted to the Council, they will be considered accordingly. The Council will, however, base its conclusions on responses received through its own consultation processes such as the Issues & Options Consultation Paper.
- 2.25** Consultation responses on each site will be considered as follows:

There is strong community support for the development of the site for the proposed use	<b>G</b>
There is some community support for the development of the site for the proposed use	<b>A</b>
There is no community support for the development of the site for the proposed use	<b>R</b>

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

- 2.26 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.
- 2.27 Sites will be classified as one of the following:

Development is compatible with existing and proposed uses	<b>G</b>
Development is likely to be compatible with existing and proposed uses	<b>A</b>
Development is incompatible with existing and proposed uses	<b>R</b>

**Criterion 3:** Will the site help to deliver economic development opportunities?

- 2.28 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, however, may be put forward for non-economic development uses (e.g. housing), which may impact negatively on the Council's strategy of delivering economic development.
- 2.29 Sites will be considered in the following terms:

Development will lead to the delivery of economic development opportunities	<b>G</b>
Development will not lead to the delivery of economic development opportunities	<b>A</b>
Development will result in the loss of a good quality economic development site <sup>3</sup>	<b>R</b>

**Criterion 4:** Will the site result in the loss of best and most versatile agricultural land?

- 2.30 A significant amount of new development in the District will be on greenfield land. It is important to ensure, therefore, that its impact on the land most valuable for agricultural purposes is minimised.
- 2.31 Planning Policy Statement (PPS) 7 recommends that Natural England's Agricultural Land Classification should be taken into account when considering the development of greenfield land. This classification separates land into five grades (and further subdivides grade 3 into 3a and 3b).

<sup>3</sup> Good quality employment sites are considered to be existing or vacant former sites that are protected by Core Strategy Policy DM7, unless up-to-date evidence in line with the requirements of policy DM7 can demonstrate that they are no longer capable of accommodating economic development uses.

- 2.32 PPS7 recommends that the development of the best and most versatile agricultural land (i.e. grades 1, 2 and 3a) should be avoided but where development of agricultural land is unavoidable it should be focused on grades 3b, 4 and 5, which are seen as being of poorer quality. The information is not available to differentiate between grades 3a and 3b in Bassetlaw. Consequently, this assessment will consider all grade 3 sites as being of the same quality unless evidence to make this distinction is provided. Sites will be assessed against the following impacts:

No impact on agricultural land	<b>G</b>
Impact on grade 3, 4 or 5 agricultural land	<b>A</b>
Impact on grade 1 or 2 agricultural land	<b>R</b>

**Criterion 5: Will the site impact on a water Source Protection Zone?**

- 2.33 The majority of water supplies in Bassetlaw come from Groundwater Sources<sup>4</sup>. 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.
- 2.34 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. It is important to consider the potential impact that development of 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.
- 2.35 It is important to note that housing and employment development do not present equal potential for pollution of ground water, as housing is not generally considered by the Environment Agency as a polluting activity, whereas some employment uses, such as industrial developments, present a higher risk. To reflect this, the proposed use of a site will also inform how it is assessed against this criterion. Sites will be assessed to determine which level of SPZ they are within, using the following grades:

Not in a Source Protection Zone	<b>G</b>
In Source Protection Zones 2 or 3	<b>A</b>
In Source Protection Zone 1	<b>R</b>

**Criterion 6: Will the site impact negatively on Landscape Character?**

- 2.36 The importance of protecting the District's landscape character is recognised in Core Strategy Policy DM9. This consideration must also be applied to future allocations as well.

<sup>4</sup> Finding from the Bassetlaw Water Cycle Study January 2011.



The Bassetlaw Landscape Character Assessment<sup>5</sup> splits the District into a range of Landscape Character Policy Zones. Those where the landscape needs to be conserved are the most sensitive to the potential impact of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). Sites will be assessed to determine which Landscape Character Zone they are within, as follows:

Site is in a 'create' Landscape Character Zone	<b>G</b>
Site is in a 'restore or reinforce' Landscape Character Zone	<b>A</b>
Site is in a 'conserve' Landscape Character Zone	<b>R</b>

**Criterion 7:** Will the development detract from or enhance the existing built character of the settlement or neighbourhood?

- 2.37 It is important that new development sites are appropriate to the existing, sometimes sensitive, built form of neighbourhoods or settlements, complementing or enhancing that which already exists. In some settlements, there are areas that would benefit from new development where this would result in a positive impact on a derelict site or poor quality streetscape. Sites will be assessed against their potential impact on the area in which they are situated:

Development of the site is likely to enhance the existing built form	<b>G</b>
Development of the site is unlikely to detract from or to enhance the existing built form	<b>A</b>
Development of the site is likely to detract from the existing built form	<b>R</b>

**Criterion 8:** Will the development detract from or enhance the existing Green Infrastructure of the settlement or neighbourhood?

- 2.38 Green Infrastructure comprises networks of open spaces in both rural and urban areas. These open spaces (e.g. Local Wildlife Sites or areas of woodland) support natural and ecological processes and are integral to the health and quality of sustainable communities. Sites will be assessed to determine if their development would be likely to add to, or detract from, this network of open spaces:

Development of the site is likely to enhance existing Green Infrastructure	<b>G</b>
Development of the site is unlikely to either detract from or enhance existing Green Infrastructure	<b>A</b>
Development of the site is likely to detract from existing Green Infrastructure	<b>R</b>

<sup>5</sup> Copy of this study can be accessed from the planning pages of the Council's website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

**Criterion 9:** Are there identified and unresolved constraints to the delivery of the site?

- 2.39 Various constraints may have been identified for a site. Many of these will have been highlighted in the site's initial assessment in either the SHLAA or ELCS or through discussions with a site's promoter.
- 2.40 Furthermore, 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 locally specific infrastructure improvements are delivered before or alongside the development of the site.
- 2.41 For a site to progress to the Preferred Options stage, site promoters will be expected to have demonstrated that any identified constraints have been, or are, resolvable. The resolution of any identified constraints may come, for example, through Section 106 contributions<sup>6</sup> or appropriate design solutions.
- 2.42 Finally, developers are often minded 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.
- 2.43 In considering the above, all relevant sites will be re-assessed to determine the extent of any constraints and the likelihood of their resolution:

The site has no existing constraints	<b>G</b>
The site has some constraints, which have been or can be resolved	<b>A</b>
The site has constraints that have not been or cannot be resolved	<b>R</b>

**Question 1:** Do you agree with the criteria in the Screening Methodology? If not, please indicate what changes you would like to be made, including reference to the specific criterion?

<sup>6</sup> Please refer to Glossary. These contributions and levy payments are intended to address deficiencies in local infrastructure created by the development (e.g. road, water, sewerage, electricity supply, lack of school places or play areas).

### 3 Wider Context

#### Bassetlaw Core Strategy

- 3.1 The Core Strategy is the District's key planning document and provides the overarching policy framework for all other planning documents that may be produced, including the Site Allocations DPD. The Core Strategy sets out a vision for change in Bassetlaw up to 2028, along with a set of settlement specific policies to shape future development in order to achieve this vision. A small number of more detailed development management policies, on key issues that need to be addressed when delivering new development, are also included.
- 3.2 The Core Strategy specifically identifies those settlements that will or may receive allocations for new development (and it is these settlements that are the subject of this consultation), along with the amount of housing and amount of employment land to be allocated to them. This is summarised in Table 2.1 below (with greater detail on specific numbers set out in the individual settlement sections). Please note that the housing and employment land figures given do not take account of existing planning permissions. It is quite likely, therefore, that some settlements will not require any allocations if the Council reaches the view that there is a sufficient number of existing planning permissions, likely to be delivered during the plan period (2010-2028), already present in some areas. At the time of writing Misterton, for example, has 96 houses identified as deliverable as part of the SHLAA process and a further 41 that are under construction.
- 3.3 The figures for Worksop, Retford and Harworth Bircotes are defined in the Core Strategy as being minimum requirements; those for the other settlements as maximums. Decisions in relation to the number of houses to be distributed among the Rural Service Centres, and the amounts to go to each Local Service Centre, will, however, be based very much on the views of local communities and will, consequently, vary between them. If it becomes clear that the desire for new allocations in these settlements will result in less housing than the numbers proposed, the Core Strategy provides the flexibility to re-direct growth to the higher tier settlements of Worksop, Retford and Harworth Bircotes.

Settlement Classification	Settlement	
<b>PRINCIPAL URBAN AREA</b> The primary town within Bassetlaw. The focus for major housing, employment and town centre retail growth  At least 32% of housing growth and 45% of employment land	<b>Worksop<sup>7</sup></b>	
<b>CORE SERVICE CENTRE</b> The focus for levels of housing, employment and town centre development to maintain and enhance its wide service role and market town character  At least 26% of housing growth and 20% of employment land	<b>Retford</b>	
<b>MAIN REGENERATION SETTLEMENT</b> A regeneration opportunity town and a focus for development that will drive a step change in the nature of the settlement  At least 22% of housing growth and 35% of employment land	<b>Harworth Bircotes</b>	
<b>LOCAL SERVICE CENTRES</b> Settlements with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth	<b>Carlton in Lindrick/Langold</b> (Up to 4% of housing growth) <b>Tuxford</b> (Up to 4% of housing growth) <b>Misterton</b> (Up to 2% of housing growth)	
<b>RURAL SERVICE CENTRES</b> Rural settlements that offer a range of services and facilities, and the access to public transport, that makes them suitable locations for limited rural growth  Up to 10% of housing growth to be split between these settlements	<b>Beckingham</b> <b>Blyth</b> <b>Clarborough &amp; Hayton</b> <b>Cuckney</b> <b>Dunham</b> <b>East Markham</b> <b>Elkesley</b> <b>Everton</b> <b>Gamston</b> <b>Gringley-on-the-Hill</b>	<b>Mattersey</b> <b>Misson</b> <b>Nether Langwith</b> <b>North Leverton</b> <b>North &amp; South Wheatley</b> <b>Rampton</b> <b>Ranskill</b> <b>Sturton-le-Steeple</b> <b>Sutton-cum-Lound</b> <b>Walkeringham</b>

Table 3.1: Core Strategy Settlement Hierarchy

<sup>7</sup> Including Shireoaks and Rhodesia

- 3.4 The Core Strategy also identifies a Development Boundary for each of the settlements named in the Settlement Hierarchy. This boundary identifies the limits within which the principle of unallocated (so-called ‘windfall’) development is considered to be acceptable, through small-scale infilling and the development of sites not protected for other uses<sup>8</sup>. The majority of sites being considered in this consultation paper are on the edge of settlements and are, therefore, currently outside the identified Development Boundaries. Once the Site Allocations DPD progresses to the final draft, the relevant Development Boundaries will be re-drawn to incorporate allocated sites.

### Residents’ Questionnaire

- 3.5 In advance of this Issues & Options document, questionnaires were sent to all ‘Rural Service Centre’ residents. These questionnaires sought local opinions on a range of topics (including how much housing development residents would like to see in their village). We had a good response rate and the answers have helped to shape the questions in this consultation paper, as well as providing valuable context. For summaries of the results of the questionnaires please refer to the Planning Policy pages of the Council’s website.
- 3.6 We were also asked by Tuxford Town Council and Shireoaks Parish Council to send bespoke questionnaires out to their communities, as they were also keen to gain an understanding of local residents’ opinions on a range of planning related topics. It is important to note, however, that Shireoaks, for planning purposes, is considered to form part of Worksop (as determined in the Core Strategy), and allocations here will be made accordingly.

### Sustainability Appraisal

- 3.7 Sustainability Appraisal (SA) legislation requires Development Plan Documents (DPD) to be prepared with the aim of achieving sustainable development. To this end, an SA, which also incorporates the requirements of Strategic Environmental Assessment (SEA), will be carried out on this Site Allocations DPD throughout its development. The SA is an integral part of the plan making process, intended to test and improve the sustainability of the Site Allocations DPD by considering the economic, social and environmental effects of development on all of the potential sites identified for consideration in development of the DPD.
- 3.8 The final SA of the Site Allocations DPD will be available on the Planning Policy pages of the Council’s website when the final (Publication) draft of the Site Allocations DPD is published next year.

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<sup>8</sup> Please note that the principle of development may be acceptable in a Development Boundary but all relevant planning considerations must be met before planning permission can be granted. For more information please refer to the Core Strategy and Development Management Policies DPD and any relevant national planning guidance or statements.

## Habitats Regulation Assessment

- 3.9 A Habitats Regulation Assessment (HRA) is required under the Habitats Directive (92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora. It assesses the potential effects of a plan on designated European Habitat Sites (Special Protection Areas and Special Areas of Conservation). A plan should only be approved after it has been determined that it will not adversely affect the integrity of such sites. Our Appropriate Assessment Scoping Report assesses any likely impacts, from the potential sites that may be allocated through this DPD, on the integrity of any European sites. The HRA can be found on the Planning Policy pages of the Council's website.

## Infrastructure Provision

- 3.10 It is a concern of many residents that there is insufficient infrastructure (e.g. school places; sewerage capacity) to accommodate new development. In order to address these concerns, and as a requirement of Government guidance, the Council has, for some time, been working closely with infrastructure providers, such as Nottinghamshire County Council, Severn Trent and the Highways Agency<sup>9</sup>. Such work has helped to identify if and where there are potential problems across the District, which would need to be addressed if new development were to occur. The Council is also developing a 'Community Infrastructure Levy', that will require new development to pay a certain amount of money (based on £ per sqm) towards the provision of new infrastructure. The Council is also able to negotiate individual agreements with developers (known as Section 106 agreements (S106)) that can yield further funds towards, or commitments to build, new infrastructure.

## Existing housing planning permissions and 'deliverable' sites

- 3.11 A considerable number of sites across the District currently have planning permission for housing development. The larger of these sites have been assessed as part of the SHLAA process and decisions have been made as to when (if at all) the houses will be built on the site. The sites that are assessed as 'deliverable' are included within the District's five-year housing supply<sup>10</sup> and have been taken into account when determining the number of houses that should be allocated in the Site Allocations document. The timescales for the delivery of the smaller sites with planning permission (generally just one or two houses), has not been confirmed, however, and so these sites are regarded as so-called 'windfall' development. Consequently, they have not been subtracted from the total number of houses that need to be delivered in the District over the next 15-16 years. The only exceptions to this are the smaller sites that are currently under construction as the assumption is that these sites, having commenced, will be completed within the plan period.

<sup>9</sup> Please refer to the Council's Infrastructure Capacity Study, Transport Assessment and Water Cycle Study for more details.

<sup>10</sup> The Council is obliged by national guidance to maintain a rolling supply of housing land, sufficient to deliver enough houses to cover five-years' worth of development. Some of the deliverable sites fall outside the 'five-year' period, please refer to the Council's SHLAA 2011 for more details.



## 4 Worksop (including Shireoaks and Rhodesia)

### Key facts/findings

4.1

The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Worksop (including Shireoaks and Rhodesia) are shown below:

- Worksop is a Sub-Regional Centre that will accommodate at least 32% (2464 houses) of the District's housing growth and at least 45% (48ha) of its employment growth. The extent of Worksop includes the villages of Shireoaks and Rhodesia;
- Worksop has 18,772 existing houses, Shireoaks has 618 houses and Rhodesia has 411 houses, giving a total of 19,801 houses within the wider Worksop area;
- Worksop has 2,965 properties rented out by the Council's management organisation 'A1 Housing' and a further 763 rented out by Registered Housing Providers. 58 affordable units have been completed in Worksop and 15 in Shireoaks in the last five years, with a further five houses currently under construction in Worksop; and
- Known infrastructure problems include waste treatment works capacity<sup>11</sup>, congestion along the A57 corridor and cycling routes within the town<sup>12</sup>, the potential need for expansion of GP facilities, under provision of allotments and potential lack of primary school capacity.<sup>13</sup>

4.2

The housing requirement for Worksop (including Shireoaks and Rhodesia), taking into account the past completions, deliverable sites identified in the SHLAA and commencements, is shown in the table below:

Worksop housing requirement	Number of dwellings
Overall requirement (2006/7-2027/8)	2464
Past completions (2006/7 to 2010/2011)	573
Deliverable sites identified in the SHLAA <sup>14</sup>	332
Other sites under construction	42
<b>Residual requirement<sup>15</sup></b>	<b>1,517</b>

Table 4.1: Worksop Housing Requirement

<sup>11</sup> Please refer to the Council's Water Cycle Study for more details.

<sup>12</sup> Please refer to the Council's Transport Assessment for more details.

<sup>13</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>14</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame (such as the development off Raymoth Lane).

<sup>15</sup> There are 131 houses with planning permission that have not been assessed for deliverability in the SHLAA process.

- 4.3 The employment land requirement for Worksop (including Shireoaks and Rhodesia), updated to include commitments, commencements and completions in 2010/11, is shown in the table below:

Worksop employment requirement	Amount of land/ha
Overall requirement (2009/10-2027/28)	48.00
Completions (in 2010/2011)	0.16
Sites under construction (in 2010/11)	0.00
Sites committed (in 2010/11)	0.96
<b>Residual requirement<sup>16</sup></b>	<b>46.88</b>

Table 4.2: Worksop Employment Land Requirement

### Issues: what you told us

- 4.4 Views expressed in the recent residents' questionnaires, along with the previous consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Worksop (including Shireoaks and Rhodesia). In summary, the key issues are:

- Need to regenerate certain brownfield sites; help promote the viability and vitality of the town centre, revitalise the Chesterfield Canal corridor;
- Continue to attract businesses to the town, taking advantage of the town's good connection to the strategic road network, such as the A57<sup>17</sup>;
- Key assets, such as Worksop Priory and the Cane town park, should be enhanced wherever possible; and
- Flooding problems from the River Ryton, which affects areas along an east-west corridor going through the town centre<sup>18</sup>.

- 4.5 There was also specific feedback from the residents' questionnaires received from Shireoaks:

- Over 70% of respondents stated that there was no need for further affordable housing within the village;
- Overall support for re-using previously developed land in Shireoaks and Worksop;
- Strong support for improving the Local Wildlife Site at Shireoaks Marina and Grove Coach Wood;
- Some limited housing, restaurant/public house and wildlife site/recreational space were the most popular land uses to have on the Shireoaks Marina site; and
- Concerns were voiced over maintaining the village feel and its separation from Worksop; and
- Local infrastructure concerns included the capacity of the local road network and sewerage/drainage issues.

<sup>16</sup> There are a further 0.96ha of employment land that have planning permission but the deliverability is uncertain.

<sup>17</sup> Please refer to the Council's Employment Land Study for more details.

<sup>18</sup> Please refer to the Council's Flood Risk Assessment for more details.

### Options: potential development sites and open spaces

Figure 4.1 below shows the sites that have been proposed to the Council as having potential for housing and employment. It also shows areas that it is suggested should be protected as open space. The sites on which housing or employment uses are under construction or which are currently earmarked for housing/employment are also shown.

- 4.7 Furthermore, there are sites which the landowner is willing to promote for a mixture of housing and employment land uses. These mixed-use sites and the options available on them are shown in Figures 4.2-4.8. There is also a previously developed (brownfield) site outside the development boundary with constraints that could prevent it from being regenerated (see figure 4.9). This is being considered as significant enough to warrant consideration for future use.
- 4.8 *Please be aware that not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 4.9 Bearing this in mind, the Council would like your views on which sites (shown on the map), or parts of sites, if any, may be preferable for housing, employment or a mixture of housing and employment (mixed use) development in the future.

**Question 2:** Do you believe that the town should be allocated more housing and/or employment growth above that already required (especially if it would deliver additional benefits to the town)? If so, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

**Question 3:** Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future? (Please state the site reference number(s)).

**Question 4:** Which proposed employment site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for employment in the future? (Please state the site reference number(s))

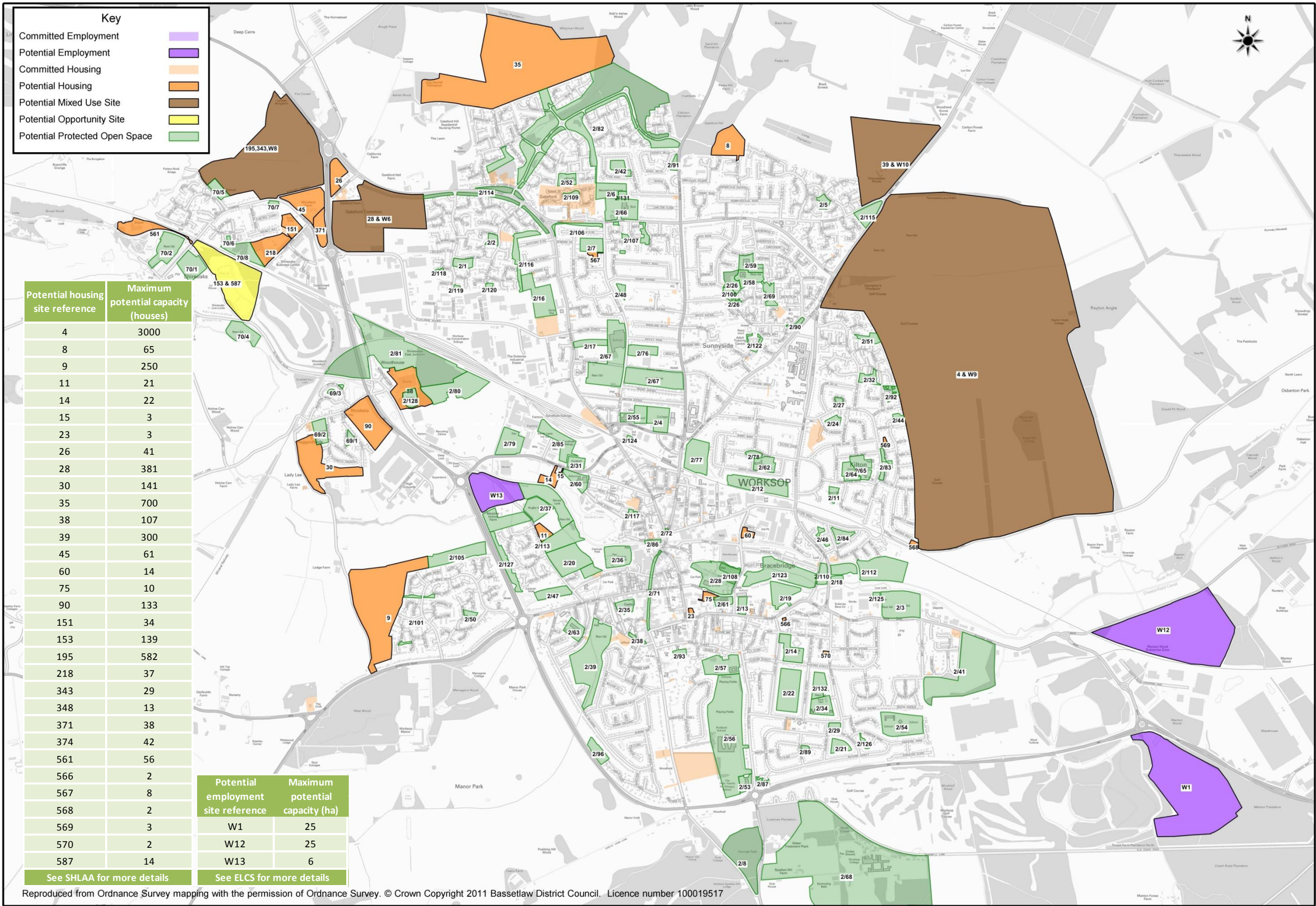
**Question 5:** If you would support the allocation of any of the mixed-use sites, which of the potential options do you prefer and why? Please feel free to indicate on the map what an alternative split might be and/or to state whether you believe a site should instead be for a single use (e.g. just housing).

**Question 6:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

**Question 7:** Are there any other relevant issues, which we have not already highlighted, about which you would like to make us aware?



Workshop



Produced by Bassetlaw District Council GIS Team

Figure 4.1: Workshop's potential development sites and open spaces (to be read in conjunction with Section 4)



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### Potential mixed-use sites

- 4.10 The distribution of land uses on the potential mixed-use sites has yet to be determined and options are set out below (see question 5 above).

#### Site 4/W9: Land east of Workop

- 4.11 There are various options being promoted by the landowner of site 4/W9, which are shown below:

#### *Option 1*

- Mixed-use site comprising 70% housing (3000 houses) and 8% employment land (16ha) with the remainder as open space (either in current locations or relocated within the boundaries of the site (including the golf course and playing field provision)); and
- Delivery period would extend after the plan period (2028 onwards).

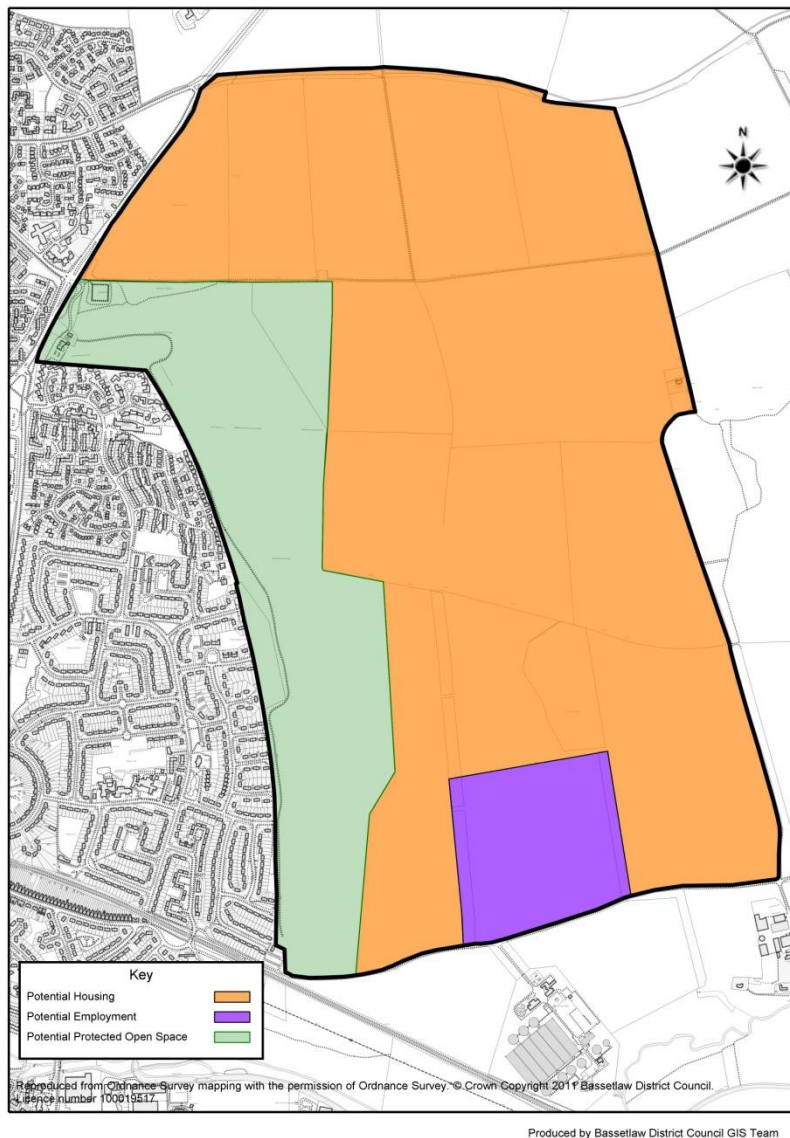


Figure 4.2: Land uses proposed in option 1 for Site 4/W9.



## Option 2

- Smaller mixed-use site comprising of 66% housing (around 1400 houses) and 34% employment land (34ha); and
- Existing playing field provision would be maintained and enhanced within the site.

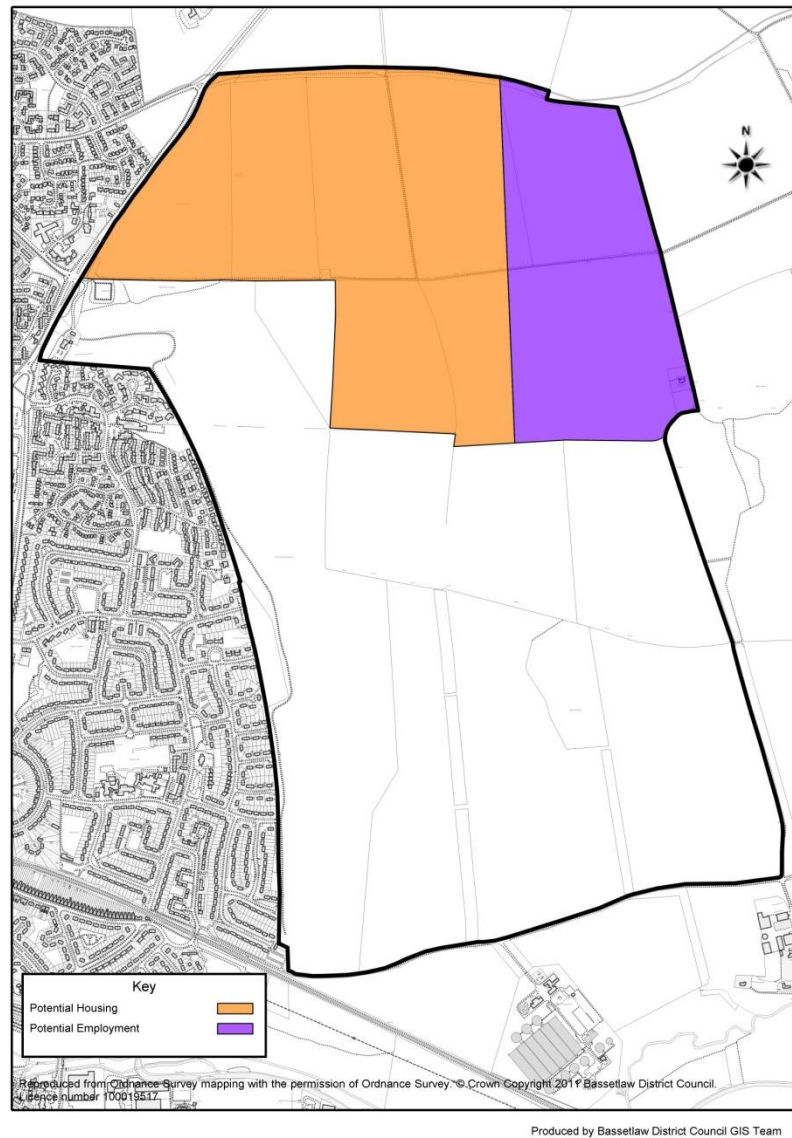


Figure 4.3: Land uses proposed in option 2 for Site 4/W9.

### Option 3

- Smaller mixed-use site comprising of 56% housing (around 700 houses) and 44% employment land (27ha); and
- Existing playing field provision would be maintained and enhanced within the site.

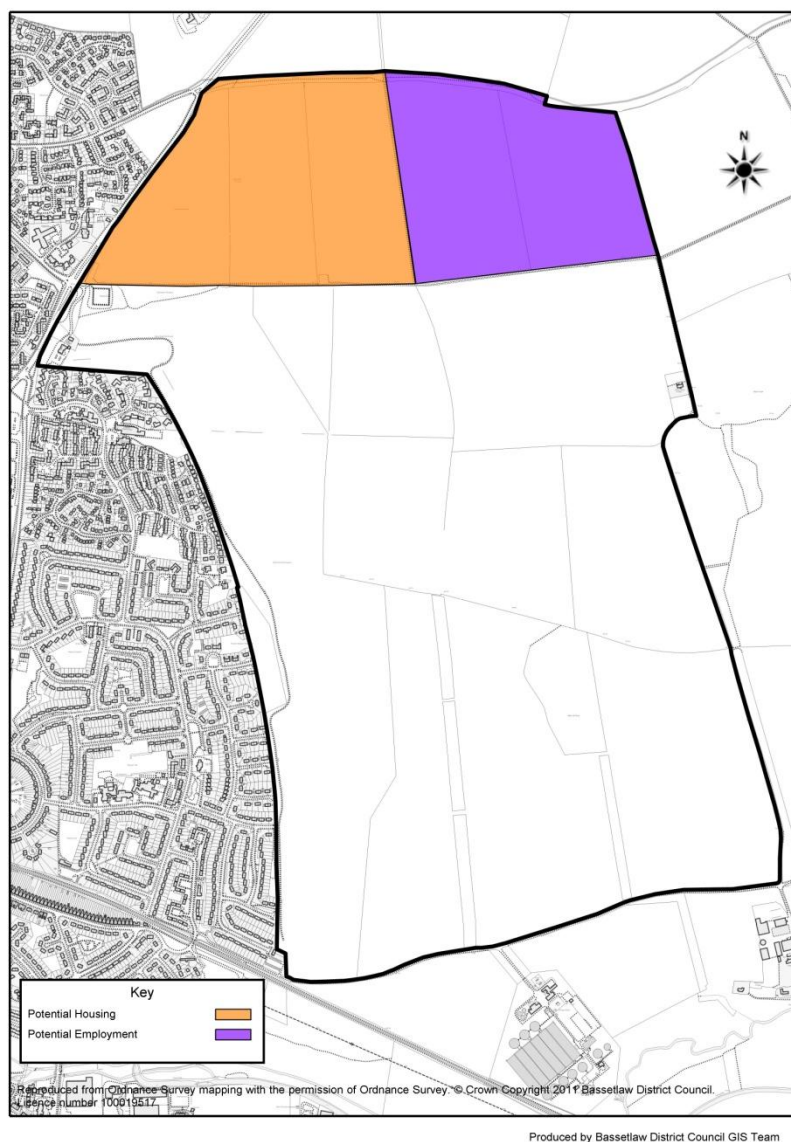


Figure 4.4: Land uses proposed in option 3 for Site 4/W9.

### Option 4

- Smaller site for 100% housing (total capacity of around 1300 houses); and
- Existing playing field provision would be maintained and enhanced within the site.

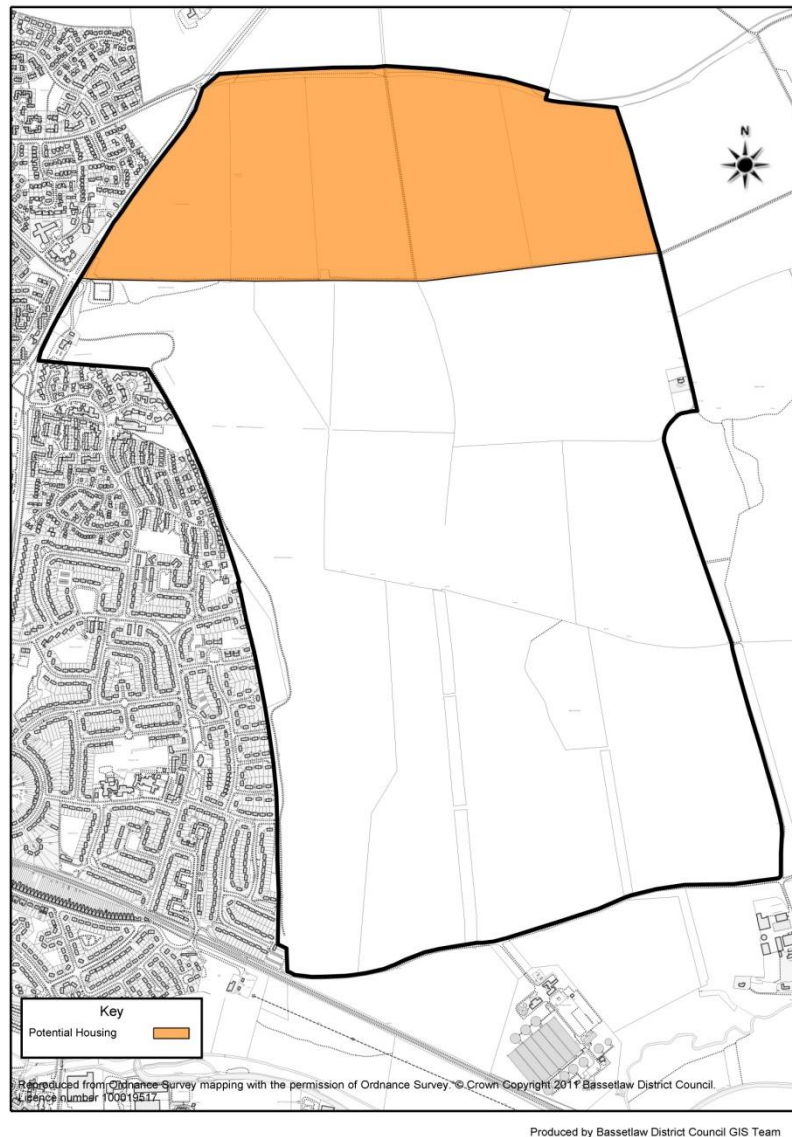


Figure 4.5: Land uses proposed in option 4 for Site 4/W9.

**Site 39/W10: Land west of Blyth Road**

- 4.12 The landowner is promoting it for mixed use. The land to the northwest of the site has recently secured permission for railway track maintenance and open storage, which will reduce Worksop's residual requirements for employment by a further 12ha<sup>19</sup>. The map below shows the potential split between housing and employment, of which 70% is housing (around 270 houses) and 30% is employment land (5.5 ha).

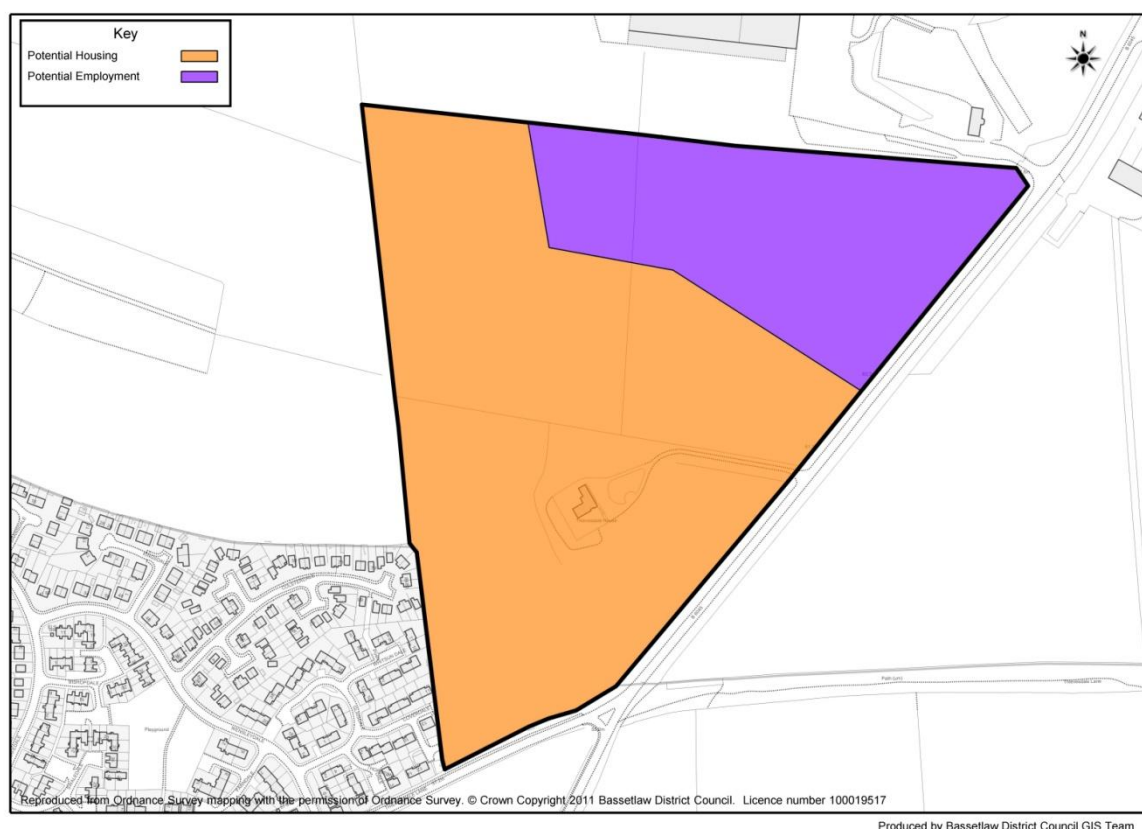


Figure 4.6: Land uses proposed for Site 39/W10

<sup>19</sup> For more details, please refer to the planning application 59/11/00005.

### Site 28/W6: Land at Gateford Common

- 4.13 The landowner is promoting it for mixed use. The map below shows the potential split between housing and employment, of which around 80% is housing (380 houses) and 20% is employment land (5 ha).

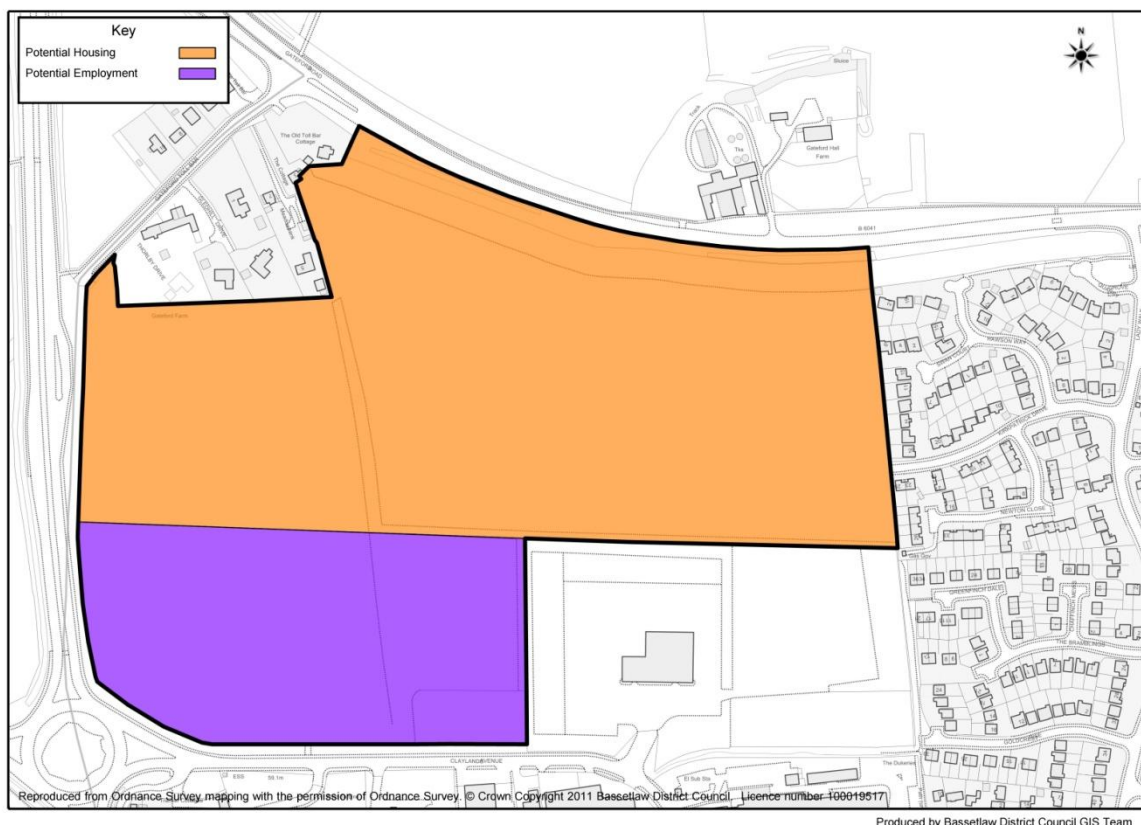


Figure 4.7: Land uses proposed for Site 28



**Site 195/W8: Land at Shireoaks Common**

- 4.14 The landowner is promoting it for mixed use. The map below shows the potential split between housing and employment, of which 32% is housing (around 180 houses) and 68% is employment land (16ha).

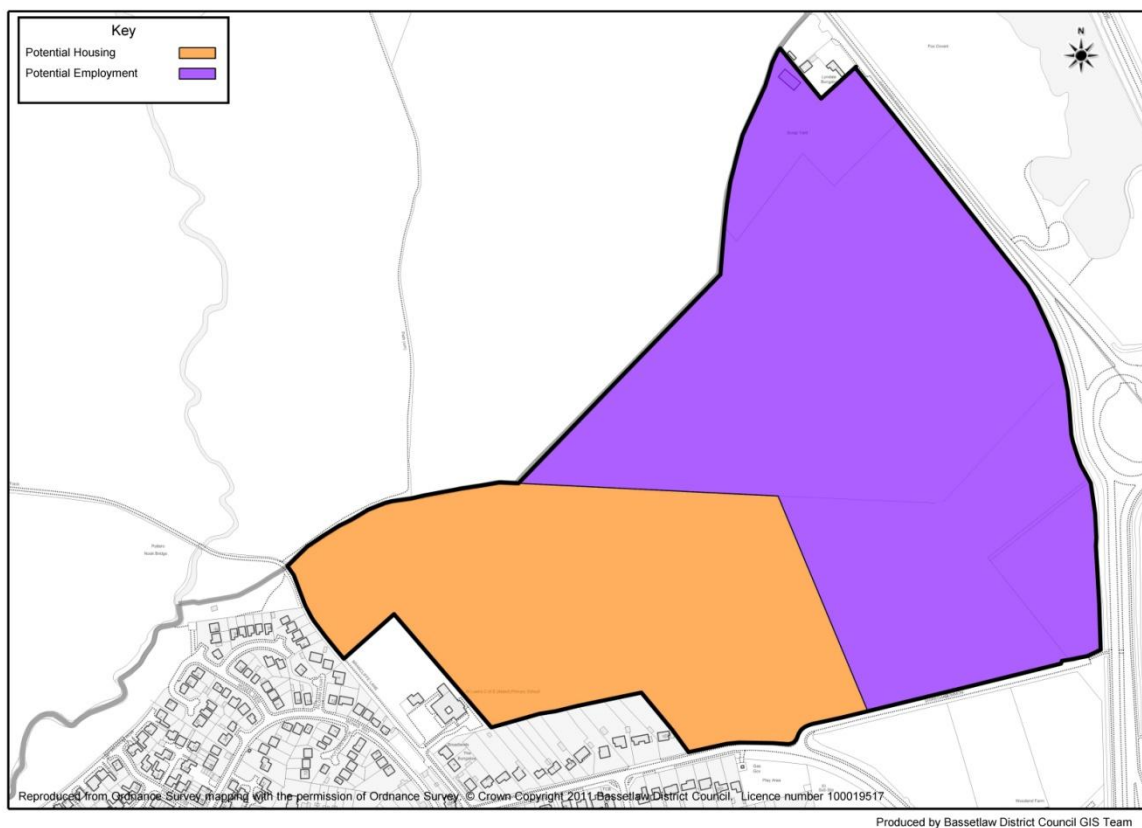


Figure 4.8: Land uses proposed for Site 195/W8

#### 4.11

- #### 4.11

- 4.11

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## 5 Retford

### Key facts/findings

5.1 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Retford are shown below:

- Retford is a Core Service Centre that will accommodate 26% (2002 houses) of the District's housing growth and 20% (21ha) of its employment growth;
- Retford has 10,451 existing houses, of which 1651 are rented out by the Council's management organisation 'A1 Housing'. A further 280 are rented out by Registered Housing Providers. There have been 21 affordable units completed in the last five years and a further 63 have planning permission; and
- Known infrastructure problems include primary school capacity<sup>21</sup> and congestion on the local roads.<sup>22</sup>

5.2 The housing requirement for Retford, taking into account the past completions, deliverable sites identified in the SHLAA and units under construction, is shown in the table below:

Retford housing requirement	Number of dwellings
Overall requirement (2006-2028)	2002
Past completions (2006/7 to 2010/2011)	504
Deliverable sites identified in the SHLAA <sup>23</sup>	852
Other sites under construction	69
<b>Residual requirement<sup>24</sup></b>	<b>577</b>

Table 5.1: Retford Housing Requirement

5.3 The employment land requirement for Retford, updated to include the commitments, commencements and completion of sites in 2010/11, is shown in the table below:

Retford employment requirement	Amount of land/ha
Overall requirement (2009/10-2027/28)	19.00
Completions (in 2010/2011)	0.83
Sites under construction (in 2010/11)	0.75
Sites committed (in 2010/11)	0.82
<b>Residual requirement</b>	<b>16.60</b>

Table 5.2: Retford Employment Land Requirement

<sup>21</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>22</sup> Please refer to the Council's Infrastructure Transport Assessment for more details.

<sup>23</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the developments on the former school sites.

<sup>24</sup> There are 202 houses with planning permission that have not been assessed for deliverability in the SHLAA.



## Issues: what you told us

5.4 Views expressed in the recent residents' questionnaires, along with the consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Retford. In summary, the key issues are:

- Need to protect and enhance Retford's role as a retail and service centre;
- Need to continue to attract businesses to the town, taking advantage of the sites that have been identified as commercially attractive to the market;<sup>25</sup> and
- The enhancement of key assets, such as Kings Park, wherever possible.

## Options: potential development sites and open spaces

5.5 The map below shows the sites that have been proposed to the Council as having potential for housing and employment. It also shows areas that it is suggested should be protected as open space. A number of sites in Retford are either under construction or earmarked for housing and these are also shown on the map below.

5.6 Furthermore, there are sites which the landowner is willing to promote for a mixture of housing and employment land uses. These mixed-use sites and the options available on them are shown below. There is also a previously developed (brownfield) site outside the development boundary with constraints that could prevent it from coming forward. This is being considered as significant enough to warrant consideration for future use.

5.7 *Please be aware that not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

5.8 Bearing this in mind, the Council would like your views on which sites (shown on the map), or parts of sites, if any, may be preferable for housing, employment or a mixture of housing and employment (mixed use) development in the future.

**Question 9:** Do you believe that the town should be allocated more housing and/or employment growth above that already required (especially if it would deliver additional benefits to the town)? If so, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

**Question 10:** Which housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future? (Please state the site reference number(s)).

**Question 11:** Which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for employment in the future? (Please state the site reference number(s)).

<sup>25</sup> Please refer to the Council's Employment Land Study for more details.

**Question 12:** If you would support the allocation of any of the mixed-use sites, which of the potential options do you prefer and why? Please feel free to indicate on the map what an alternative split might be and/or to state whether you believe a site should instead be for a single use (e.g. just housing).

**Question 13:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 14:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

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Retford

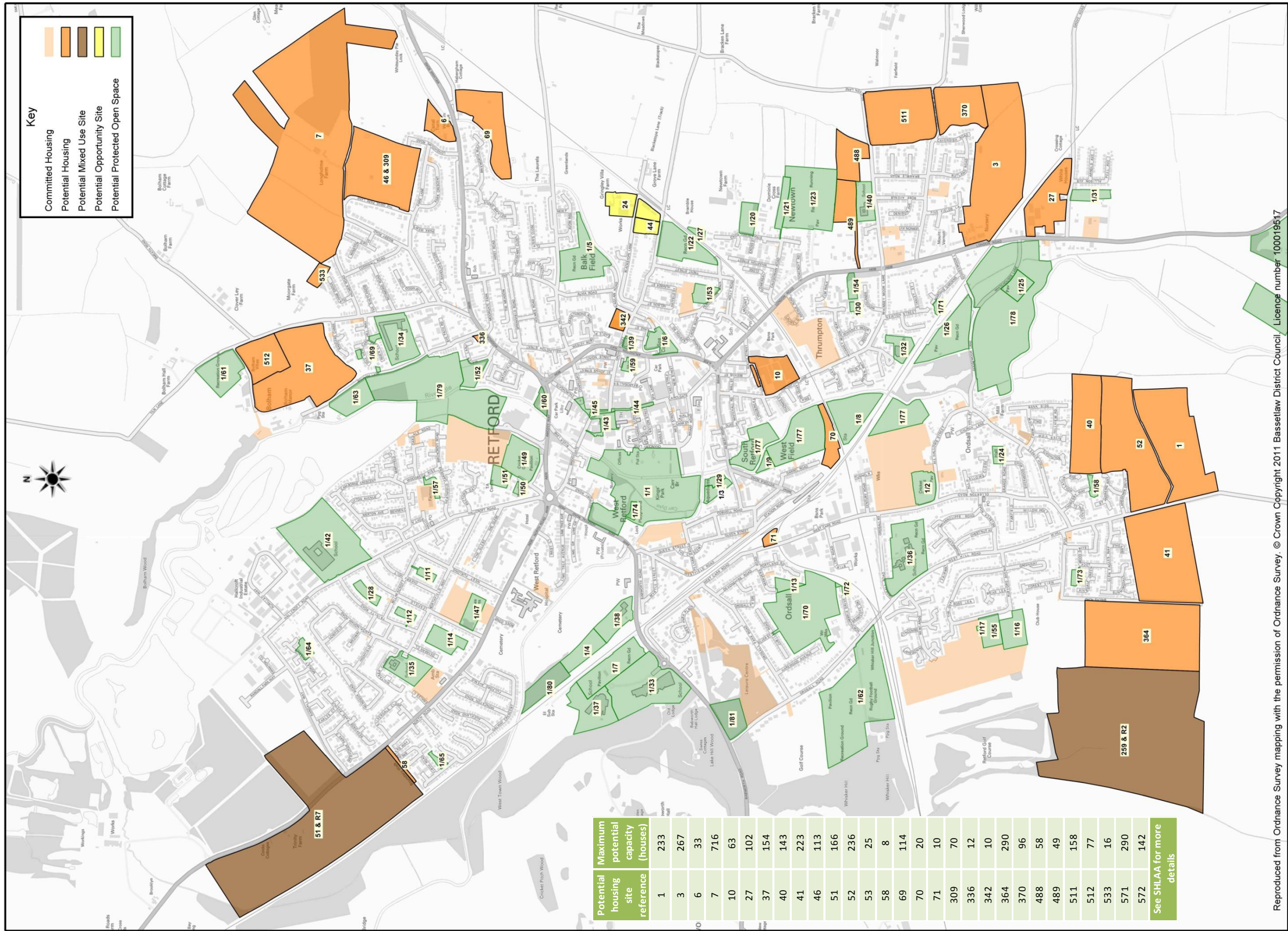


Figure 5.1 Retford's potential development sites and open spaces (to be read in conjunction with Section 5)



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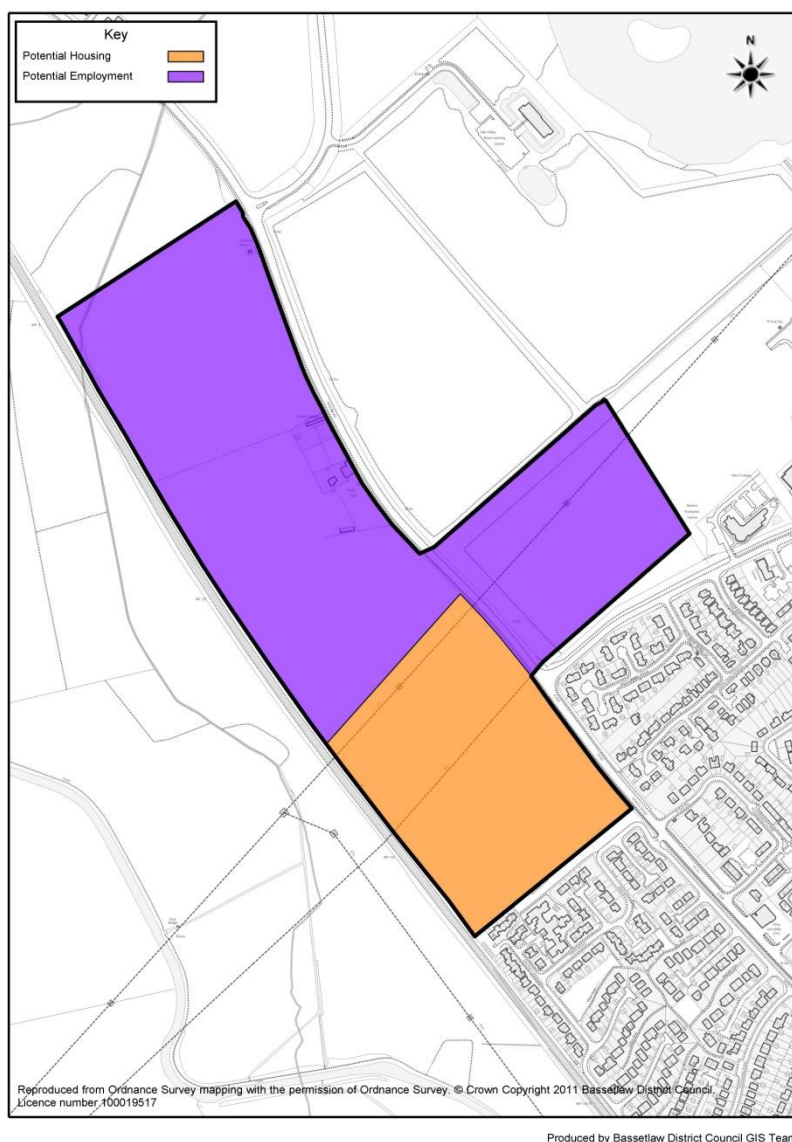


### *Potential mixed-use sites*

- 5.9 The distribution of land uses on the potential mixed-use sites has yet to be determined and the options are set out below (see question 12 above).

#### **Site 51/571/572/R6: Land northwest of Retford**

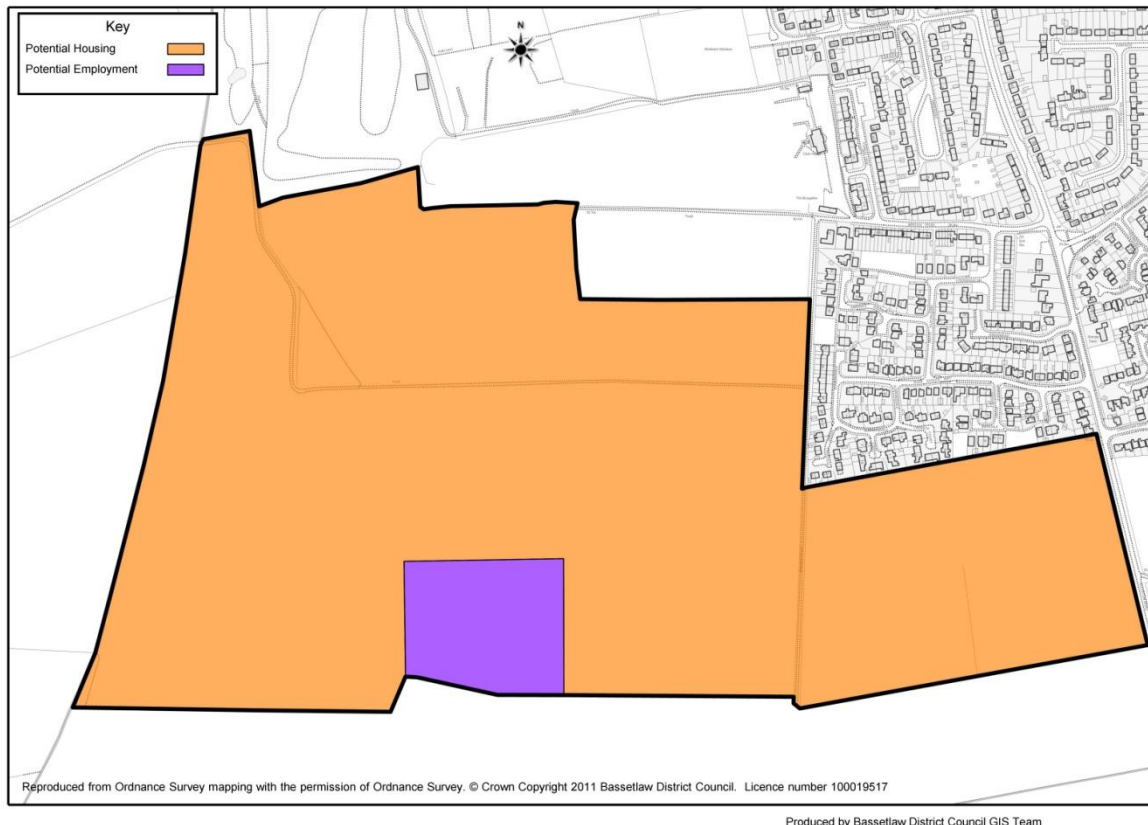
- 5.10 The landowner is promoting it for mixed use. The map below shows the potential split between housing and employment, of which 30% is housing (around 220 houses) and 70% is employment land (19ha).



**Figure 5.2: Land uses proposed for Site 51/R6.**

### **Site 41, 53 & 364: Land south of Ordsall**

- 5.11 There are several landowners who have interests in the entirety of this site. There are various options which can be considered, which include bringing forward just the individual housing sites 41 and 53. The map below shows the potential spilt of the entire site between housing and employment, of which 95% is housing (around 1200 houses) and 5% is employment land (3ha).



**Figure 5.3: Land uses proposed Site 41, 53 and 364.**

**Opportunity site**

- 5.12 The opportunity site identified in Retford is a previously developed (brownfield) site outside the development boundary with constraints that could prevent it from being regenerated. This site is being considered as significant enough, in terms of its impact on local amenity, to warrant consideration for future use.

**Sites 24 & 44: Land east of Retford**

- 5.13 This area is made up of several smaller previously developed sites that have been identified largely through the SHLAA process. As the sites are within an identified flood zone, however, they were not assessed as being suitable for housing<sup>26</sup>. Furthermore, there are capacity issues with the local road infrastructure that need to be considered.

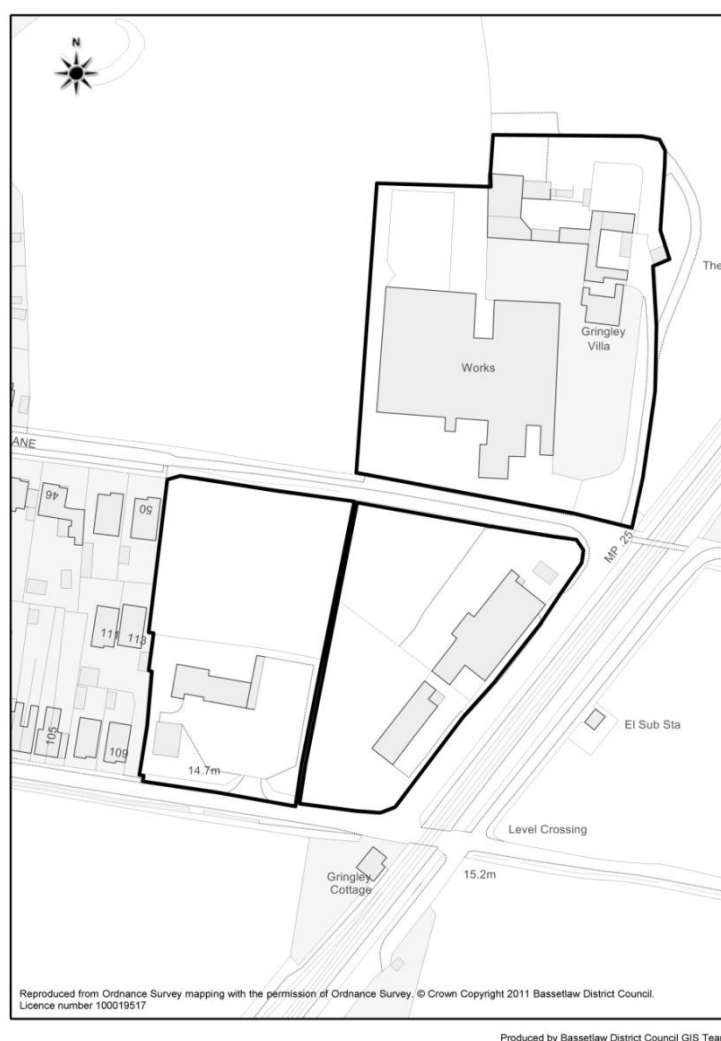


Figure 5.41: Opportunity site east of Retford

**Question 15:** Would you like to see these sites redeveloped? If no, please give your reasons; if yes, please state what you would like to see on the sites and why.

<sup>26</sup> For more details please refer to Core Strategy policy DM12 and background text.



## 6 Harworth Bircotes

### Key facts/findings

6.1 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Harworth Bircotes are shown below:

- Harworth Bircotes is a Main Regeneration Settlement that will accommodate 22% (1694 houses) of the District's housing growth and 35% (37ha) of its employment growth;
- Harworth Bircotes has 3484 existing houses, of which 551 are rented out by the Council's management organisation 'A1 Housing'. A further 36 are owned and rented out by Registered Housing Providers, with eight being part of a shared ownership scheme. There have been 24 affordable units completed in the last five years and a further 20 have planning permission;
- There is planning permission for up to 996 houses, a 2,000 sqm food store and over 76,000 sqm of employment uses on the Harworth Colliery site; and
- Known infrastructure problems include primary school capacity, the facilities and built fabric of the secondary school and leisure centre<sup>27</sup>, waste treatment works capacity, sewerage network capacity<sup>28</sup> and capacity around the A1 junction<sup>29</sup>.

6.2 The housing requirement for Harworth Bircotes, taking into account the past completions, deliverable sites identified in the SHLAA and sites under construction, is shown in the table below:

Harworth Bircotes housing requirement	Number of dwellings
Overall requirement (2006-2028)	1694
Past completions (2006/7 to 2010/2011)	128
Deliverable sites identified in the SHLAA <sup>30</sup>	966 <sup>31</sup>
Other sites under construction	5
<b>Residual requirement<sup>32</sup></b>	<b>595</b>

Table 6.1: Harworth Bircotes Housing Requirement

<sup>27</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>28</sup> Please refer to the Council's Water Cycle Study for more details.

<sup>29</sup> Please refer to the Council's Transport Assessment for more details.

<sup>30</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the developments off Bracken Way and at the colliery site.

<sup>31</sup> This includes 660 dwellings in phase 2 of the colliery application, which are expected to be delivered within the plan period, plus the other deliverable sites identified in the SHLAA (306 dwellings).

<sup>32</sup> A further 5 dwellings have planning permission but have not been assessed for deliverability in the SHLAA.

- 6.3 The employment land requirement for Harworth Bircotes, updated to include the commitments, commencements and completion of sites in 2010/11, is shown in the table below:

Harworth Bircotes employment requirement	Amount of land/ha
Overall requirement (2009/10-2027/28)	37.00
Completions (in 2010/2011)	0.10
Sites under construction (in 2010/11)	0.00
Sites committed (in 2010/11)	0.42
<b>Residual requirement<sup>33</sup></b>	<b>36.48</b>

Table 6.2: Harworth Bircotes Employment Land Requirement

### Issues: what you told us

- 6.4 Views expressed in the recent residents' questionnaires, along with the consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Harworth Bircotes. In summary, the key issues are:

- The need to improve and enhance Harworth Bircotes' town centre through encouraging new shops to the centre and public realm improvements along Scrooby Road;
- The need to continue to attract businesses to the town, taking advantage of the A1 corridor and those sites that have been identified as commercially attractive to the market;<sup>34</sup>
- Key assets, such as Snipe Park and the Tommy Simpson recreation area, should be enhanced wherever possible.

### Options: potential development sites and open spaces

- 6.5 The map below shows the sites that have been proposed to the Council as having potential for housing and employment. It also shows areas that it is suggested should be protected as open space. The sites in Harworth Bircotes that are either under construction or earmarked for housing are also shown on the map below.
- 6.6 *Please be aware that not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 6.7 Bearing this in mind, the Council would like your views on which sites (shown on the map) or parts of sites, if any, may be preferable for housing, employment or a mixture of housing and employment (mixed use) development in the future in Harworth Bircotes.

<sup>33</sup> There are a further 16.12ha of employment land at Harworth Colliery that has planning permission but the deliverability is uncertain.

<sup>34</sup> Please refer to the Council's Employment Land Study for more details.

**Question 16:** Do you believe that the town should be allocated more housing and/or employment growth above that already required (especially if it would deliver additional benefits to the town)? If so, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

**Question 17:** Which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future? (Please state the site reference number(s)).

**Question 18:** Which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for employment in the future? (Please state the site reference number(s)).

**Question 19:** A large area of land to the south of Harworth Bircotes has been identified as potential employment land. Do you have any views on whether a mix of uses (e.g. housing; leisure) or just employment uses on this land would be of benefit to the town?

**Question 20:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 21:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

Harworth & Bircotes

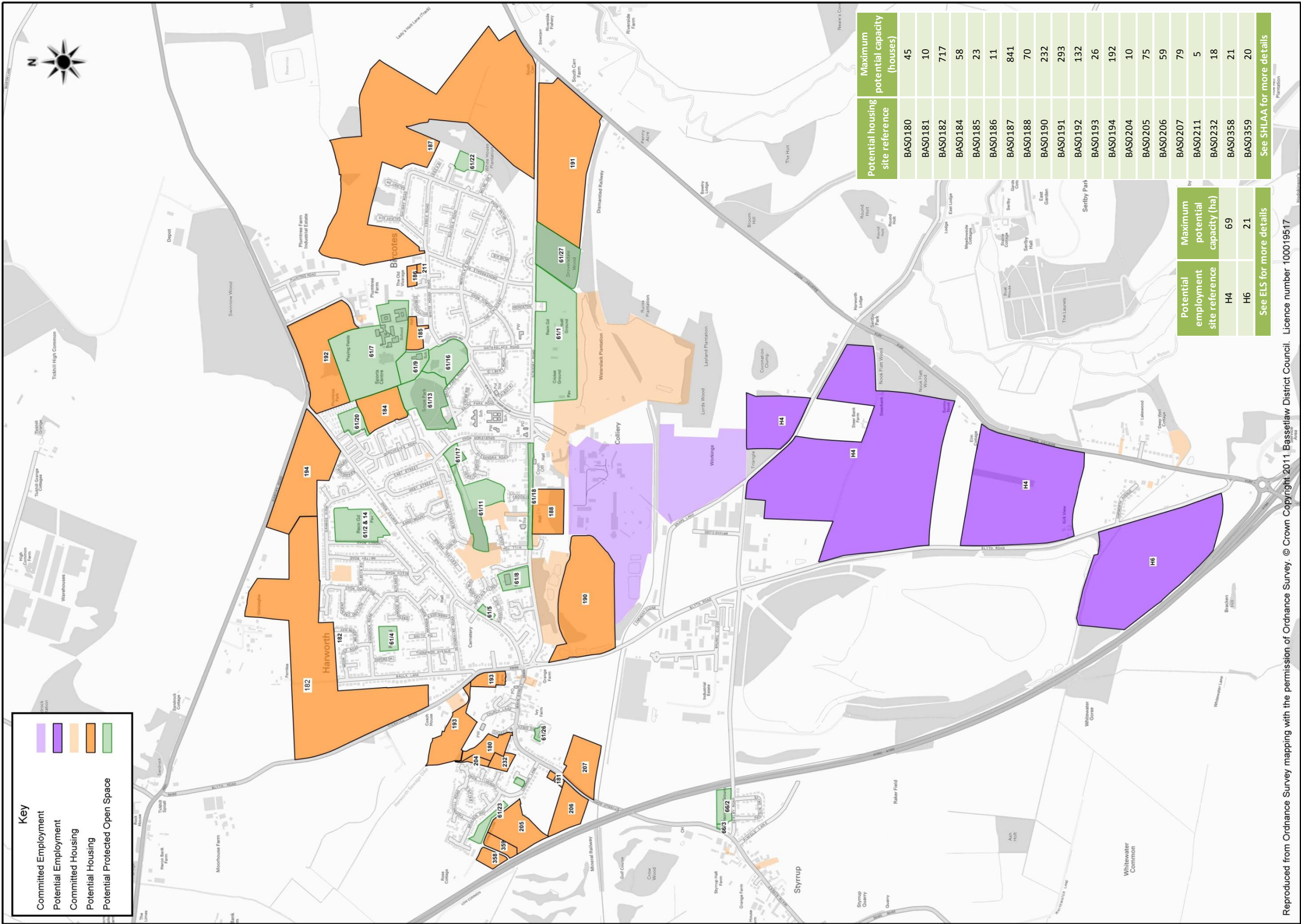


Figure 6.1 Harworth Bircotes' potential development sites and open spaces (to be read in conjunction with Section 6)



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## 7 Carlton in Lindrick & Langold

### Key facts/findings

7.1 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Carlton in Lindrick and Langold are shown below:

- Carlton in Lindrick and Langold are Local Service Centres that will accommodate 4% (308 houses) of the District's housing growth. No employment allocations are expected, but provision has been made in the Core Strategy (see Section 2) for the expansion of existing employment areas;
- As these settlements already have planning permissions in place for more than their required amount of housing, the Council is not seeking to make allocations here (but is consulting on sites that may be required if existing permissions are not built or there is local support for additional growth);
- Carlton in Lindrick and Langold currently have 3646 houses, of which six are in shared ownership, 16 are rented out by Registered Housing Providers and 360 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years, but there are four with planning permission;
- There is planning permission for up to 300 houses and over 3,700sqm of employment uses at the former Firbeck Colliery site at Costhorpe; and
- Known infrastructure problems include the capacity of the primary schools in the village.<sup>35</sup>

7.2 The housing requirement for Carlton in Lindrick and Langold, taking into account the past completions, deliverable sites identified in the SHLAA and sites under construction, is shown in the table below:

Carlton in Lindrick & Langold housing requirement	Number of dwellings
Overall requirement (2006-2028)	308
Past completions (2006/7 to 2010/2011)	42
Deliverable sites identified in the SHLAA <sup>36</sup>	318
Other sites under construction	8
Residual requirement <sup>37</sup>	None

Table 7.1: Carlton in Lindrick & Langold Housing Requirement

<sup>35</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>36</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the development at the former Firbeck Colliery.

<sup>37</sup> A further 7 dwellings have planning permission but have not been assessed for deliverability in the SHLAA, and the deliverability of the 92 dwellings at the former factory site at Langold is uncertain.

## Issues: what you told us

Views expressed in the recent residents' questionnaires, along with the consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Carlton in Lindrick or Langold. In summary, the key issues are:

- No new housing land is being allocated in Carlton in Lindrick and Langold over the next 16 years. The only new housing to be developed within the settlements will be the 300 houses granted planning permission on the former Firbeck Colliery site and 92 houses on the land behind the shops on Doncaster Road;
- Further development opportunities, of benefit to the villages, will be supported where there is explicit local support;
- There is a need to enhance Langold Country Park for both local residents and as a destination for visitors from the wider area; and
- Local infrastructure concerns included drainage and sewerage capacity and the volume of traffic on the A60.

## Options: potential development sites and open spaces

- 7.4 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space.
- 7.5 *Please be aware that the sites shown will only be considered for allocation as a contingency measure, later on in the plan period, if the existing sites with planning permission (shown in pale orange on the map) are not delivered over the Plan period **and/or** the local community decides that more development is to be welcomed.*
- 7.6 Bearing this in mind, the Council would like your views on which sites (shown on the map), or parts of sites, if any, may be preferable for housing development in the future.

**Question 22:** Although there is no need to allocate further growth for Carlton in Lindrick and Langold over the next 16 years, there is the opportunity to provide additional sites if there is strong local support (e.g. if a site is felt to offer community benefits). If you would you like to see additional growth within Carlton in Lindrick and Langold, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

**Question 23:** If it becomes the case that housing allocations are required within the villages, which site or sites (or which part of a site or sites) would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 24:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 25:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.



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Carlton in Lindrick and Langold

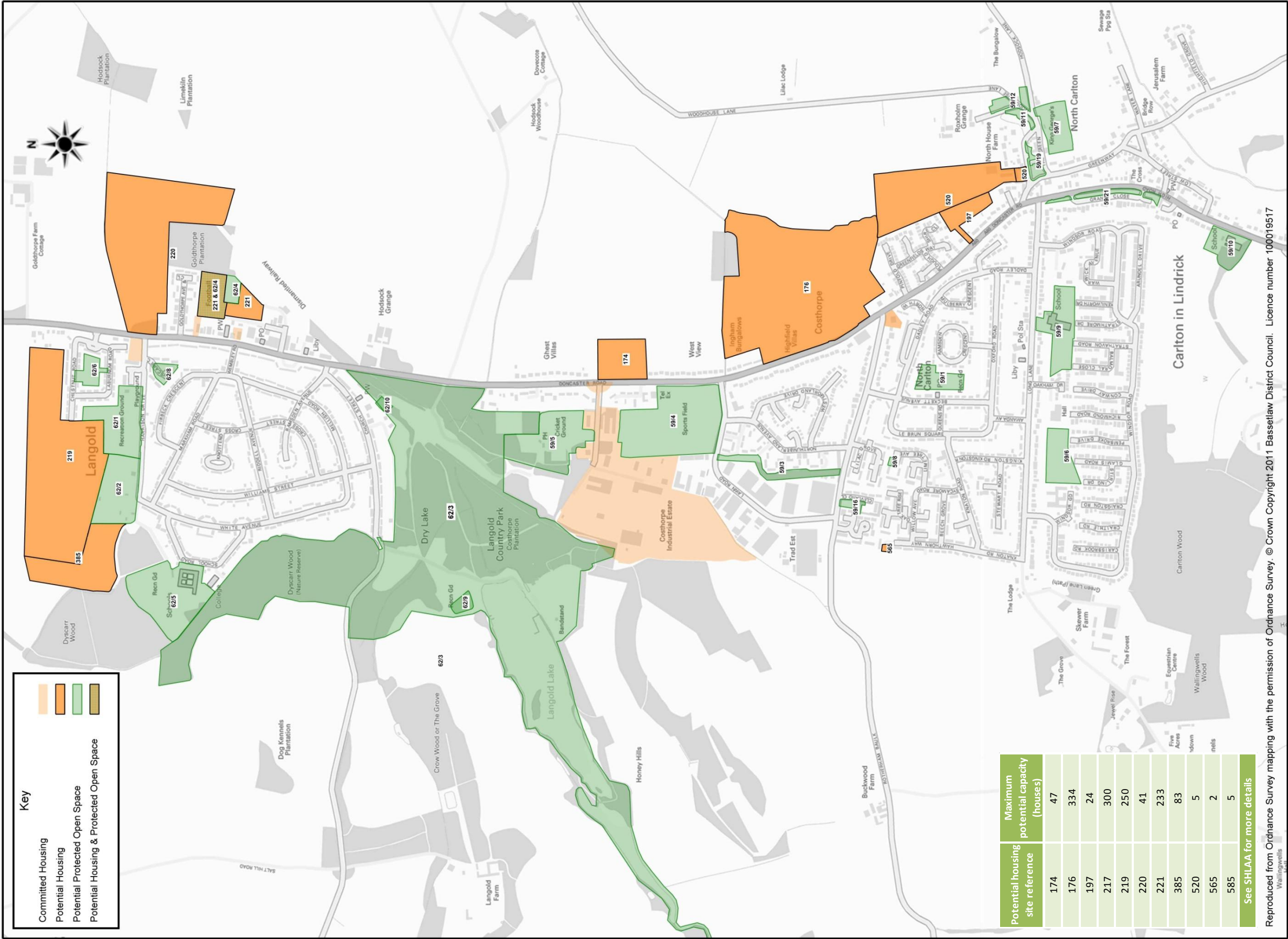


Figure 7.1 Carlton in Lindrick and Langold’s potential development sites and open spaces (to be read in conjunction with Section 7)



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## 8 Tuxford

### Key facts/findings

- 8.1 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Tuxford are shown below:
- Tuxford is a Local Service Centre, which will accommodate 4% (308 houses) of the District's housing. No employment allocations are expected, but provision has been made in the Core Strategy (see Section 2) for the expansion of existing employment areas; and
  - Tuxford currently has 1223 existing houses, of which four are rented out by Registered Housing Providers and 204 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years.
- 8.2 The housing requirement for Tuxford, taking into account the past completions, sites under construction and deliverable sites identified in the SHLAA, is shown in the table below:

Tuxford housing requirement	Number of dwellings
Overall requirement (2006-2028)	308
Past completions (2006/7 to 2010/2011)	12
Deliverable sites identified in the SHLAA <sup>38</sup>	31
Other sites under construction	10
<b>Residual requirement<sup>39</sup></b>	<b>255</b>

Table 8.1: Tuxford Housing Requirement

### Issues: what you told us

- 8.3 Views expressed in the recent residents' questionnaires, along with the consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Tuxford. In summary, the key issues are:
- Tuxford has a small town centre, which is in need of investment;
  - There is potential to enhance the employment, leisure and retail offer in the centre, bringing empty buildings back into use and improving the centre's public realm;

<sup>38</sup> T This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the development at Landa Grove.

<sup>39</sup> A further 34 houses have planning permission but have not been assessed for deliverability in the SHLAA.

- Medium-sized extensions would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing; two bedroomed houses for affordable housing;
- If there was any opportunity to expand on the types of employment opportunities within Tuxford the following types of employment would be preferable: industries and factories; small business start-ups; distribution units and logistics companies; light/precision engineering; professional businesses; and
- Local infrastructure concerns include sewerage/drainage system capacity problems and a need to signalise the existing roundabout on the B1164/A6075 junction. The village is not served by mains gas.

### Options- potential development sites and open spaces

- 8.4 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space.
- 8.5 *Please be aware that not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**Question 26:** Do you believe that Tuxford should be allocated more housing growth above that already required (especially if it would deliver additional benefits to the town)? If so, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

**Question 27:** Which housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future? (Please state the site reference number(s)).

**Question 28:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 29:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.



Tuxford

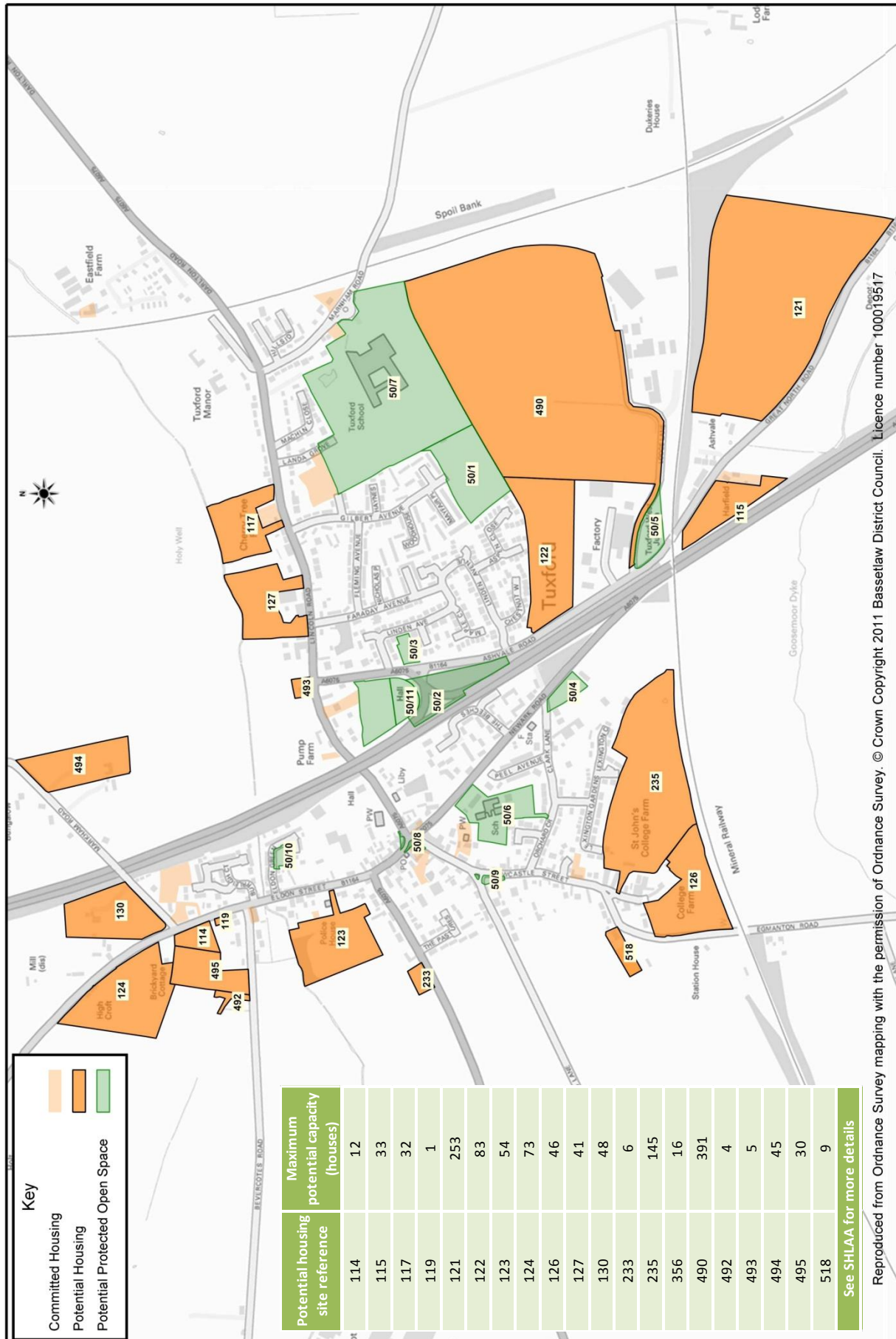


Figure 8.1 Tuxford's potential development sites and open spaces (to be read in conjunction with Section 8)



## 9 Misterton

### Key facts/findings

9.1 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Misterton are shown below:

- Misterton is a Local Service Centre, which will accommodate 2% (156 houses) of the District's housing growth. As Misterton already has more than this amount of housing with planning permission, the Council is not seeking to allocate any new housing land in Misterton (but is consulting on sites that may be required if existing permissions are not built or if there is local support for additional growth);
- Misterton currently has 943 houses, of which eight are in shared ownership; two are rented out by Registered Housing Providers; and 124 are rented out by the Council's management organisation, 'A1 Housing'. There have been three affordable units completed in the last five years and a further 12 have planning permission;
- Known infrastructure problems are a requirement for allotments and drainage/sewerage capacity problems;<sup>40</sup> and
- There is planning permission for 132 houses at three sites off Fox Covert Lane and a further seven houses on another site.

9.2 The housing requirement for Misterton, taking into account the past completions, houses under construction and deliverable sites identified in the SHLAA, is shown in the table below:

Misterton housing requirement	Number of dwellings
Overall requirement (2006-2028)	154
Past completions (2006/7 to 2010/2011)	72
Deliverable sites identified in the SHLAA <sup>41</sup>	139
Other sites under construction	26
<b>Residual requirement<sup>42</sup></b>	<b>None</b>

Table 9.1: Misterton Housing Requirement

<sup>40</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>41</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the development developments off Fox Covert Lane.

<sup>42</sup> There are 17 houses with planning permission that have not been assessed for deliverability in the SHLAA.

### Issues: what you told us

9.3 Views expressed in the recent residents' questionnaires, along with the consultation and evidence work (see Appendix B) that was undertaken in the production of the Core Strategy, will be used to inform decisions about any new site allocations in Misterton. In summary, the key issues are:

- Misterton is a key rural centre in eastern Bassetlaw, which has a range of services and facilities to support both its own residents and those of surrounding villages;
- The key local assets in Misterton are felt to be the characterful buildings; Chesterfield Canal and its rural environment; and the village centre; and
- Known infrastructure problems include: sewage/ drainage problems and frequent power cuts.

### Options: potential development sites and open spaces

9.4 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space.

9.5 *Please be aware that the sites shown will only be considered for allocation as a contingency measure, later on in the plan period, if the existing sites with planning permission (shown in pale orange on the map) are not delivered over the Plan period **and/or** the local community decides that more development is to be welcomed.*

9.6 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 30:** Although there is no need to allocate land for more houses in Misterton over the next 16 years, there is the opportunity to provide additional sites if there is strong local support (e.g if a site is felt to offer community benefits). If you would you like to see additional growth within Misterton, please give an indication of the amount of additional new development that you would like to see (e.g. numbers of houses).

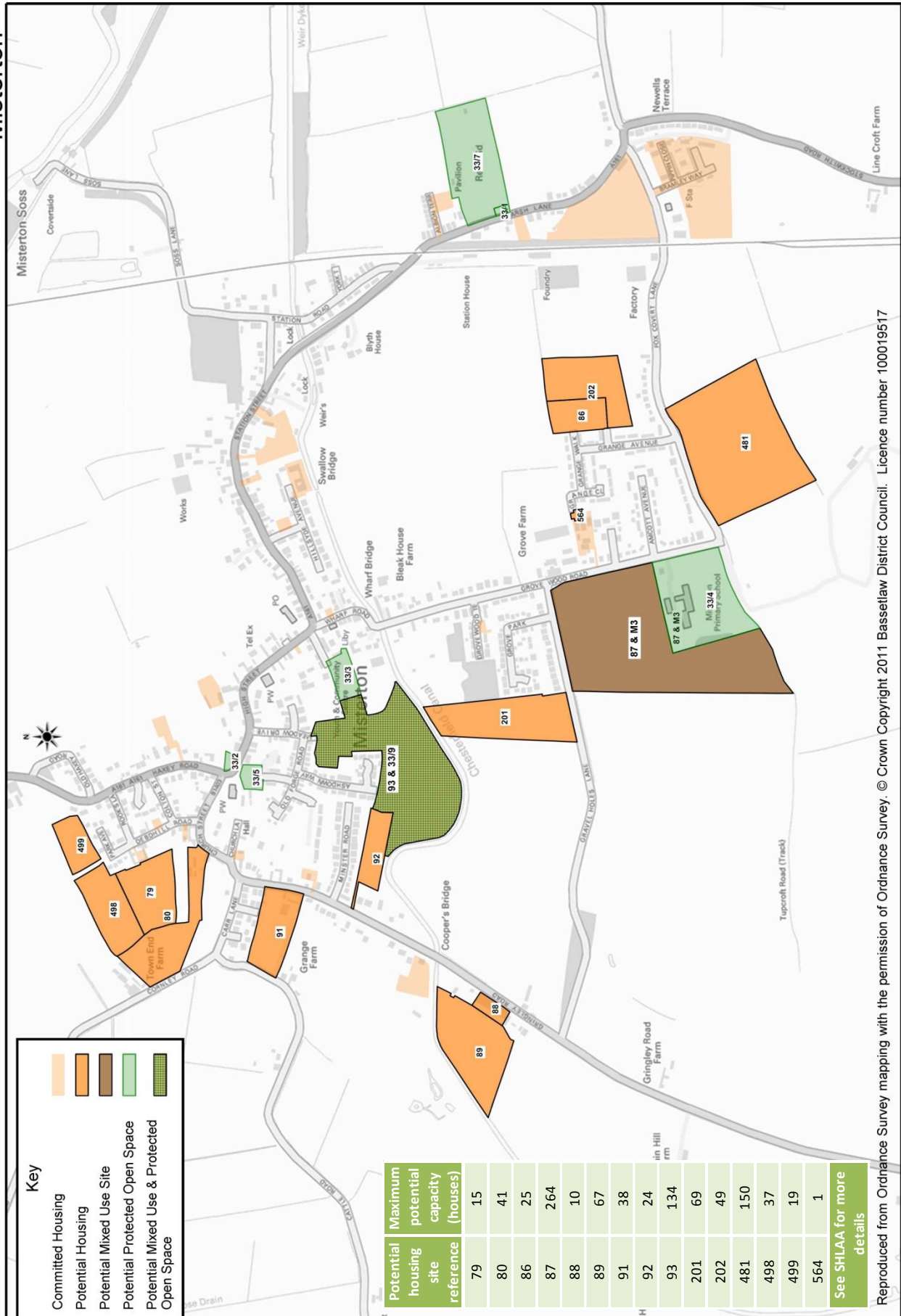
**Question 31:** If it becomes the case that housing allocations are required within the village, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 32:** If you would support the allocation of any of the mixed-use sites, which of the potential options do you prefer and why? Please feel free to indicate on the map what an alternative split might be and/or to state whether you believe a site should instead be for a single use (e.g. just housing).

**Question 33:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 34:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

Misterton



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Produced by Bassetlaw District Council GIS Team

Figure 9.1 Misterton's potential development sites and open spaces (to be read in conjunction with Section 9)

### *Potential mixed-use sites*

The distribution of land uses on the potential mixed-use sites has yet to be determined and the options are set out below (see question 32 above).

#### **Site 87/M3 Land off Grovewood Road, Misterton**

- 9.8 The landowner is promoting it for mixed use. The map below shows the potential split between housing and employment/open space/community uses, of which 50% is housing (around 110 houses) and 50% is employment land/open space/community uses (4ha).

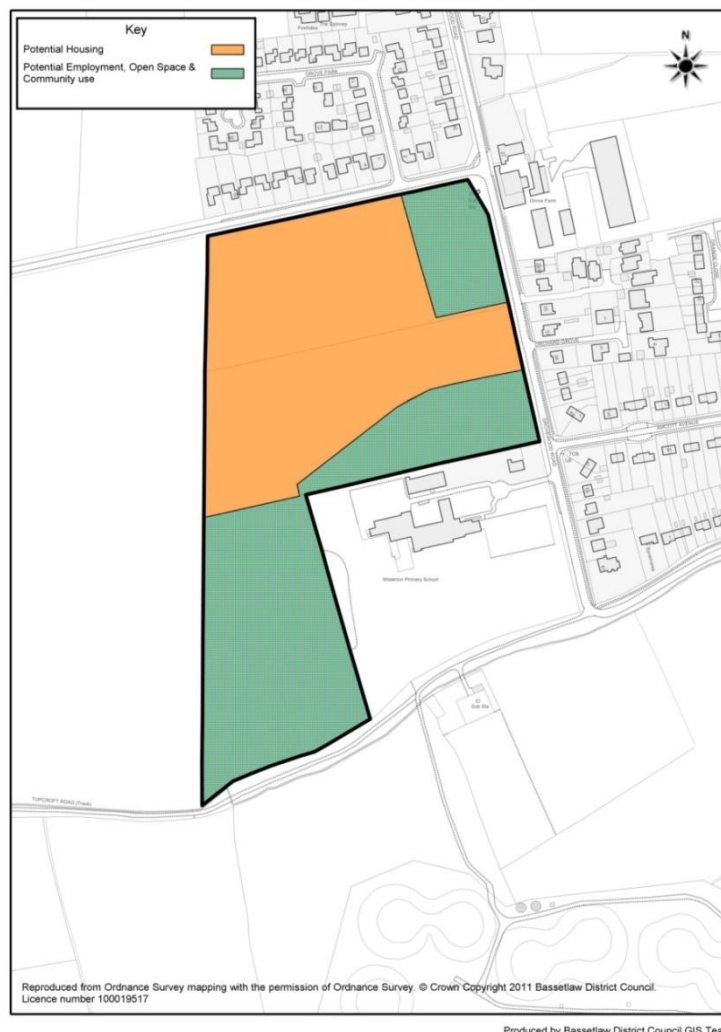


Figure 2: Land uses proposed in mixed - use site 87/M3

#### **Site 93 Land south of Ashdown Way, Misterton**

- 9.9 The landowner is promoting the site for mixed uses, centred on a canal-linked marina. Other uses include housing, associated marina support facilities and services (such as a chandlery and a dry dock), restaurant/public house and other leisure uses. No details have been provided by the landowner on the split at this stage.

## 10 Rural Service Centres

### Introduction

- 10.1 There are 20 Rural Service Centres that have been identified in the Core Strategy settlement hierarchy (as detailed in Section 2). These villages could, potentially, share 10% of the housing growth for Bassetlaw, which equates to 770 dwellings over the plan period. The table below shows the potential housing requirement for the Rural Service Centres:

Rural Service Centre housing requirement	Number of dwellings
Overall requirement (2006-2028)	770
Past completions (2006/7 to 2010/2011)	224
Deliverable sites identified in the SHLAA <sup>43</sup>	115
Other sites under construction	103
<b>Residual requirement<sup>44</sup></b>	<b>328</b>

Table 10.1: Rural Service Centre Housing Requirement

- 10.2 Following the feedback from the residents' surveys, the table below shows the average (mean) number of dwellings that it was felt should be allocated in each village. When taking the previous completions, deliverable sites and houses under construction into account (but not considering other, smaller permissions that are still outstanding in these settlements), this equates to just over 7% of the District's housing target. The remaining 3%, previously earmarked for the Rural Service Centres, could then be redistributed to the District's towns. The proposed housing figures for each Rural Service Centre are being consulted upon later in this document (in relation to each individual settlement) and, therefore, this 'spare' capacity is likely to change depending upon the responses received.
- 10.3 Please note that any new allocations in the Rural Service Centres would be in addition to the planning permissions that already exist in these settlements, which are identified on a settlement by settlement basis below.

<sup>43</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the former factory site at East Markham and the former detention centre at Gringley on the Hill. Any other sites that come forward after this time will be considered as meeting the allocation for the rural service centres. For more detail, please refer to each individual village section.

<sup>44</sup> There are 144 houses with planning permission that have not been assessed for deliverability in the SHLAA.



Rural Service Centre	Average number of dwellings to be allocated
Beckingham	7
Blyth	9
Clarborough Hayton	13
Cuckney	11
Dunham	14
East Markham	11
Elkesley	11
Everton	13
Gamston	5
Gringley on the Hill	8
Mattersey	13
Misson	18
Nether Langwith	10
North Leverton	15
Rampton	14
Ranskill	10
Sturton-le-Steeple	11
Sutton	4
Walkeringham	14
Wheatley (North and South)	12
<b>Total</b>	<b>223</b>

Table 10.2: Feedback from residents' questionnaires

**Question 35:** If less than 10% of the District's housing target is allocated within the Rural Service Centres, where would you want to see the additional growth go?

*Option A:* Spread between Worksop, Retford and Harworth Bircotes?

*Option B:* Focused in just one of the above towns?

## 10.2 Beckingham

### Key facts/findings

10.4 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Beckingham are shown below:

- Beckingham has 530 houses, 27 of which are rented out by the Council's management organisation 'A1 Housing';
- There have been no affordable units completed in the last five years; and
- Known infrastructure problems that will need considering are a requirement for allotments; and drainage/sewerage capacity problems<sup>45</sup>.

10.5 The housing position in Beckingham is shown in the table below:

Beckingham housing position <sup>46</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	18
Deliverable sites identified in the SHLAA <sup>47</sup>	0
Other sites under construction	16
Other existing planning permissions	11

Table 10.2: Beckingham Housing Position

10.6 Permission was recently granted for a new public house north of Station Road in Beckingham, with support from the Parish Council. It should be noted, however, that the landowner is now promoting this site for housing development (see map below) as an alternative to the public house.

### Issues: what you told us

10.7 Views expressed in the recent residents' questionnaire<sup>48</sup> will be used to inform decisions about any new site allocations in Beckingham. On the whole, residents felt that:

- On average (mean) seven new houses could be built within the village up to 2028;
- If development is to take place in Beckingham, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;

<sup>45</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>46</sup> As of 31<sup>st</sup> March 2011. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>47</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>48</sup> Please refer to the resident feedback reports for Beckingham for more details.

- Three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing, although residents suggested two and three-bed properties would be suitable for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included power cuts and unpredictable electricity supply. It was felt that extra school places, allotments, sports pitches and improvements to the play area would be required to support any new housing development. These facilities<sup>49</sup> could be delivered through CIL receipts<sup>50</sup> or through S106 agreements<sup>51</sup>; and
- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

- 10.8 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Beckingham that are either under construction or already earmarked for housing are also shown.
- 10.9 *Please be aware that, even if it is felt that new housing development is desirable in Beckingham, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.10 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 36:** Do you agree that enough land should be allocated in Beckingham for at least seven new houses<sup>52</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, dwellings should be allocated in the village.

**Question 37:** Bearing in mind your responses to the question above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 38:** Given that part of site 106 has planning permission for a public house (see area marked by the star on the map), do you think the part in question should be protected for this use or should it be considered as a potential housing site along with the other sites in the village?

<sup>49</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>50</sup> Community Infrastructure Levy. Please refer to Glossary.

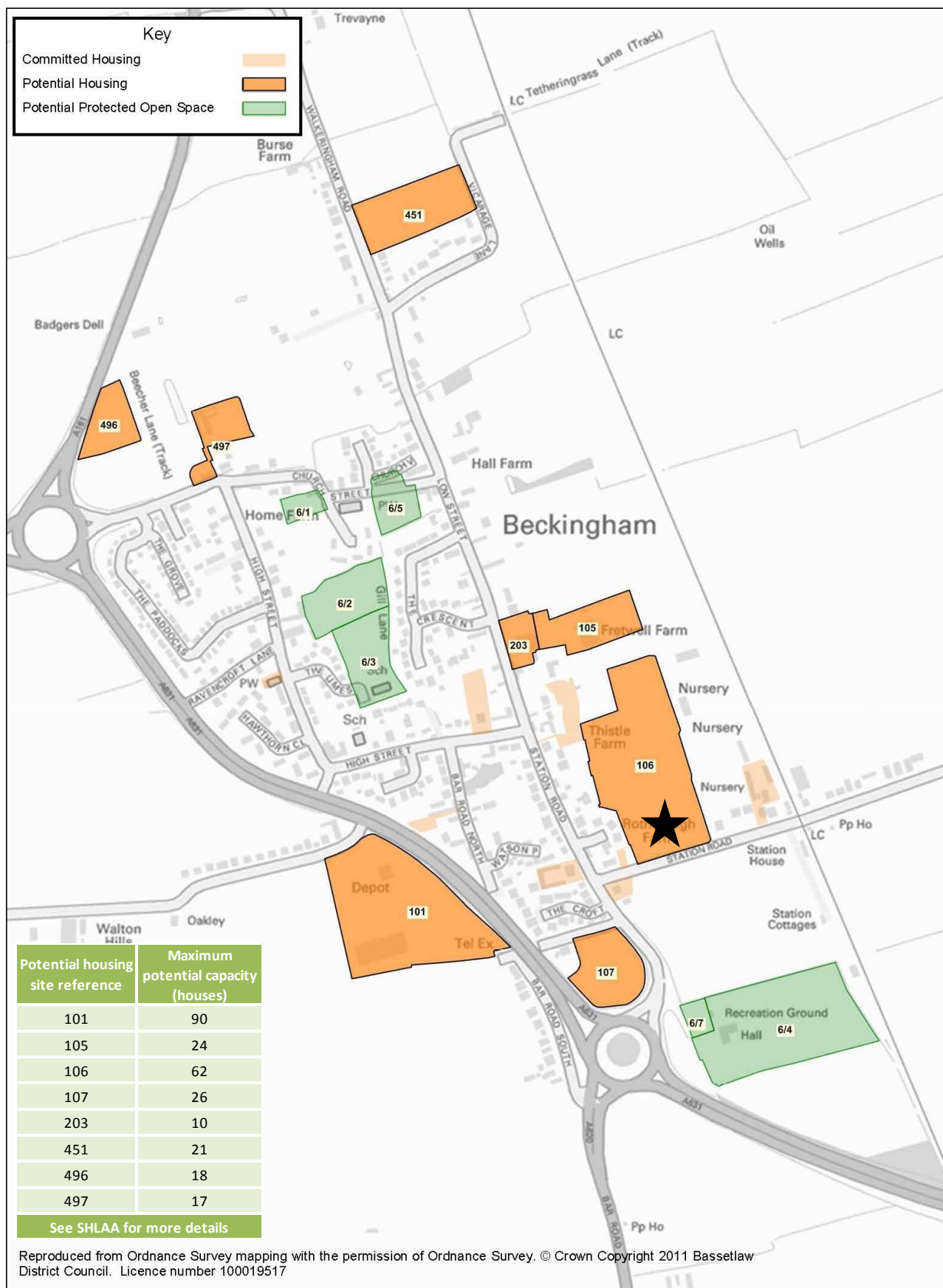
<sup>51</sup> Please refer to Glossary.

<sup>52</sup> Please note that this would be over and above any permissions that already exist in the village.

**Question 39:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 40:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

## Beckingham



Produced by Bassetlaw District Council GIS Team

Figure 10.2.1 Beckingham's potential development sites and open spaces (to be read in conjunction with Section 10.2)

## 10.3 Blyth

### Key facts/findings

10.11 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Blyth are shown below:

- Blyth currently has 551 houses, 29 of which are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years.

10.12 The housing position in Blyth is shown in the table below:

Blyth housing position <sup>53</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	7
Deliverable sites identified in the SHLAA <sup>54</sup>	0
Other sites under construction	6
Other existing planning permissions	3

Table 10.3: Blyth Housing Position

### Issues: what you told us

10.13 Views expressed in the recent residents' questionnaire<sup>55</sup> will be used to inform decisions about any new site allocations in Blyth. On the whole, residents felt that:

- On average (mean) nine new houses could be built within the village up to 2028;
- If development is to take place in Blyth, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing, although residents suggested one and two bed properties would be suitable for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included road capacity issues and frequent power cuts. It was felt that extra school places, a village hall and improvements to the play area and sports pitch were required to support any new housing development. These

<sup>53</sup> As of 31<sup>st</sup> March 2011. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>54</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>55</sup> Please refer to the resident feedback reports for Blyth for more details.



facilities<sup>56</sup> could be delivered through CIL receipts<sup>57</sup> or through S106 agreements<sup>58</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

- 10.14 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Beckingham that are either under construction or are earmarked for housing are also shown on the map below.
- 10.15 *Please be aware that, even if it is felt that new housing development is desirable in Blyth, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.16 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 41:** Do you agree that enough land should be allocated in Blyth for at least nine new houses<sup>59</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above, please state why and suggest how many, if any, dwellings should be allocated in the village.

**Question 42:** Bearing in mind your responses to the question above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 43:** Are there any other relevant issues, which have not already been highlighted, about which you would like to make us aware?

**Question 44:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>56</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>57</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>58</sup> Please refer to Glossary.

<sup>59</sup> Please note that this would be over and above any permissions that already exist in the village.

## Blyth

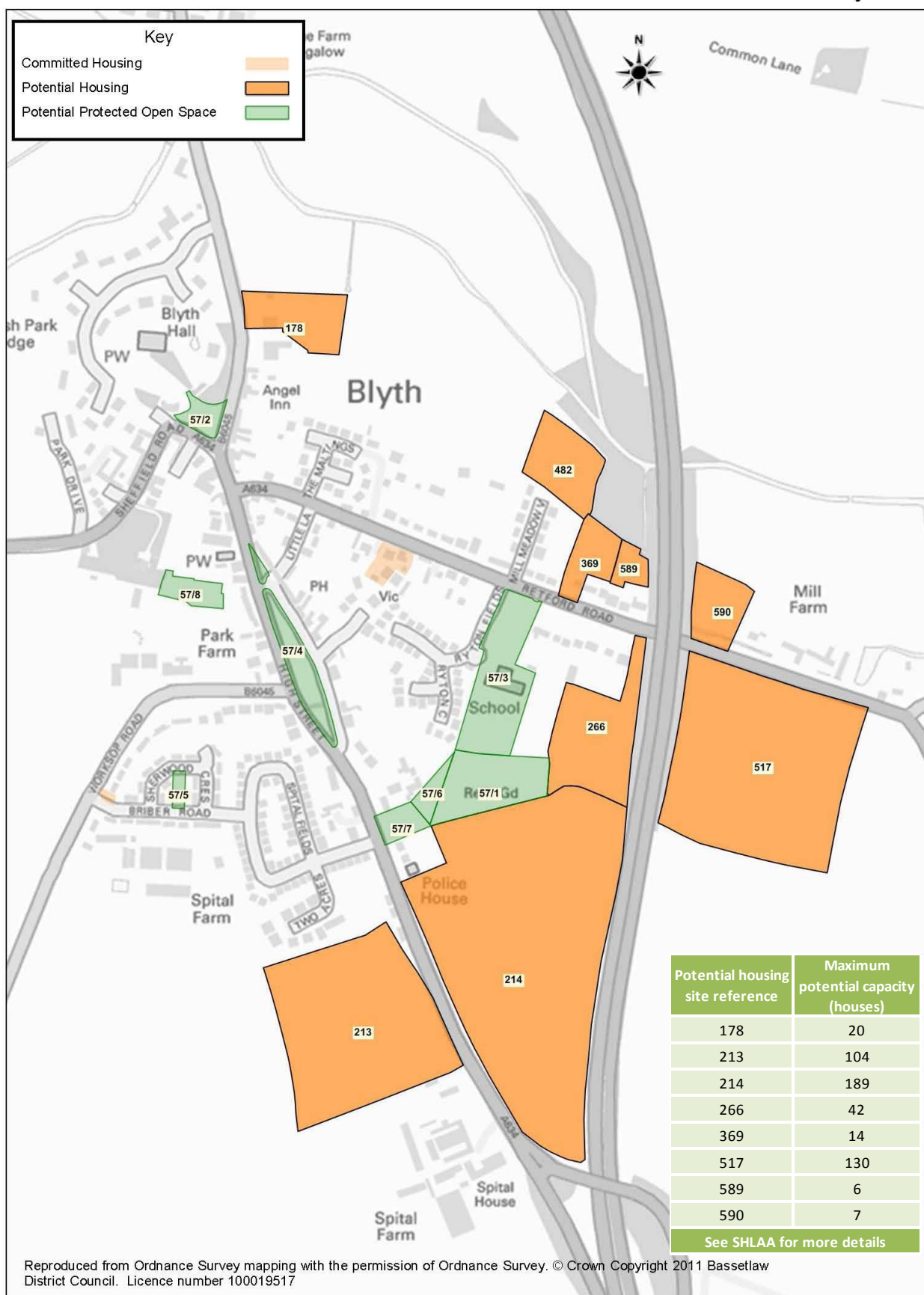


Figure 10.3.1 Blyth's potential development sites and open spaces (to be read in conjunction with Section 10.3)

## 10.4 Clarborough Hayton

### Key facts/findings

10.17 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Clarborough Hayton are shown below:

- Clarborough Hayton has 551 existing houses, of which one is in shared ownership and 33 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years;
- There is an application currently being determined for 19 houses at Corner Farm; and
- Known infrastructure problems that will need considering include drainage/sewerage capacity problems<sup>60</sup>.

10.18 The housing position in Clarborough and Hayton is shown in the table below:

Clarborough and Hayton housing position <sup>61</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	3
Deliverable sites identified in the SHLAA <sup>62</sup>	0
Other sites under construction	2
Other existing planning permissions	16

Table 10.4: Clarborough and Hayton Housing Position

### Issues: what you told us

10.19 Views expressed in the recent residents' questionnaire<sup>63</sup> will be used to inform decisions about any new site allocations in Clarborough and Hayton. On the whole, residents felt that:

- On average (mean) 12 new houses could be built within the village up to 2028;
- If development is to take place in Clarborough and Hayton, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing, although residents suggested that two and three-bed properties would be suitable for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;

<sup>60</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>61</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>62</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>63</sup> Please refer to the resident feedback reports for Clarborough and Hayton for more details.

- Local infrastructure concerns include road capacity problems on the A620 and frequent power cuts. It was felt that extra school places, a shop/post office, additional play areas and sports pitches were required to support any new housing development. These facilities<sup>64</sup> could be delivered through CIL receipts<sup>65</sup> or through S106 agreements<sup>66</sup>; and
- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.20** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Clarborough and Hayton that are either under construction or are earmarked for housing are also shown on the map below.

**10.21** *Please be aware that, even if it is felt that new housing development is desirable in Clarborough and Hayton, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.22** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 45:** Do you agree that enough land should be allocated in Clarborough and Hayton for at least 12 new houses<sup>67</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, dwellings should be allocated in the village.

**Question 46:** Would your view change if the application for the redevelopment of Corner Farm for 19 houses is granted? If so, please state how.

**Question 47:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

<sup>64</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>65</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>66</sup> Please refer to Glossary.

<sup>67</sup> Please note that this would be over and above any permissions that already exist in the village.

**Question 48:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 49:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

## Clarborough and Hayton



Figure 10.4.1 Clarborough Hayton's potential development sites and open spaces (read in conjunction with Section 10.4)



## 10.5 Cuckney

### Key facts/findings

10.23 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Cuckney are shown below:

- Cuckney currently has 104 houses, 14 of which rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years; and

10.24 The housing position in Cuckney is shown in the table below:

Cuckney housing position <sup>68</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	0
Deliverable sites identified in the SHLAA <sup>69</sup>	0
Other sites under construction	0
Other existing planning permissions	2

Table 10.5: Cuckney Housing Position

### Issues: what you told us

10.25 Views expressed in the recent residents' questionnaire<sup>70</sup> will be used to inform decisions about any new site allocations in Cuckney. On the whole, residents felt that:

- On average (mean) 11 new houses could be built within the village up to 2028;
- If development is to take place in Cuckney, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing, although residents suggested that two-bed properties would be suitable for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included a lack of mains gas and a water supply reliant upon Welbeck Estates. It was felt that improvements to the existing play area were

<sup>68</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>69</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>70</sup> Please refer to the resident feedback reports for Cuckney for more details.

required to support any new housing development. These facilities<sup>71</sup> could be delivered through CIL receipts<sup>72</sup> or through S106 agreements<sup>73</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly and residential homes for the elderly.

### Options: potential development sites and open spaces

**10.26** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Cuckney that are either under construction or earmarked for housing are also shown on the map below.

**10.27** *Please be aware that, even if it is felt that new housing development is desirable in Cuckney, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.28** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 50:** Do you agree that enough land should be allocated in Cuckney for at least 11 new houses<sup>74</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above, please state why and suggest how many, if any, dwellings should be allocated in the village.

**Question 51:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 52:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 53:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>71</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>72</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>73</sup> Please refer to Glossary.

<sup>74</sup> Please note that this would be over and above any permissions that already exist in the village.

## Cuckney

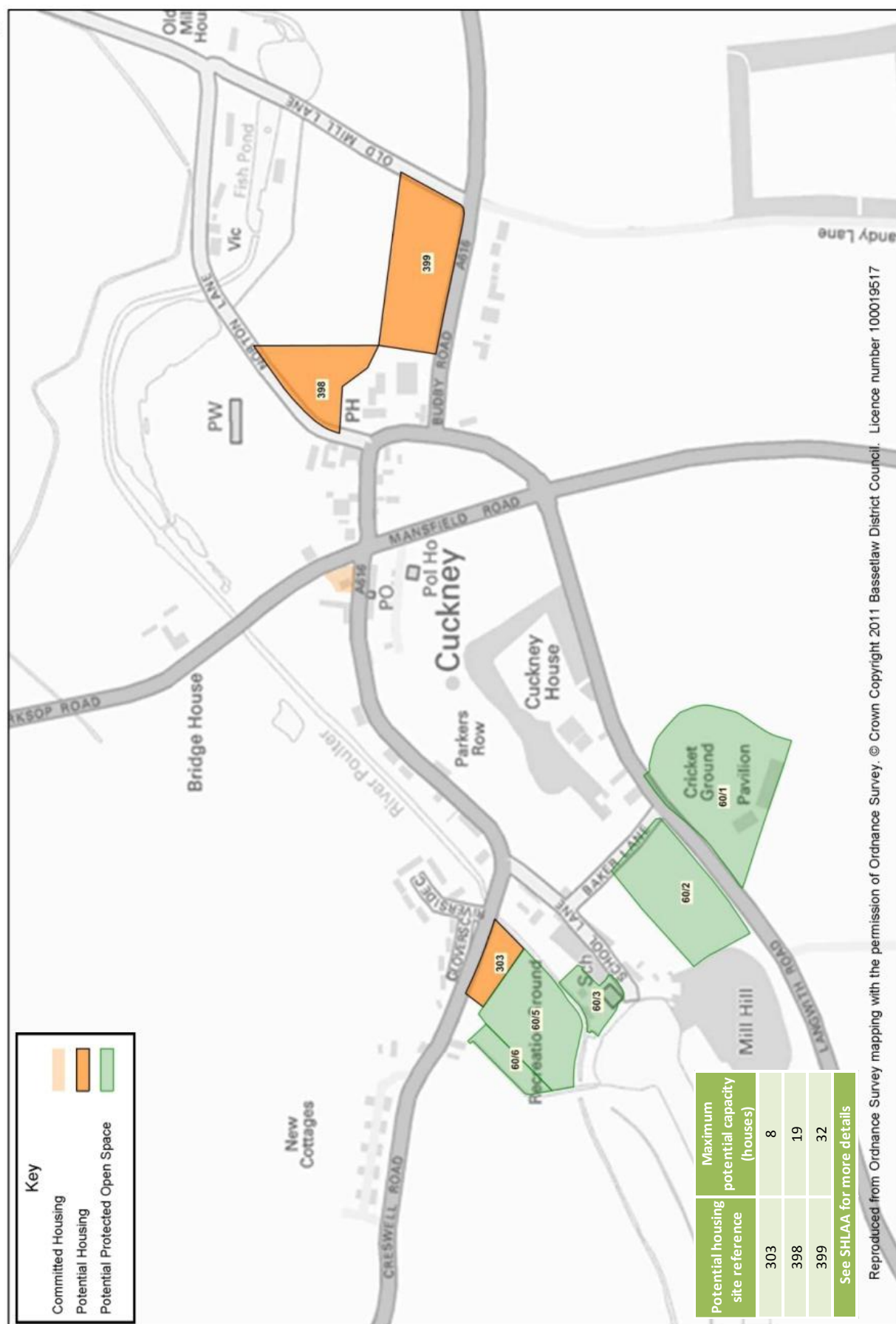


Figure 10.5.1 Cuckney's potential development sites and open spaces (to be read in conjunction with Section 10.5)

## 10.6 Dunham-on-Trent

### Key facts/findings

10.29 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Dunham are shown below:

- Dunham currently has 179 houses, eight of which rented out by the Council's management organisation 'A1 Housing'. One house is a shared ownership property. There have been no affordable units completed in the last five years; and
- Most of the village is in a flood zone.

10.30 The housing position in Dunham is shown in the table below:

Dunham housing position <sup>75</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	7
Deliverable sites identified in the SHLAA <sup>76</sup>	0
Other sites under construction	17
Other existing planning permissions	3

Table 10.6: Dunham Housing Position

### Issues: what you told us

10.31 Views expressed in the recent residents' questionnaire<sup>77</sup> will be used to inform decisions about any new site allocations in Dunham. On the whole, residents felt that:

- On average (mean) 14 new houses could be built within the village up to 2028;
- If development is to take place in Dunham, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included road capacity problems and safety issues associated with the A57; no mains gas and flood risk. It was felt that extra school places, sports pitches and a play area were required to support any new housing

<sup>75</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>76</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>77</sup> Please refer to the resident feedback reports for Dunham for more details.

development. These facilities<sup>78</sup> could be delivered through CIL receipts<sup>79</sup> or through S106 agreements<sup>80</sup>, and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.32** None of the sites that were identified in the SHLAA were assessed as suitable for new development due to flood risk issues<sup>81</sup>. Consequently, there are no potential development sites that are being considered within the village. Given the range of local services available in Dunham, the Council would re-consider this stance, however, if there is strong local support for new development **and** it can be demonstrated to the Council's and the Environment Agency's satisfaction that the risk of flooding to new properties can be addressed.

**10.33** The map below shows only those areas that it is suggested should be protected as open space, along with the sites in Dunham that are either under construction or are earmarked for housing.

**10.34** Bearing this in mind, the Council would like your views on which areas should be protected for open space and whether there is strong local support for housing development within the village.

**Question 54:** Feedback from the residents' questionnaire suggested that enough land should be allocated in Dunham for at least 14 new houses. Would you like see development occurring in Dunham, notwithstanding the flood risk issues? Please give reasons and numbers of houses you would like to see in the village.

**Question 55:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 56:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>78</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>79</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>80</sup> Please refer to Glossary.

<sup>81</sup> Please refer to the Council's SHLAA 2011 for more details.

## Dunham on Trent



Produced by Bassetlaw District Council GIS Team

Figure 10.6.1 Dunham-on-Trent's potential development sites and open spaces (read in conjunction with Section 10.6)



## 10.7 East Markham

### Key facts/findings

10.35 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding East Markham are shown below:

- East Markham currently has 507 houses, 40 of which are rented out the Council's management organisation 'A1 Housing'; one house is a shared ownership property. There have been no affordable units completed in the last five years;
- Permission has been granted (subject to agreement of the S106 agreement) for the redevelopment of the former poultry factory off Mark Lane, which would deliver 41 houses;
- Known infrastructure problems that will need considering include drainage/sewerage capacity problems<sup>82</sup>; and
- East Markham's Post Office closed in 2007 and the village shop also closed in 2009.

10.36 The housing position in East Markham is shown in the table below:

East Markham housing position <sup>83</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	8
Deliverable sites identified in the SHLAA <sup>84</sup>	41
Other sites under construction	2
Other existing planning permissions	26

Table 10.7: East Markham Housing Position

### Issues: what you told us

10.37 Views expressed in the recent residents' questionnaire<sup>85</sup> will be used to inform decisions about any new site allocations in East Markham. On the whole, residents felt that:

- On average (mean) 11 new houses could be built within the village up to 2028 (over and above the development at the former factory site);
- If development is to take place in East Markham, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;

<sup>82</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>83</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>84</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the development at the former poultry factory.

<sup>85</sup> Please refer to the resident feedback reports for East Markham for more details.

- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for both market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included no mains gas, poor broadband access, road capacity problems, parking problems around Beckland Hill and High Street and frequent power cuts. It was felt that extra school places, sports pitches and play areas were required to support any new housing development. These facilities<sup>86</sup> could be delivered through CIL receipts<sup>87</sup> or through S106 agreements<sup>88</sup>; and
- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.38** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in East Markham that are either under construction or earmarked for housing are also shown on the map below.

**10.39** *Please be aware that, even if it is felt that new housing development is desirable in East Markham, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.40** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 57:** Do you agree that enough land should be allocated in East Markham for at least 11 new houses<sup>89</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above, please state why and suggest how many, if any, dwellings should be allocated in the village.

**Question 58:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 59:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

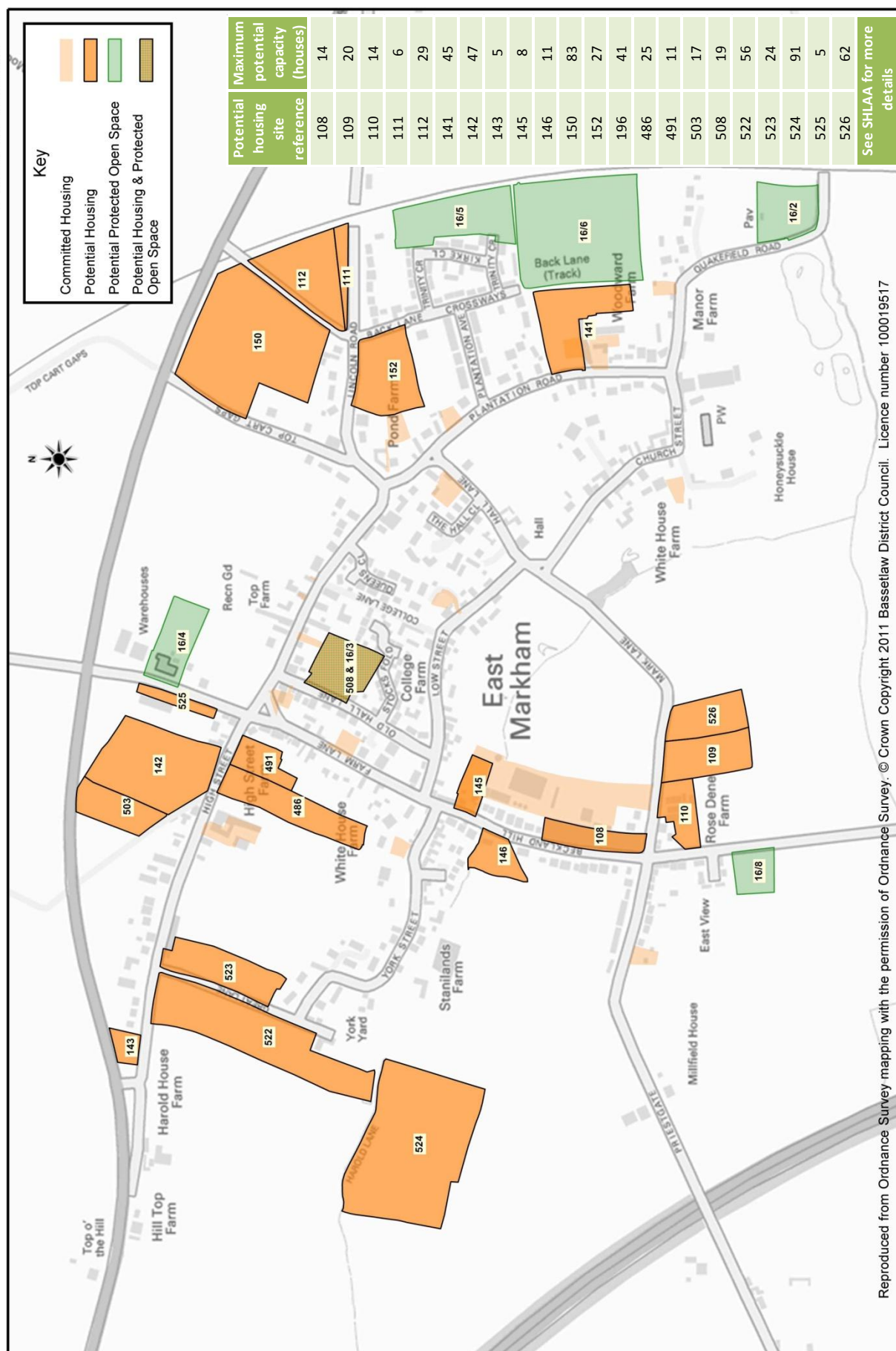
**Question 60:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>86</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>87</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>88</sup> Please refer to Glossary.

<sup>89</sup> Please note that this would be over and above any permissions that already exist in the village.



**Figure 10.7.1 East Markham's potential development sites and open spaces (to be read in conjunction with Section 10.7)**

## 10.8 Elkesley

### Key facts/findings

10.41 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Elkesley are shown below:

- Elkesley currently has 355 houses, of which two are in shared ownership and 33 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years;
- An application is being determined for 33 houses off Yew Tree Road (on the Local Plan housing allocation site); and
- Known infrastructure problems that will need considering include additional allotment provision<sup>90</sup> and the junction improvements required at the A1<sup>91</sup>.

10.42 The housing position in Elkesley is shown in the table below:

Elkesley housing position <sup>92</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	2
Deliverable sites identified in the SHLAA <sup>93</sup>	0
Other sites under construction	5
Other existing planning permissions	4

Table 10.8: Elkesley Housing Position

### Issues: what you told us

10.43 Views expressed in the recent residents' questionnaire<sup>94</sup> will be used to inform decisions about any new site allocations in Elkesley. On the whole, residents felt that:

- On average (mean) 11 new houses could be built within the village up to 2028;
- If development is to take place in Elkesley, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for open market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;

<sup>90</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>91</sup> Please refer to the District Wide Transport Assessment for more details.

<sup>92</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>93</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame

<sup>94</sup> Please refer to the resident feedback reports for Elkesley for more details.

- Local infrastructure concerns included a lack of mains gas and the need for junction improvements at the A1. It was also felt that extra school places, sports pitches, allotments and extra play area equipment were required to support any new housing development. These facilities<sup>95</sup> could be delivered through CIL receipts<sup>96</sup> or through S106 agreements<sup>97</sup>; and
- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and wardened bungalows.

### Options: potential development sites and open spaces

- 10.44 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Elkesley that are either under construction or earmarked for housing are also shown on the map below.
- 10.45 *Please be aware that, even if it is felt that new housing development is desirable in Elkesley, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.46 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 61:** Do you agree that enough land should be allocated in Elkesley for at least 11 new houses<sup>98</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 62:** Would your view change if the application for the development off Yew Tree Road for 33 houses is granted? If so, please state how.

**Question 63:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s))?

**Question 64:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

<sup>95</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>96</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>97</sup> Please refer to Glossary.

<sup>98</sup> Please note that this would be over and above any permissions that already exist in the village.

**Question 65:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.



## Elkesley

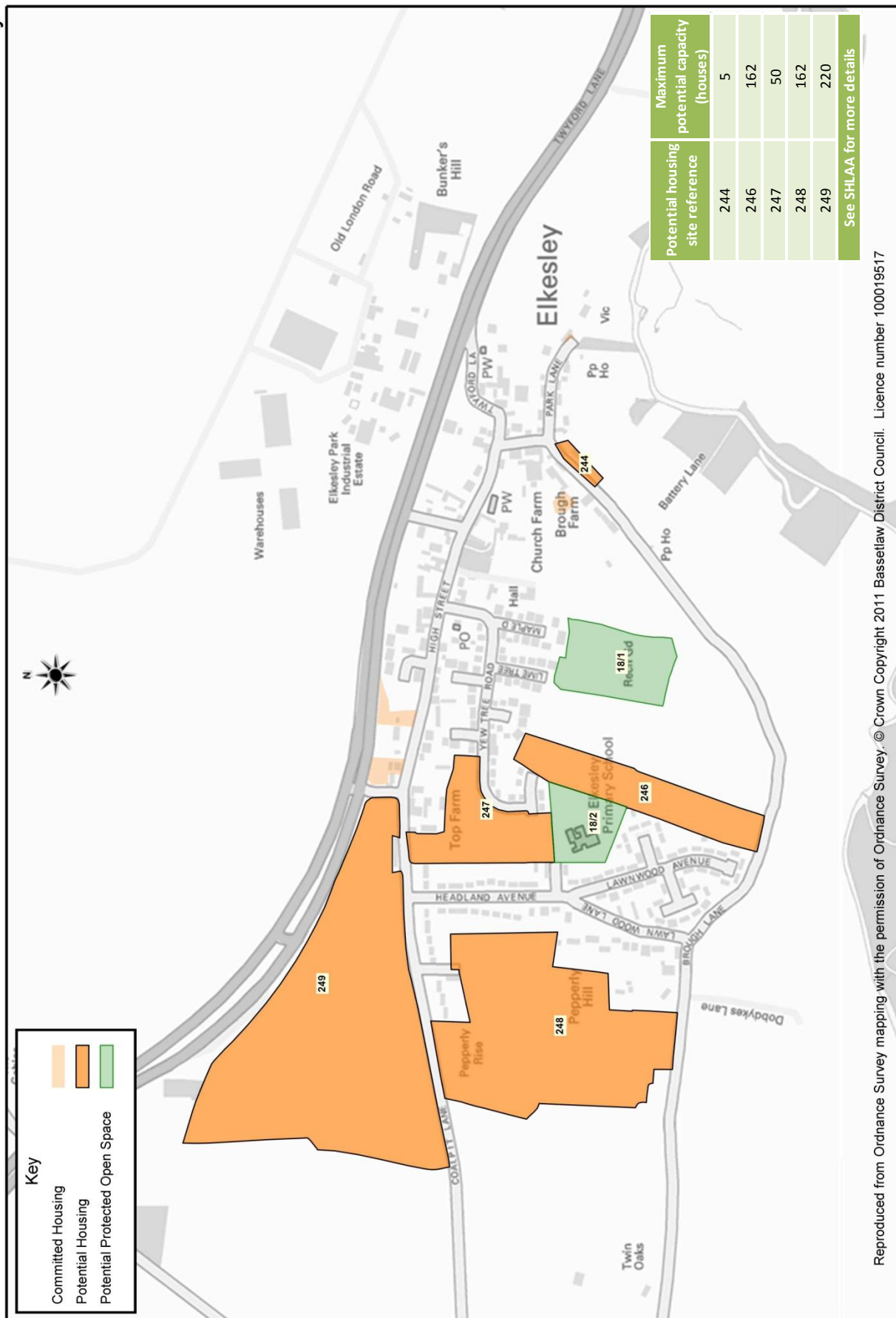


Figure 10.8.1 ELkesley's potential development sites and open spaces (to be read in conjunction with Section 10.8)

## 10.9 Everton

### Key facts/findings

10.47 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Everton are shown below:

- Everton has 360 houses, of which 28 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable units completed in the last five years; and
- Everton Parish Council are working with a Registered Housing Provider (Acis) to secure five affordable houses in the village.

10.48 The housing position in Everton is shown in the table below:

Everton housing position <sup>99</sup>	Number of dwellings
Past completions (2006/7 to 2010/2011)	12
Deliverable sites identified in the SHLAA <sup>100</sup>	0
Other sites under construction <sup>101</sup>	10
Other existing planning permissions	19

Table 10.9: Everton Housing Position

### Issues: what you told us

10.49 Views expressed in the recent residents' questionnaire<sup>102</sup> will be used to inform decisions about any new site allocations in Everton. On the whole, residents felt that:

- On average (mean) 13 new houses could be built within the village up to 2028;
- If development is to take place in Everton, small extensions to the village and infilling between the development boundary lines would be preferable to large extensions;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for open market housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included sewerage/drainage capacity problems, school capacity and lack of post office or shop facilities. It was felt that allotments, school extension, additional play facilities, doctor's surgery, employment creating jobs and

<sup>99</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>100</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>101</sup> This does not include the development of 9 dwellings at Corner Farm, as this commenced since March 2011 and therefore does not appear in the latest version of the HLAPS document.

<sup>102</sup> Please refer to the resident feedback reports for Everton for more details.

shop/post office were required to support any new housing development. These facilities<sup>103</sup> could be delivered through CIL receipts<sup>104</sup> or through S106 agreements<sup>105</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

- 10.50** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Everton that are either under construction or earmarked for housing are also shown on the map below.
- 10.51** *Please be aware that, even if it is felt that new housing development is desirable in Everton, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.52** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 66:** Do you agree that enough land should be allocated in Everton for at least 13 new houses<sup>106</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 67:** Would your view change when considering the 9 dwellings that have recently been started at Corner Farm **and** the 5 proposed affordable houses is granted? If so, please state how.

**Question 68:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 69:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

<sup>103</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

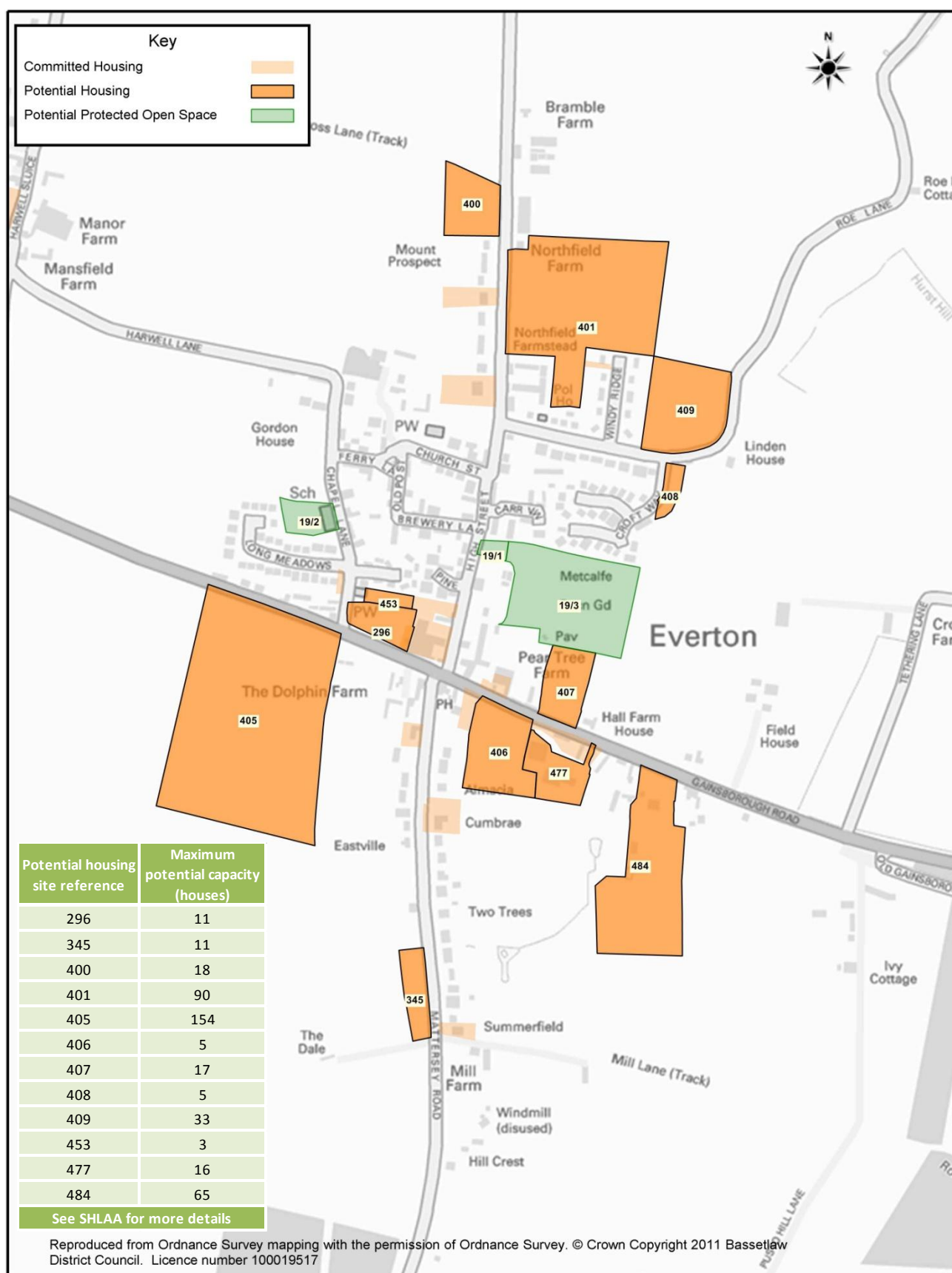
<sup>104</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>105</sup> Please refer to Glossary.

<sup>106</sup> Please note that this would be over and above any permissions that already exist in the village.

**Question 70:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

## Everton



Produced by Bassetlaw District Council GIS Team

Figure 10.9.1 Everton's potential development sites and open spaces (to be read in conjunction with Section 10.9)

## 10.10 Gamston

### Key facts/findings

10.53 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Gamston are shown below:

- Gamston currently has 113 houses, of which seven are rented out by the Council's management organisation 'A1 Housing'; and
- There have been no affordable housing completions in Gamston in the last five years.

10.54 The housing position in Gamston is shown in the table below:

Gamston housing position <sup>107</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	1
Deliverable sites identified in the SHLAA <sup>108</sup>	0
Other sites under construction	1
Other existing planning permissions	1

Table 10.10: Gamston Housing Position

### Issues: what you told us

10.55 Views expressed in the recent residents' questionnaire<sup>109</sup> will be used to inform decisions about any new site allocations in Gamston. On the whole, residents felt that:

- On average (mean) five new houses could be built within the village up to 2028;
- If development is to take place in Gamston, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two, three and four-bed detached houses would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included lack of access to mains gas and sewerage/drainage capacity problems. It was felt that extra school places, sports pitches and a play area were required to support any new housing development.

<sup>107</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>108</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>109</sup> Please refer to the resident feedback reports for Gamston for more details.



These facilities<sup>110</sup> could be delivered through CIL receipts<sup>111</sup> or through S106 agreements<sup>112</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly and residential homes for the elderly.

### Options: potential development sites and open spaces

10.56 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Gamston that are either under construction or earmarked for housing are also shown on the map below.

10.57 *Please be aware that, even if it is felt that new housing development is desirable in Gamston, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

10.58 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 71:** Do you agree that enough land should be allocated in Gamston for at least five new houses<sup>113</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 72:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 73:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 74:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

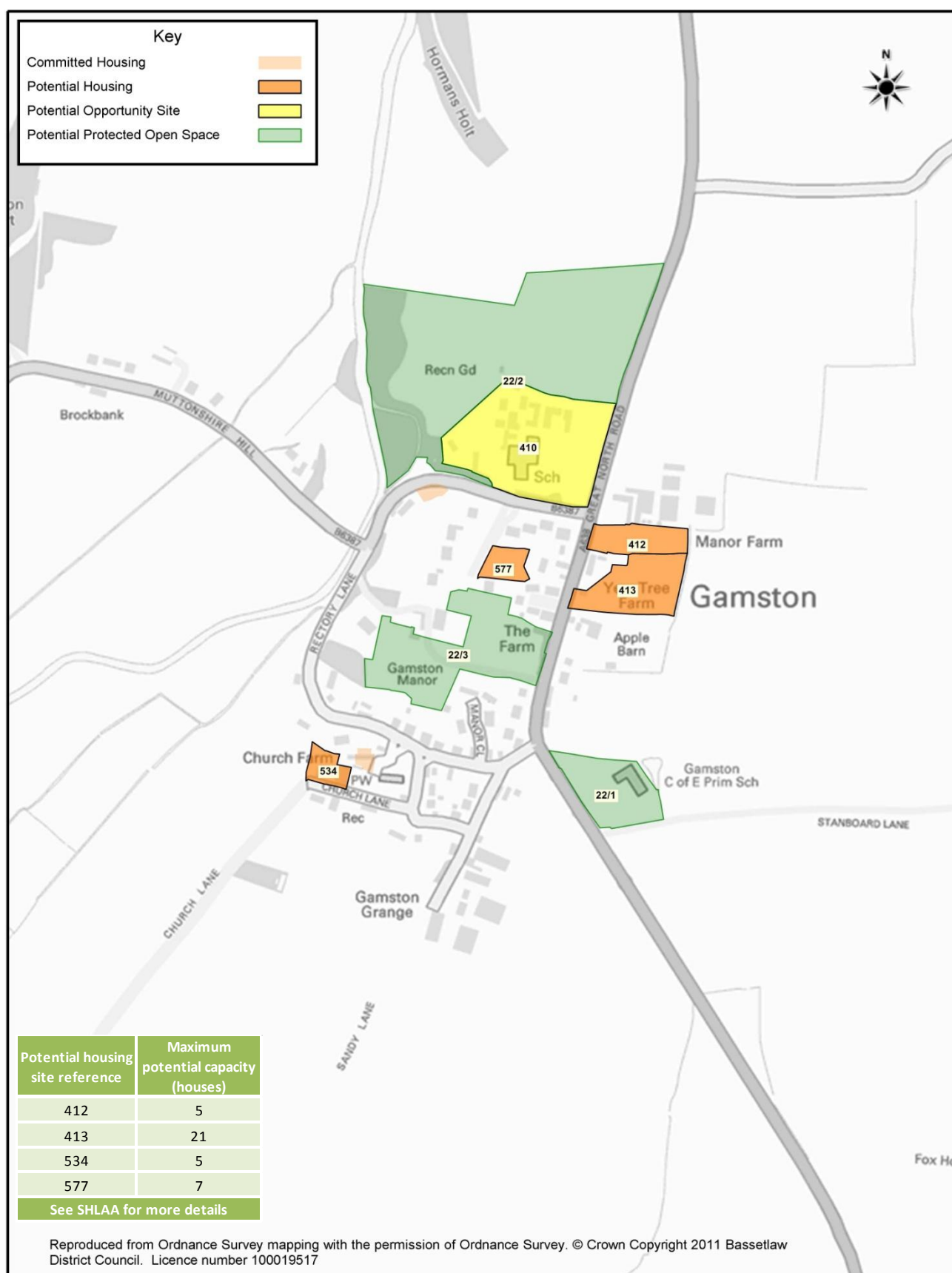
<sup>110</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>111</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>112</sup> Please refer to Glossary.

<sup>113</sup> Please note that this would be over and above any permissions that already exist in the village.

## Gamston



Produced by Bassetlaw District Council GIS Team

Figure 10.10.1 Gamston's potential development sites and open spaces (to be read in conjunction with Section 10.10)

## Opportunity site

- 10.59 The opportunity site identified in Gamston is a previously developed (brownfield) site outside the development boundary. This is being considered as significant enough, in terms of its size, heritage value and longer term impact on local amenity, to warrant consideration for future use.

### Site 410: Former Bramcote Lorne School, Gamston

- 10.60 The site at the former Bramcote Lorne School at Gamston is within the Gamston Conservation Area and contains the listed Grade II Rectory house (pink area shown below), latterly part of the school. The original 18th century house has been extended during the 19th and 20th centuries. These extensions form part of the listed building. The site contains numerous free standing buildings and some of these are regarded as listed through their curtilage association with the principal building. Subject to planning permissions and listed building consents there is potential to re-use these buildings and, subject to listed building consent or conservation area consents, there is scope to remove buildings of no architectural or historic significance.



Figure 3: Former Bramcote Lorne School, Gamston

**Question 75:** Would you like to see site 410 redeveloped? If no, please give your reasons; if yes, please state what you would like to see on the site and why.

## 10.11 Gringley-on-the-Hill

### Key facts/findings

10.61 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Gringley on the Hill are shown below:

- Gringley currently has 302 houses, of which 32 are owned and maintained by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Gringley in the last five years but there are 14 units included within the scheme at the former detention centre that will be transferred to a Registered Housing Provider, including seven shared ownership properties and seven houses for rent.

10.62 The housing position in Gringley is shown in the table below:

Gringley housing position <sup>114</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	1
Deliverable sites identified in the SHLAA <sup>115</sup>	64
Other sites under construction	3
Other existing planning permissions	7

Table 10.11: Gringley Housing Position

### Issues: what you told us

10.63 Views expressed in the recent residents' questionnaire<sup>116</sup> will be used to inform decisions about any new site allocations in Gringley. On the whole, residents felt that:

- On average (mean) eight new houses could be built within the village up to 2028 (over and above what is being built at the former detention centre);
- If development is to take place in Gringley, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;

<sup>114</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>115</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame, such as the remaining development at the former detention centre.

<sup>116</sup> Please refer to the resident feedback reports for Gringley on the Hill for more details.

- Local infrastructure concerns include lack of mains gas; broadband and BT exchange related problems; and sewerage/drainage system capacity problems. It was felt that extra school places, sports pitches and a play area were required to support any new housing development. These facilities<sup>117</sup> could be delivered through CIL receipts<sup>118</sup> or through S106 agreements<sup>119</sup>; and
- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

- 10.64 The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Gringley that are either under construction or earmarked for housing are also shown on the map below.
- 10.65 *Please be aware that, even if it is felt that new housing development is desirable in Gringley on the Hill, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.66 Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 76:** Do you agree that enough land should be allocated in Gringley for at least eight new houses, as suggested in the feedback from the residents' questionnaires<sup>120</sup>? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 77:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 78:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 79:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>117</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>118</sup> Community Infrastructure Levy. Please refer to Glossary.

<sup>119</sup> Please refer to Glossary.

<sup>120</sup> Please note that this would be over and above any permissions that already exist in the village (e.g. the former detention centre site).

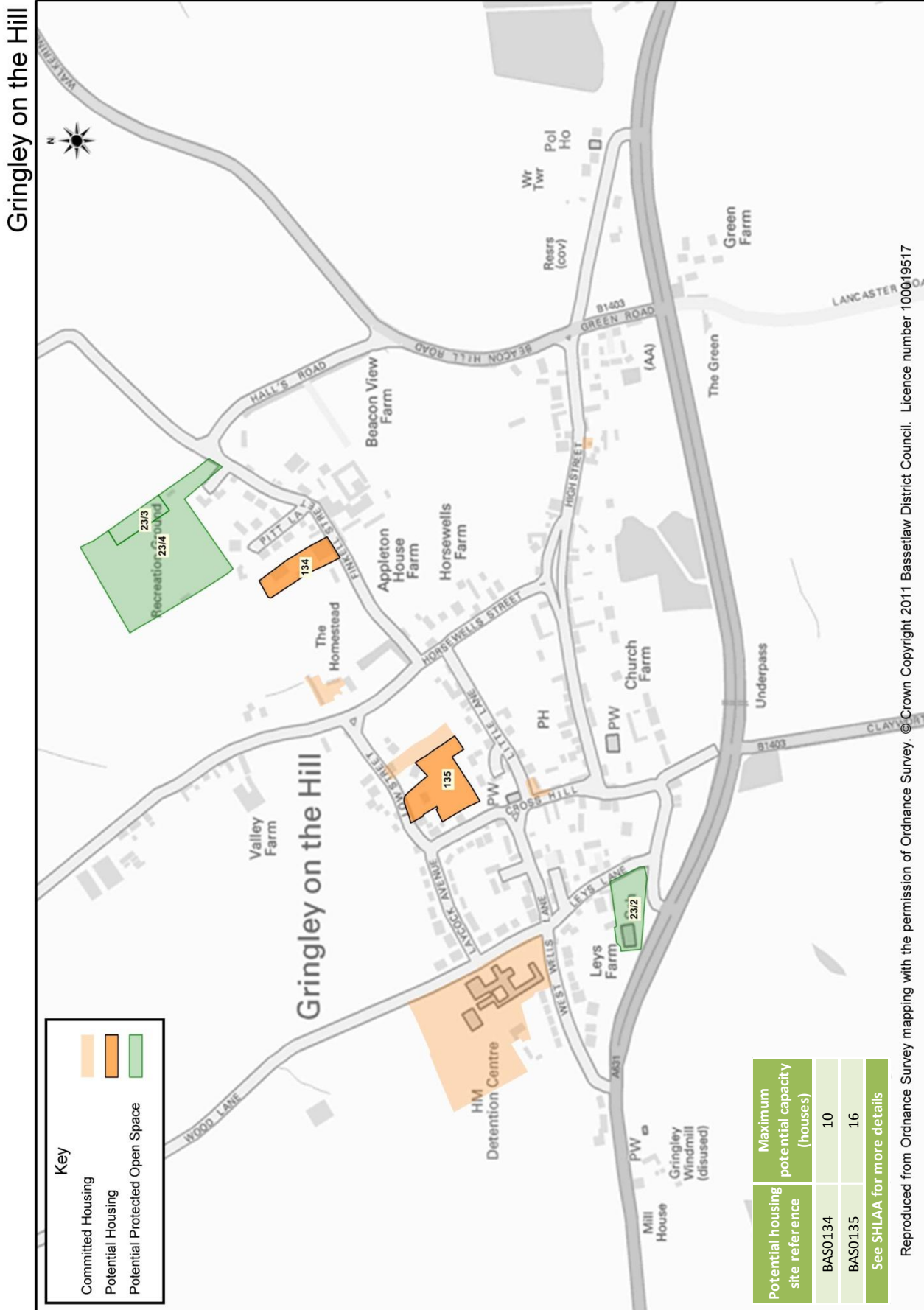


Figure 10.11.1 Gringley's potential development sites and open spaces (read in conjunction with Section 10.11)



## 10.12 Mattersey

### Key facts/findings

10.67 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Mattersey are shown below:

- Mattersey currently has 327 houses, two of which are rent out by a Registered Social Landlord and 53 of which are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Mattersey in the last five years.

10.68 The housing position in Mattersey is shown in the table below:

Mattersey housing position <sup>121</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	5
Deliverable sites identified in the SHLAA <sup>122</sup>	0
Other sites under construction	1
Other existing planning permissions	3

Table 10.12: Mattersey Housing Position

### Issues: what you told us

10.69 Views expressed in the recent residents' questionnaire<sup>123</sup> will be used to inform decisions about any new site allocations in Mattersey. On the whole, residents felt that:

- On average (mean) 13 new houses could be built within the village up to 2028;
- If development is to take place in Mattersey, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity throughout the village; narrow roads and HGVs using these roads; poor broadband speeds; and a shortage of school places. It was felt that extra school places, village hall/community centre and improved play areas and sports provision were required to support any

<sup>121</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>122</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>123</sup> Please refer to the resident feedback reports for Mattersey for more details.

new housing development. These facilities<sup>124</sup> could be delivered through CIL receipts<sup>125</sup> or through S106 agreements<sup>126</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.70** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Mattersey that are either under construction or earmarked for housing are also shown on the map below.

**10.71** *Please be aware that, even if it is felt that new housing development is desirable in Mattersey, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.72** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 80:** Do you agree that enough land should be allocated in Mattersey for at least 13 new houses<sup>127</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 81:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 82:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 83:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

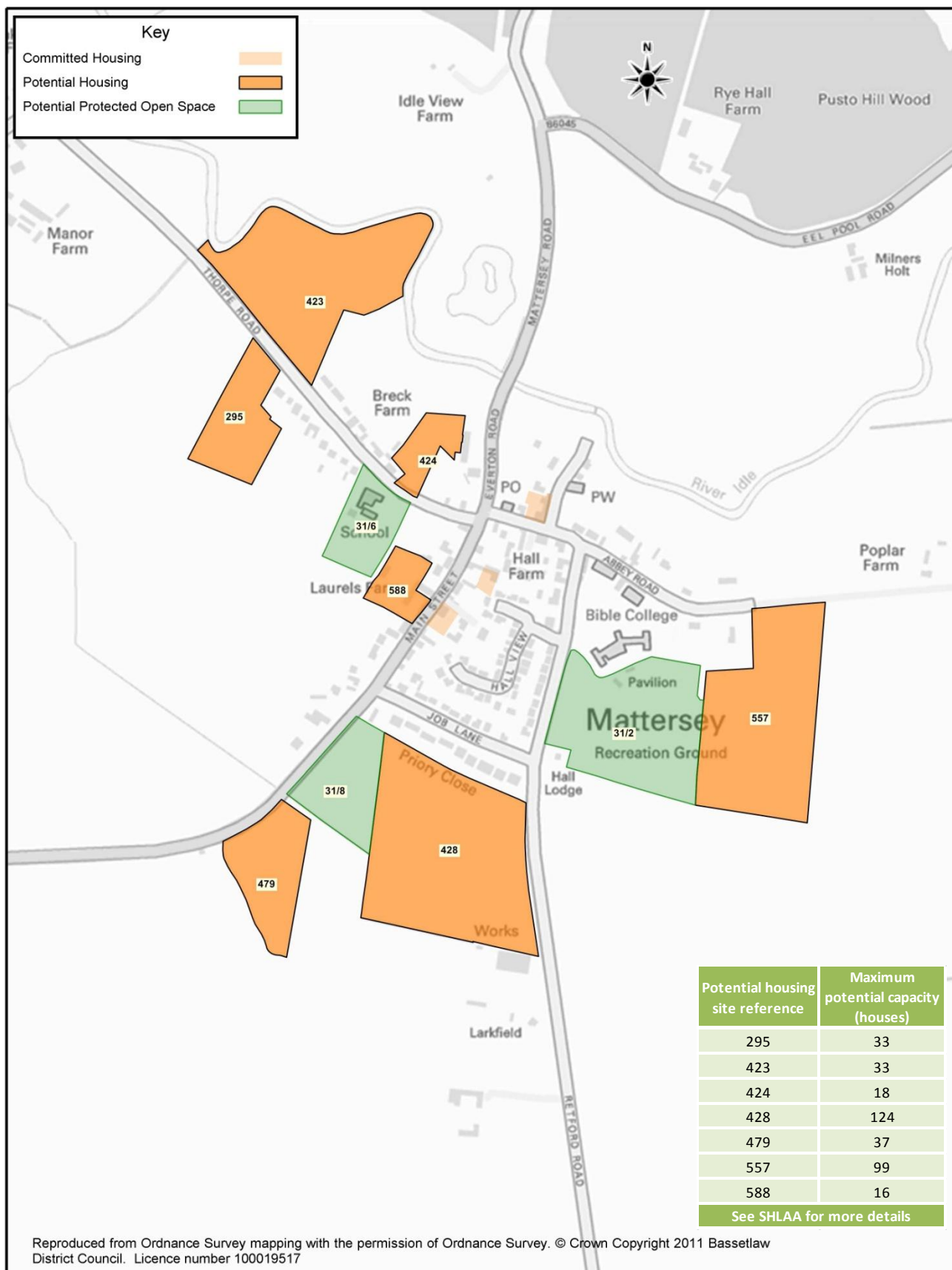
<sup>124</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>125</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>126</sup> Refer to Glossary.

<sup>127</sup> Please note that this would be over and above any permissions that already exist in the village.

## Mattersey



Produced by Bassetlaw District Council GIS Team

Figure 10.12.1 Mattersey's potential development sites and open spaces (to be read in conjunction with Section 10.12)

## 10.13 Misson

### Key facts/findings

10.73 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Misson are shown below:

- Misson currently has 303 houses, of which 24 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Misson in the last five years.

10.74 The housing position in Misson is shown in the table below:

Misson housing position <sup>128</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	12
Deliverable sites identified in the SHLAA <sup>129</sup>	0
Other sites under construction	1
Other existing planning permissions	4

Table 10.13: Misson Housing Position

### Issues: what the evidence shows us

10.75 Views expressed in the recent residents' questionnaire<sup>130</sup> will be used to inform decisions about any new site allocations in Misson. On the whole, residents felt that:

- On average (mean) 18 new houses could be built within the village up to 2028;
- If development is to take place in Misson, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns included lack of mains gas; poor broadband access; limited power supply; sewerage/drainage capacity problems; lack of a play area; and limited public transport. It was felt that extra school places, village hall, sports pitches and a play area were required to support any new housing development.

<sup>128</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>129</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>130</sup> Please refer to the resident feedback reports for Misson for more details.

These facilities<sup>131</sup> could be delivered through CIL receipts<sup>132</sup> or through S106 agreements<sup>133</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly, sheltered accommodation for people with disabilities and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.76** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Misson that are either under construction or earmarked for housing are also shown on the map below.

**10.77** *Please be aware that, even if it is felt that new housing development is desirable in Misson, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.78** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 84:** Do you agree that enough land should be allocated in Misson for at least 18 new houses<sup>134</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 85:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 86:** If you would support the allocation of any of the mixed-use sites, which of the potential options do you prefer and why? Please feel free to indicate on the map what an alternative split might be and/or to state whether you believe a site should instead be for a single use (e.g. just housing).

**Question 87:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 88:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>131</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>132</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>133</sup> Refer to Glossary.

<sup>134</sup> Please note that this would be over and above any permissions that already exist in the village.

Misson

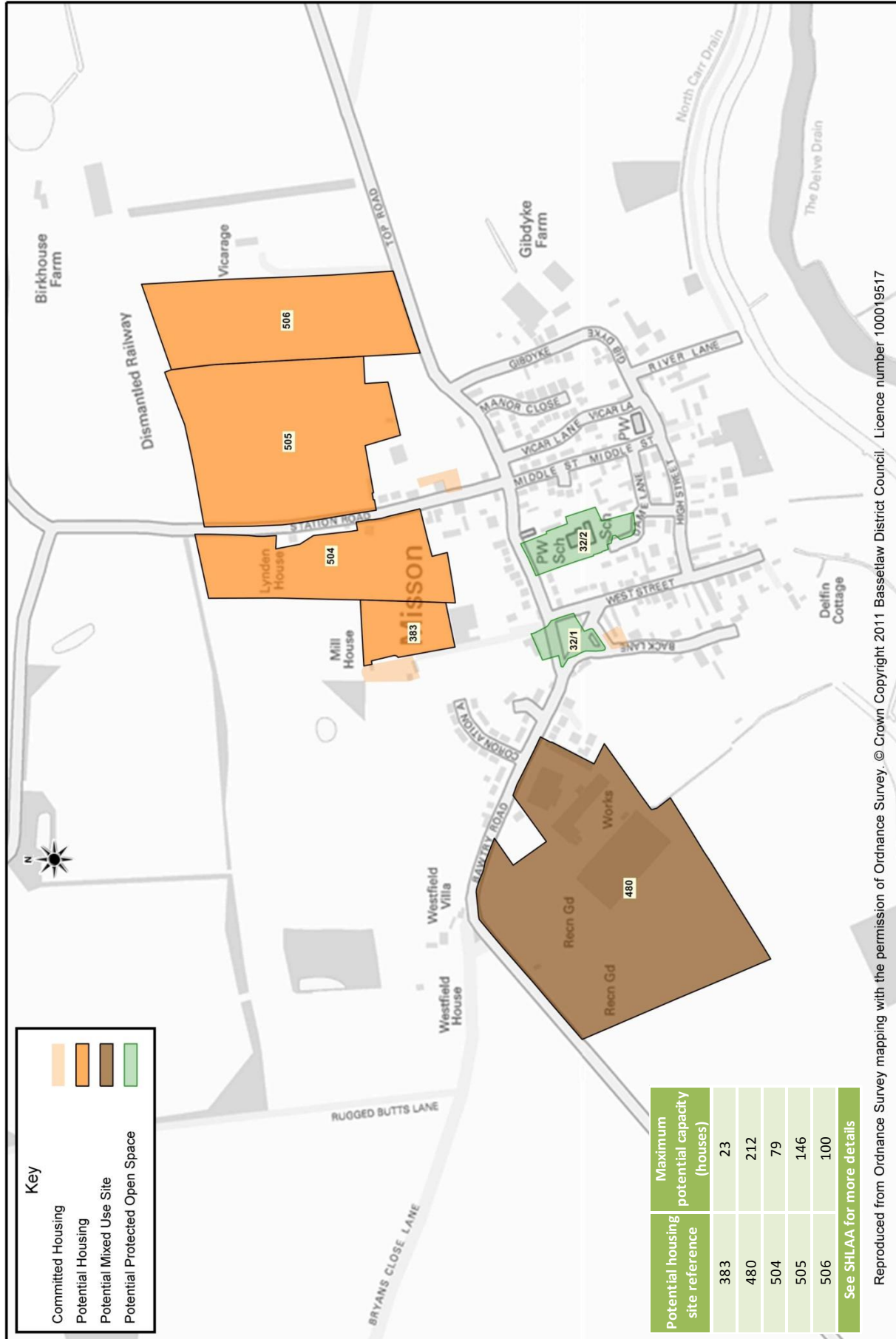


Figure 10.13.1 Misson's potential development sites and open spaces (to be read in conjunction with Section 10.13)



### *Potential mixed-use site*

- 10.79 The distribution of land uses on the potential mixed-use site has yet to be determined and the options are set out below (see question 85 above).

#### **Site 480: Land at Misson Mill**

- 10.80 The landowner is promoting the site for redevelopment opportunities, which would include relocating and enhancing the existing businesses within the site, along with housing development and open space provision. The map below shows the potential location of the different land uses.

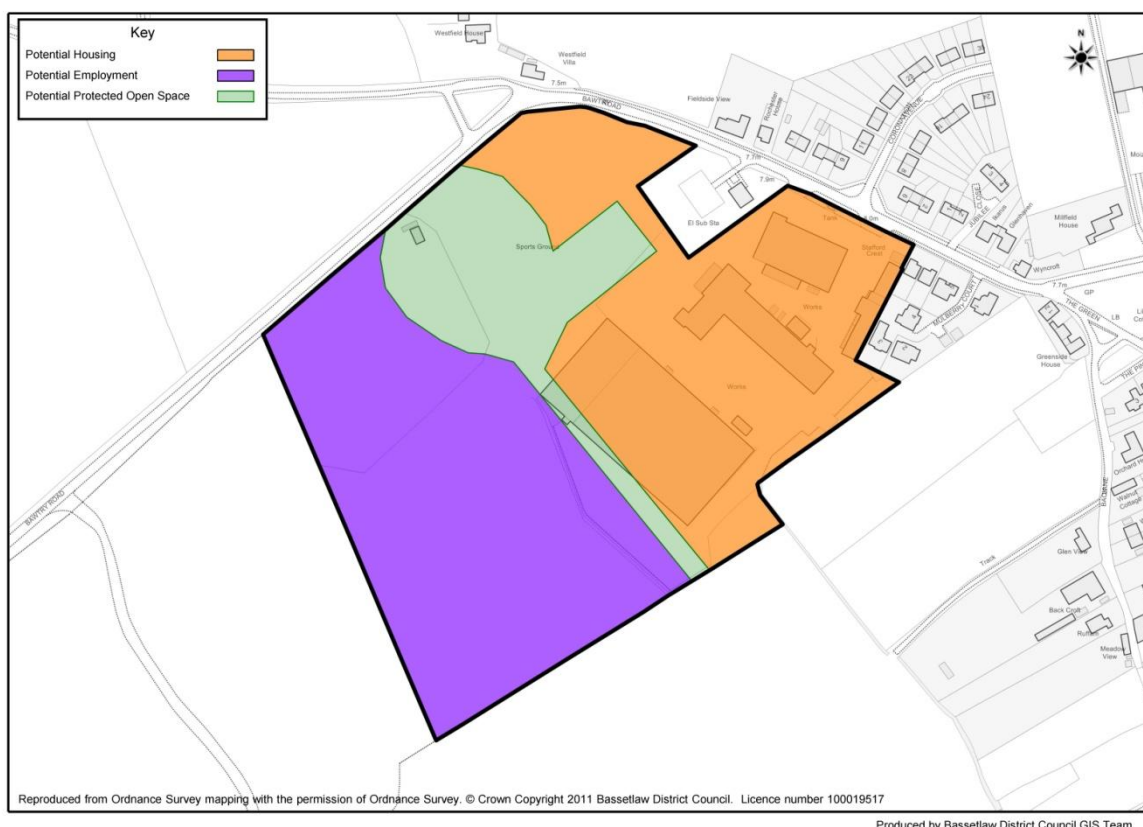


Figure 4: Misson Mill mixed-use site

## 10.14 Nether Langwith

### Key facts/findings

10.81 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Nether Langwith are shown below:

- Nether Langwith currently has 211 houses, of which five are in shared ownership, seven are rented out by Register Housing Providers and 19 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Nether Langwith over the past five years.

10.82 The housing position in Nether Langwith is shown in the table below:

Nether Langwith housing position <sup>135</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	3
Deliverable sites identified in the SHLAA <sup>136</sup>	0
Other sites under construction	1
Other existing planning permissions	1

Table 10.14: Nether Langwith Housing Position

### Issues: what you told us

10.83 Views expressed in the recent residents' questionnaire<sup>137</sup> will be used to inform decisions about any new site allocations in Nether Langwith. On the whole, residents felt that:

- On average (mean) 10 new houses could be built within the village up to 2028;
- If development is to take place in Nether Langwith, small extensions would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include lack of mains gas; sewerage/drainage capacity problems; poor access to play facilities; poor water supply; poor access to shops; and broadband connection problems. It was felt that extra school places, village hall, sports pitches and a play area were required to support any new housing

<sup>135</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>136</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>137</sup> Please refer to the resident feedback reports for Nether Langwith for more details.

development. These facilities<sup>138</sup> could be delivered through CIL receipts<sup>139</sup> or through S106 agreements<sup>140</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and wardened bungalows; and

### Options: potential development sites and open spaces

**10.84** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Nether Langwith that are either under construction or earmarked for housing are also shown on the map below.

**10.85** *Please be aware that, even if it is felt that new housing development is desirable in Nether Langwith, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.86** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 89:** Do you agree that enough land should be allocated in Nether Langwith for at least 10 new houses<sup>141</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 90:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 91:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 92:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

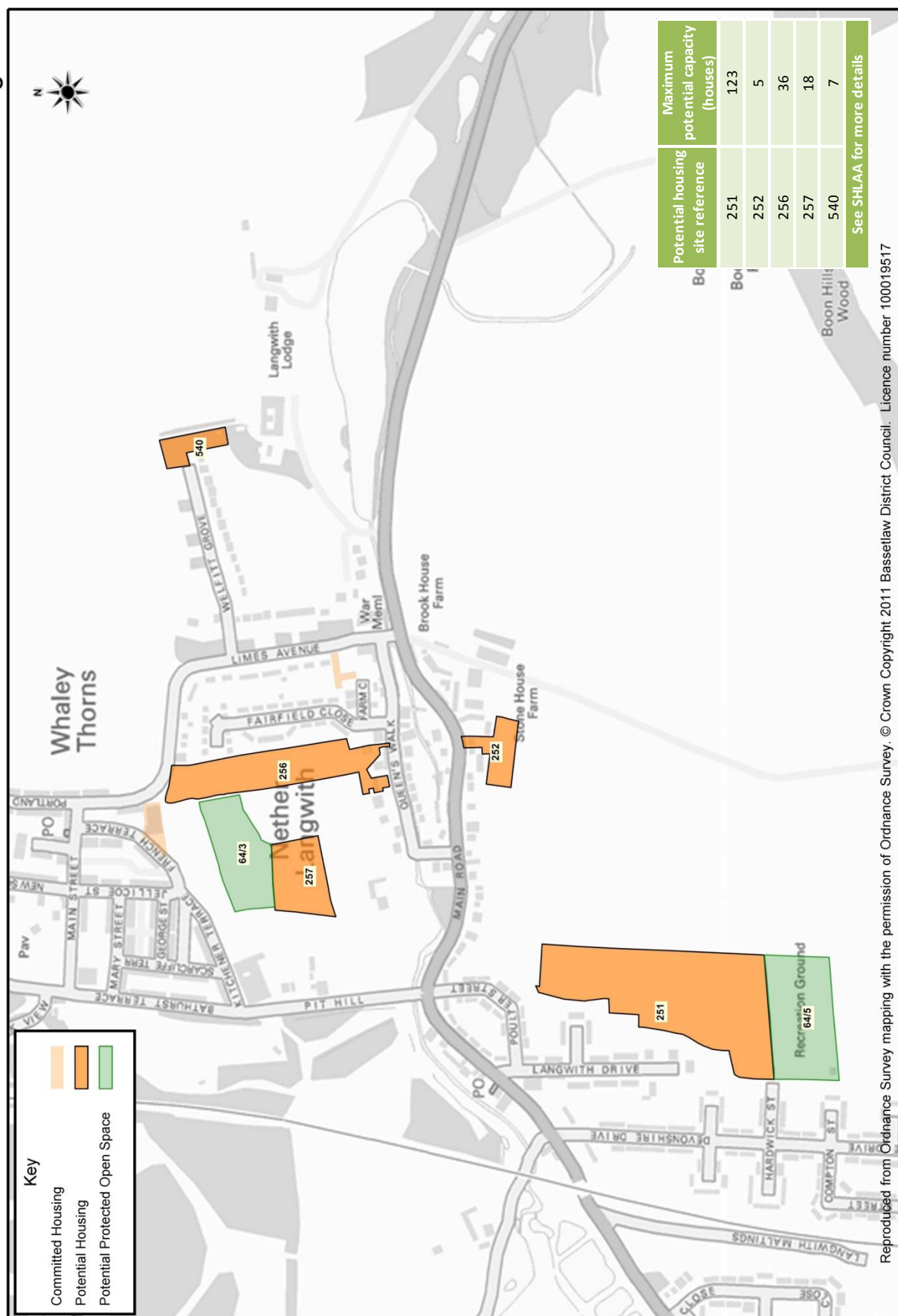
<sup>138</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>139</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>140</sup> Refer to Glossary.

<sup>141</sup> Please note that this would be over and above any permissions that already exist in the village.

# Nether Langwith



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Produced by Bassetlaw District Council GIS Team

Figure 10.14.1 Nether Langwith's potential development sites and open spaces (read in conjunction with Section 10.14)

## 10.15 North Leverton

### Key facts/findings

10.87 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding North Leverton are shown below:

- North Leverton currently has 453 houses, of which 94 are rented out by Registered Housing Providers, 14 are shared ownership products and 28 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in North Leverton over the last five years; and
- Known infrastructure problems that will need considering include drainage/sewerage capacity problems.<sup>142</sup>

10.88 The housing position in North Leverton is shown in the table below:

North Leverton housing position <sup>143</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	55
Deliverable sites identified in the SHLAA <sup>144</sup>	6
Other sites under construction	7
Other existing planning permissions	9

Table 10.15: North Leverton Housing Position

### Issues: what you told us

10.89 Views expressed in the recent residents' questionnaire<sup>145</sup> will be used to inform decisions about any new site allocations in Leverton. On the whole, residents felt that:

- On average (mean) 15 new houses could be built within the village up to 2028;
- If development is to take place in North Leverton, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three bed detached and semi-detached houses and/or bungalows would be preferable for market and two and three bed affordable houses;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity; lack of mains gas; poor water supply; and poor access to play facilities. It was felt that extra school

<sup>142</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>143</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>144</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>145</sup> Please refer to the resident feedback reports for North Leverton for more details.

places, sports pitches and a play area were required to support any new housing development. These facilities<sup>146</sup> could be delivered through CIL receipts<sup>147</sup> or through S106 agreements;<sup>148</sup> and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly, accommodation for people with disabilities and affordable first time buyers' homes.

### Options: potential development sites and open spaces

- 10.90** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in North Leverton that are either under construction or earmarked for housing are also shown on the map below.
- 10.91** *Please be aware that, even if it is felt that new housing development is desirable in North Leverton, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*
- 10.92** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 93:** Do you agree that enough land should be allocated in North Leverton for at least 15 new houses<sup>149</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 94:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 95:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 96:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>146</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

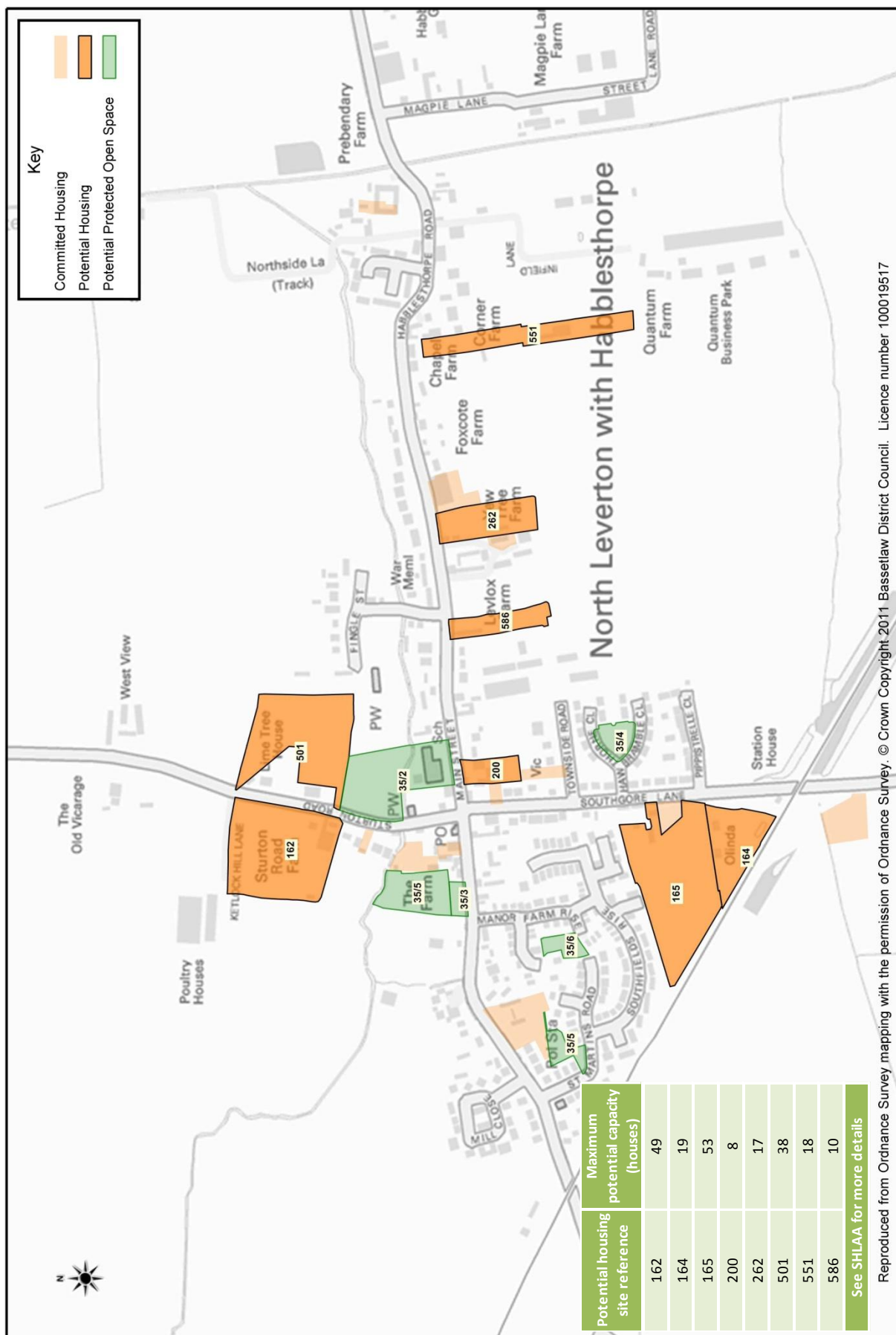
<sup>147</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>148</sup> Refer to Glossary.

<sup>149</sup> Please note that this would be over and above any permissions that already exist in the village.



## North Leverton



Produced by Bassetlaw District Council GIS Team

Figure 10.15.1 North Leverton's potential development sites and open spaces (read in conjunction with Section 10.15)

## 10.16 North and South Wheatley

### Key facts/findings

10.93 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Wheatley are shown below:

- Wheatley currently has 216 houses, eight of which are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in North and South Wheatley over the last five years; and
- Known infrastructure problems that will need considering include drainage/sewerage capacity problems.<sup>150</sup>

10.94 The housing position in Wheatley is shown in the table below:

Wheatley housing position <sup>151</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	14
Deliverable sites identified in the SHLAA <sup>152</sup>	0
Other sites under construction	7
Other existing planning permissions	6

Table 10.16: Wheatley Housing Position

### Issues: what you told us

10.95 Views expressed in the recent residents' questionnaire<sup>153</sup> will be used to inform decisions about any new site allocations in Wheatley. On the whole, residents felt that:

- On average (mean) 12 new houses could be built within the village up to 2028;
- If development is to take place in Wheatley, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity; narrow roads and HGVs using these roads; poor broadband speeds; poor bus service; and a shortage of school places. It was felt that extra school places, village hall/community centre and

<sup>150</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>151</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>152</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>153</sup> Please refer to the resident feedback reports for North & South Wheatley for more details.

a play area were required to support any new housing development. These facilities<sup>154</sup> could be delivered through CIL receipts<sup>155</sup> or through S106 agreements<sup>156</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.96** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Wheatley that are either under construction or earmarked for housing are also shown on the map below.

**10.97** *Please be aware that, even if it is felt that new housing development is desirable in North and South Wheatley, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.98** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 97:** Do you agree that enough land should be allocated in Wheatley for at least 12 new houses<sup>157</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 98:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 99:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 100:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>154</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>155</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>156</sup> Refer to Glossary.

<sup>157</sup> Please note that this would be over and above any permissions that already exist in the village.

# North and South Wheatley

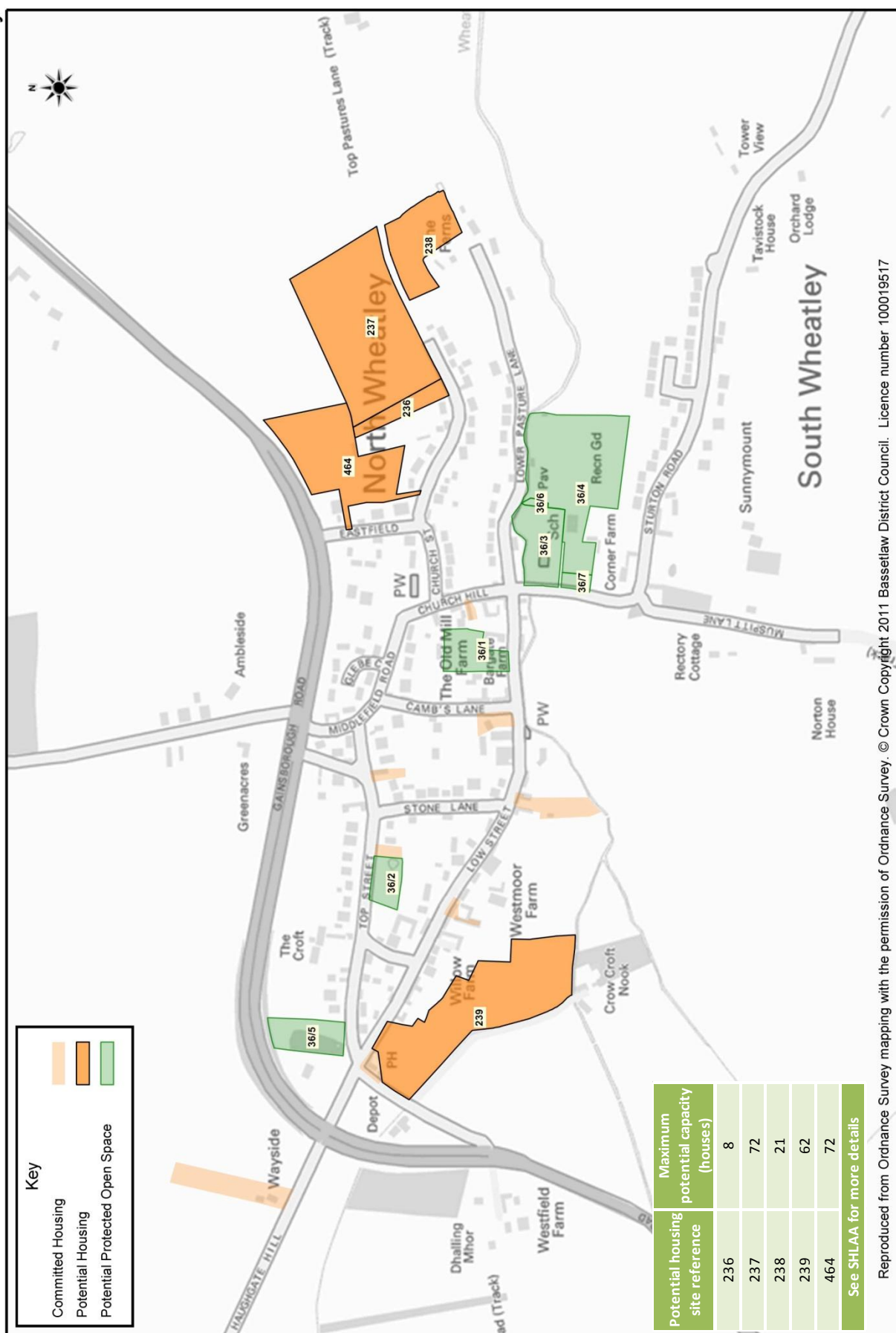


Figure 10.16.1 Wheatley potential development sites and open spaces (to be read in conjunction with Section 10.16)

## 10.17 Rampton

### Key facts/findings

10.99 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Rampton are shown below:

- Rampton currently has 372 houses, of which 23 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Rampton over the last five years.

10.100 The housing position in Rampton is shown in the table below:

Rampton housing position <sup>158</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	2
Deliverable sites identified in the SHLAA <sup>159</sup>	0
Other sites under construction	5
Other existing planning permissions	7

Table 10.17: Rampton Housing Position

### Issues: what you told us

10.101 Views expressed in the recent residents' questionnaire<sup>160</sup> will be used to inform decisions about any new site allocations in Rampton. On the whole, residents felt that:

- On average (mean) 14 new houses could be built within the village up to 2028;
- If development is to take place in Rampton, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses would be preferable for market and two and three bed detached and semi-detached properties for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity; no mains gas; no play facilities; poor electricity supply; poor public transport; poor water supply; and poor parking facilities at the school. It was felt that extra school places, village hall/community centre, sports pitch and a play area were required to support any

<sup>158</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>159</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>160</sup> Please refer to the resident feedback reports for Rampton for more details.

new housing development. These facilities<sup>161</sup> could be delivered through CIL receipts<sup>162</sup> or through S106 agreements<sup>163</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly and residential homes for the elderly.

### Options: potential development sites and open spaces

**10.102** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Rampton that are either under construction or earmarked for housing are also shown on the map below.

**10.103** *Please be aware that, even if it is felt that new housing development is desirable in Rampton, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.104** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 101:** Do you agree that enough land should be allocated in Rampton for at least 14 new houses<sup>164</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 102:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 103:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 104:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>161</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

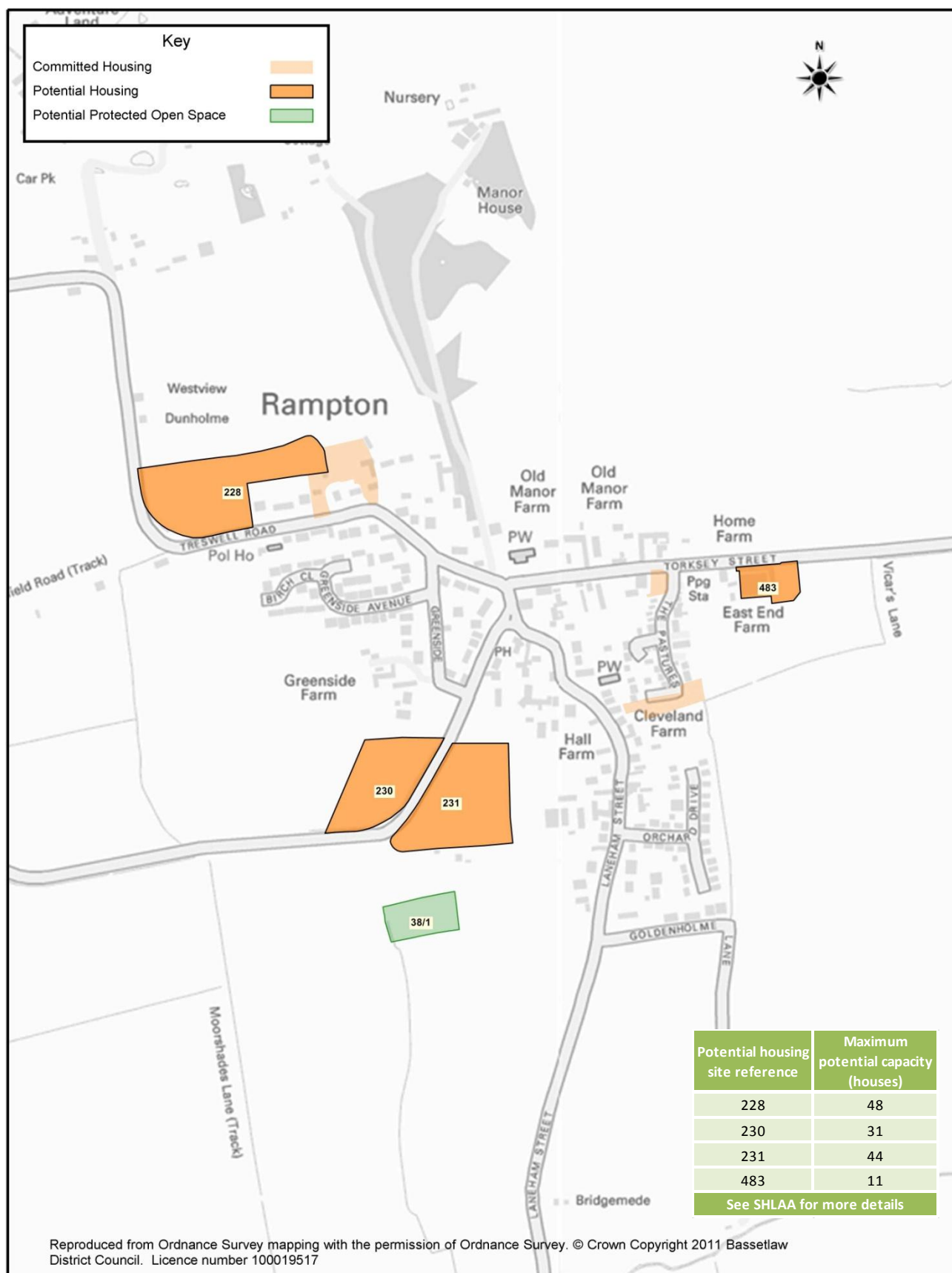
<sup>162</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>163</sup> Refer to Glossary.

<sup>164</sup> Please note that this would be over and above any permissions that already exist in the village.



## Rampton



Produced by Bassetlaw District Council GIS Team

Figure 10.17.1 Rampton's potential development sites and open spaces (to be read in conjunction with Section 10.17)

## 10.18 Ranskill

### Key facts/findings

**10.105** The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Ranskill are shown below:

- Ranskill currently has 604 houses, of which 67 are rented out by the Council's management organisation 'A1 Housing'. There have been seven affordable housing completions in Ranskill over the last five years.

**10.106** The housing position in Ranskill is shown in the table below:

Ranskill housing position <sup>165</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	45
Deliverable sites identified in the SHLAA <sup>166</sup>	4
Other sites under construction	5
Other existing planning permissions	6

Table 10.18: Ranskill Housing Position

### Issues: what you told us

**10.107** Views expressed in the recent residents' questionnaire<sup>167</sup> will be used to inform decisions about any new site allocations in Ranskill. On the whole, residents felt that:

- On average (mean) 10 new houses could be built within the village up to 2028;
- If development is to take place in Ranskill, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity; no mains gas; low water pressure; road capacity problems; parking problems at the shop and school; and frequent power cuts. It was felt that extra school places, sports pitches, village hall and extra play equipment were required to support any new housing

<sup>165</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>166</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>167</sup> Please refer to the resident feedback reports for Ranskill for more details.

development. These facilities<sup>168</sup> could be delivered through CIL receipts<sup>169</sup> or through S106 agreements<sup>170</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly, accommodation for people with disabilities and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.108** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Ranskill that are either under construction or earmarked for housing are also shown on the map below.

**10.109** *Please be aware that, even if it is felt that new housing development is desirable in Ranskill, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.110** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 105:** Do you agree that enough land should be allocated in Ranskill for at least 14 new houses<sup>171</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 106:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 107:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 108:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

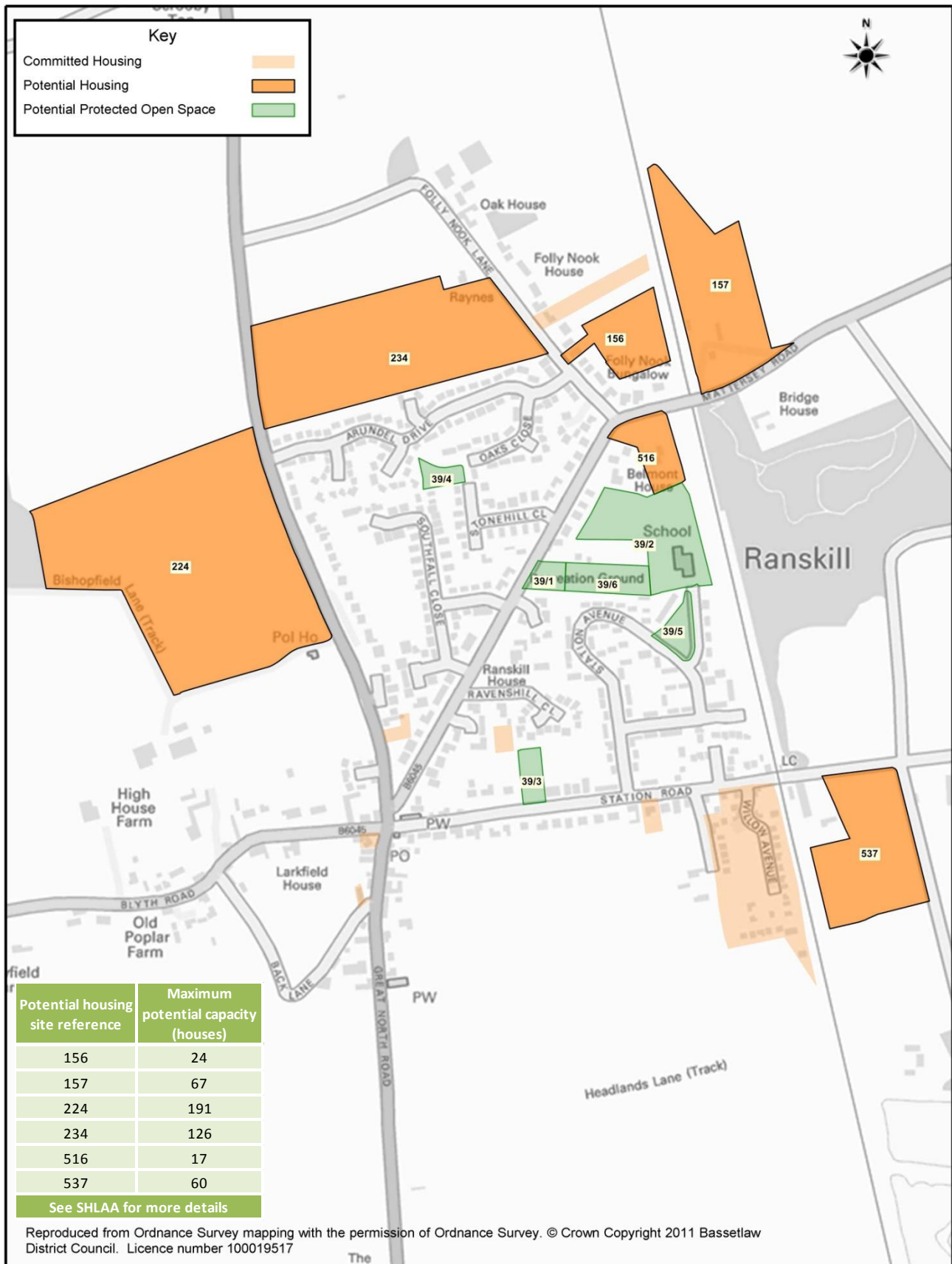
<sup>168</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>169</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>170</sup> Refer to Glossary.

<sup>171</sup> Please note that this would be over and above any permissions that already exist in the village.

## Ranskill



Produced by Bassetlaw District Council GIS Team

Figure 10.18.1 Ranskill's potential development sites and open spaces (to be read in conjunction with Section 10.18)

## 10.19 Sturton-le-Steeple

### Key facts/findings

**10.111** The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Sturton are shown below:

- Sturton currently has 207 houses, of which 14 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Sturton-le-Steeple over the past five years; and
- Known infrastructure problems that will need considering include drainage/sewerage capacity problems<sup>172</sup>.

**10.112** The housing position in Sturton-le-Steeple is shown in the table below:

Sturton housing position <sup>173</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	7
Deliverable sites identified in the SHLAA <sup>174</sup>	0
Other sites under construction	5
Other existing planning permissions	5

Table 10.19: Sturton Housing Position

### Issues: what you told us

**10.113** Views expressed in the recent residents' questionnaire<sup>175</sup> will be used to inform decisions about any new site allocations in Sturton. On the whole, residents felt that:

- On average (mean) 11 new houses could be built within the village up to 2028;
- If development is to take place in Sturton, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses and/or bungalows would be preferable for market housing and two and three beds for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity. It was felt that extra school places, a village hall and a village shop were required to support any

<sup>172</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>173</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>174</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>175</sup> Please refer to the resident feedback reports for Sturton for more details.

new housing development. These facilities<sup>176</sup> could be delivered through CIL receipts<sup>177</sup> or through S106 agreements<sup>178</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.114** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Sturton-le-Steeple that are either under construction or earmarked for housing are also shown on the map below.

**10.115** *Please be aware that, even if it is felt that new housing development is desirable in Sturton-le-Steeple, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.116** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 109:** Do you agree that enough land should be allocated in Sturton-le-Steeple for at least 11 new houses<sup>179</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 110:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 111:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 112:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>176</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

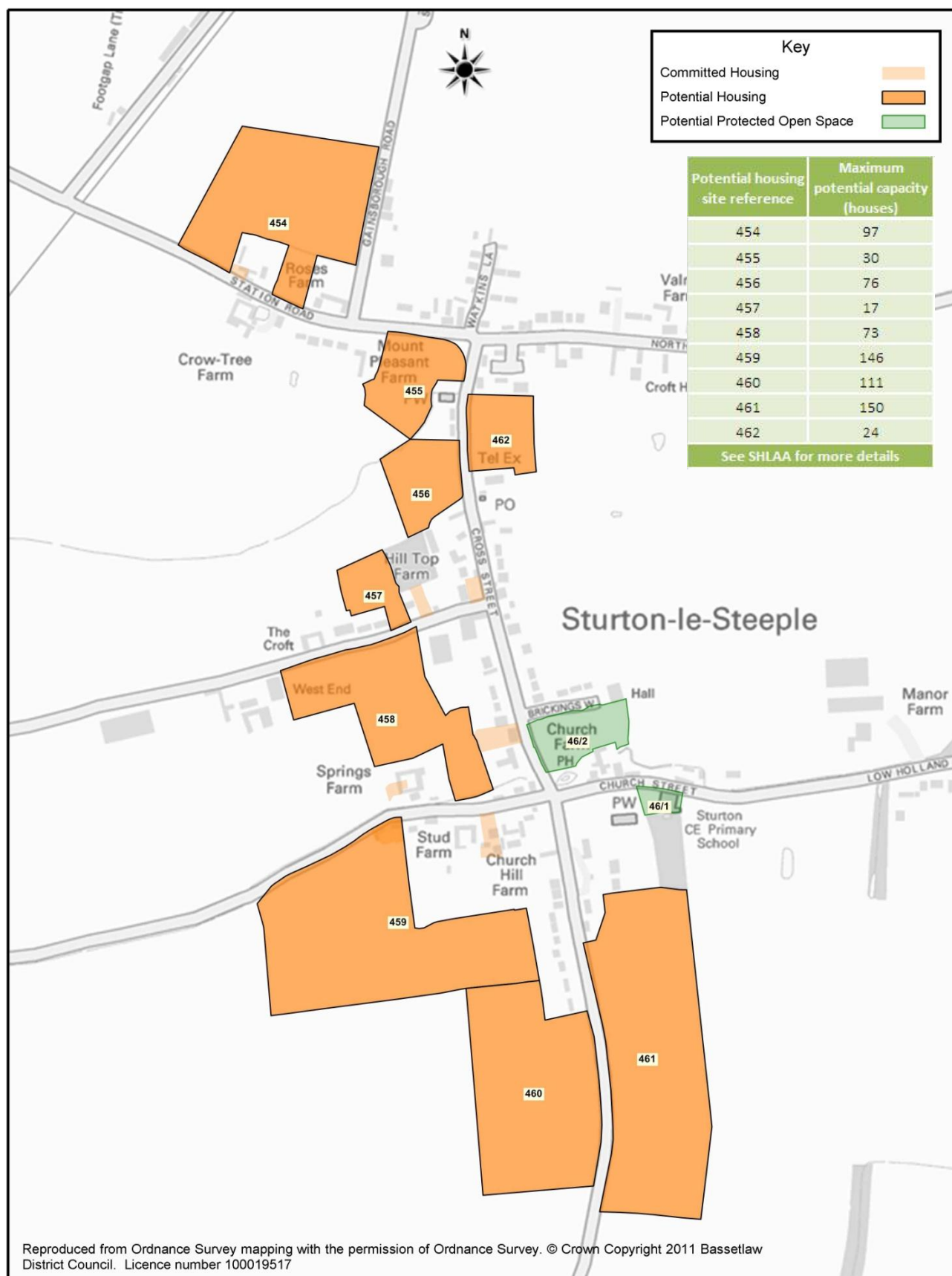
<sup>177</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>178</sup> Refer to Glossary.

<sup>179</sup> Please note that this would be over and above any permissions that already exist in the village.



## Sturton le Steeple



Produced by Bassetlaw District Council GIS Team

Figure 10.19.1 Sturton's potential development sites and open spaces (to be read in conjunction with Section 10.19)

## 10.20 Sutton-cum-Lound

### Key facts/findings

**10.117** The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) regarding Sutton are shown below:

- Sutton currently has 319 houses, of which 20 are rented out by the Council's management organisation 'A1 Housing'. There have been no affordable housing completions in Sutton over the past five years.

**10.118** The housing position in Sutton is shown in the table below:

Sutton housing position <sup>180</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	3
Deliverable sites identified in the SHLAA <sup>181</sup>	0
Other sites under construction	4
Other existing planning permissions <sup>182</sup>	2

Table 10.20: Sutton- Housing Position

### Issues: what you told us

**10.119** Views expressed in the recent residents' questionnaire<sup>183</sup> will be used to inform decisions about any new site allocations in Sutton-cum-Lound. On the whole, and reflecting views expressed in the recent consultation on the Parish Plan, residents felt that:

- On average (mean) a maximum of four new houses could be built within the village up to 2028;
- If development is to take place in Sutton-cum-Lound, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Three-bed detached and semi-detached houses would be preferable for open market housing and two and three-bed detached and semi-detached properties for affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;

<sup>180</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>181</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>182</sup> This does not include the recent permission granted in October for 3 dwellings ( applications 47/11/00011 and 47/11/00012)

<sup>183</sup> Please refer to the resident feedback reports for Sutton for more details.

- Specialist types of housing required in the area were sheltered accommodation for the elderly and residential homes for the elderly; and
- It was felt that extra school places, village hall/community centre, sports pitch and a play area were required to support any new housing development. These facilities<sup>184</sup> could be delivered through CIL receipts<sup>185</sup> or through S106 agreements<sup>186</sup>.

### Options: potential development sites and open spaces

**10.120** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Sutton that are either under construction or earmarked for housing are also shown on the map below.

**10.121** *Please be aware that, even if it is felt that new housing development is desirable in Sutton, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.122** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 113:** Do you agree that enough land should be allocated in Sutton for four new houses<sup>187</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 114:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 115:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 116:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

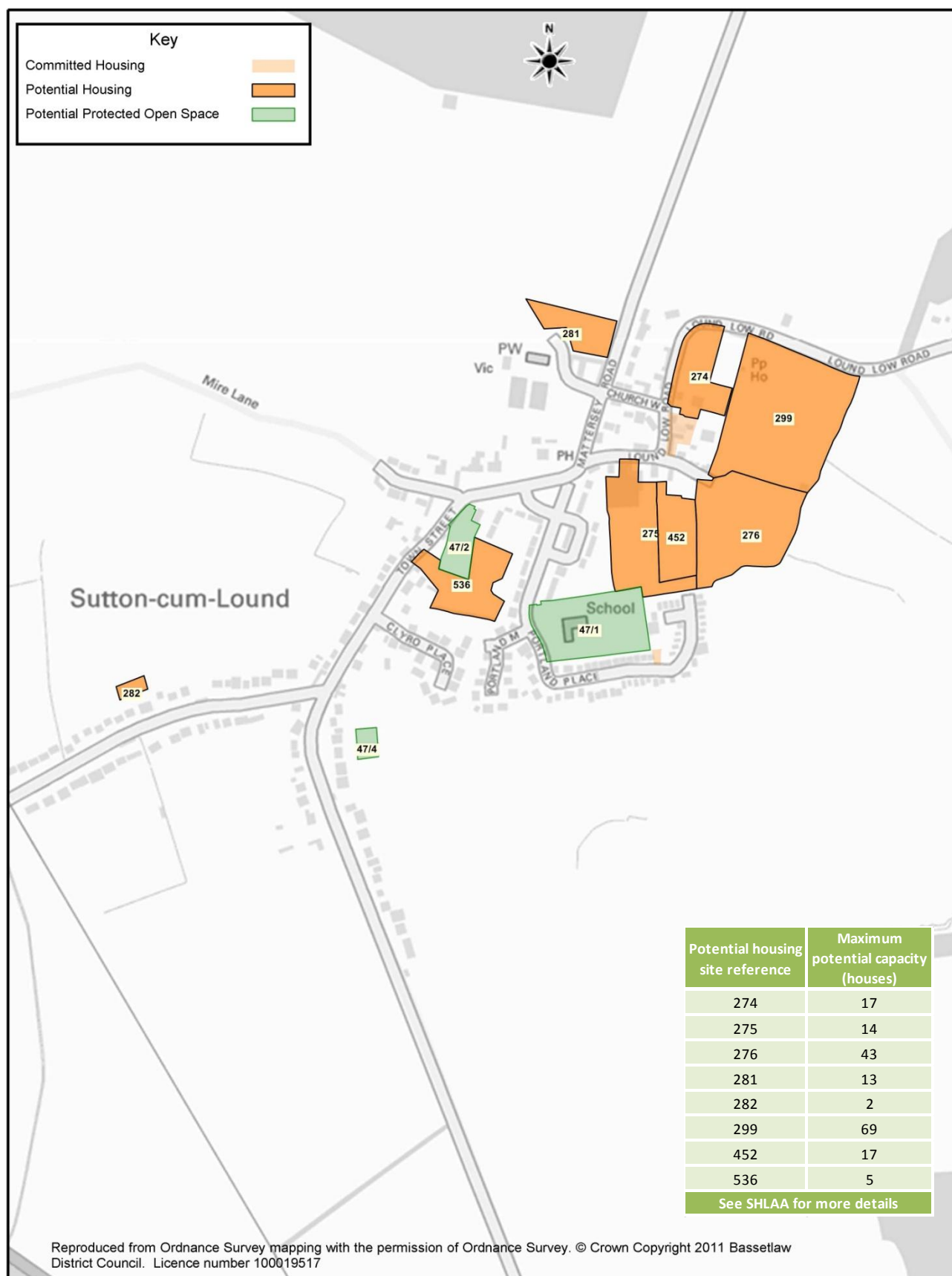
<sup>184</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>185</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>186</sup> Refer to Glossary.

<sup>187</sup> Please note that this would be over and above any permissions that already exist in the village.

## Sutton cum Lound



Produced by Bassetlaw District Council GIS Team

Figure 10.20.1 Sutton's potential development sites and open spaces (to be read in conjunction with Section 10.20)

## 10.21 Walkeringham

### Key facts/findings

10.123 The key findings from the evidence work (see Appendix B) that was undertaken in the production of the Core Strategy along with key facts (taken from the Office for National Statistics and the Council's records) Walkeringham are shown below:

- There are currently 474 houses in Walkeringham, with 53 of these rented out by the Council's management organisation 'A1 Housing'. There have been two affordable units completed in Walkeringham in the last five years;
- Known infrastructure problems that will need considering include a lack of allotments and drainage/sewerage capacity problems<sup>188</sup>; and
- A public house closed in Walkeringham in 2008.

10.124 The housing position in Walkeringham is shown in the table below:

Walkeringham housing position <sup>189</sup>	Number of houses
Past completions (2006/7 to 2010/2011)	19
Deliverable sites identified in the SHLAA <sup>190</sup>	0
Other sites under construction	5
Other existing planning permissions	2

Table 10.21: Walkeringham Housing Position

### Issues: what you told us

10.125 Views expressed in the recent residents' questionnaire<sup>191</sup> will be used to inform decisions about any new site allocations in Walkeringham. On the whole, residents felt that:

- On average (mean) 14 new houses could be built within the village up to 2028;
- If development is to take place in Walkeringham, small extensions to the village would be preferable to large extensions or to infilling between the development boundary lines;
- Two and three-bed detached and semi-detached houses and/or bungalows would be preferable for market and affordable housing;
- It is preferable to build on brownfield sites before greenfield sites are considered;
- Local infrastructure concerns include sewerage/drainage capacity; problematic electricity supply; lack of mains gas supply; low water pressure. It was felt that extra

<sup>188</sup> Please refer to the Council's Infrastructure Capacity Study for more details.

<sup>189</sup> As of 31<sup>st</sup> March 2010. For more information, please refer to the Council's latest Annual Monitoring Report.

<sup>190</sup> This includes sites that have planning permission already (as of 31 March 2010), or will shortly have planning permission, and have been assessed in the Strategic Housing Land Availability Assessment 2011 (see the Planning Policy pages of the Council's website) as sites that will be developed within a set time frame.

<sup>191</sup> Please refer to the resident feedback reports for Walkeringham for more details.

school places, village hall/community centre, sports pitches and a play area were required to support any new housing development. These facilities<sup>192</sup> could be delivered through CIL receipts<sup>193</sup> or through S106 agreements<sup>194</sup>; and

- Specialist types of housing required in the area were sheltered accommodation for the elderly, residential homes for the elderly and affordable first time buyers' homes.

### Options: potential development sites and open spaces

**10.126** The map below shows the sites that have been proposed to the Council as having potential for housing. It also shows areas that it is suggested should be protected as open space. The sites in Walkeringham that are either under construction or earmarked for housing are also shown on the map below.

**10.127** *Please be aware that, even if it is felt that new housing development is desirable in Walkeringham, not all sites shown will be allocated and there is the option of allocating just part of a site or sites.*

**10.128** Bearing this in mind, the Council would like your views on which sites (shown on the map), if any, may be preferable for housing development in the future.

**Question 117:** Do you agree that enough land should be allocated in Walkeringham for at least 14 new houses<sup>195</sup>, as suggested in the feedback from the residents' questionnaires? If you disagree with the above please state why and suggest how many, if any, houses should be allocated in the village.

**Question 118:** Bearing in mind your responses to the questions above, which site or sites (or which part of a site or sites) shown on the map would you prefer to see developed in the future? (Please state the site reference number(s)).

**Question 119:** Are there any other relevant issues, which have not already been highlighted in the feedback from the residents' questionnaire, about which you would like to make us aware?

**Question 120:** The Council is currently assessing the quality and value of open spaces in the District. The views of the local community will be important when determining whether a site should be protected or not. Do you think that the open spaces identified on the map should be protected from any future development proposals? If not, please provide further explanation.

<sup>192</sup> It should be noted that if no development takes place these facilities are unlikely to be provided.

<sup>193</sup> Community Infrastructure Levy. Refer to Glossary.

<sup>194</sup> Refer to Glossary.

<sup>195</sup> Please note that this would be over and above any permissions that already exist in the village



## Walkeringham

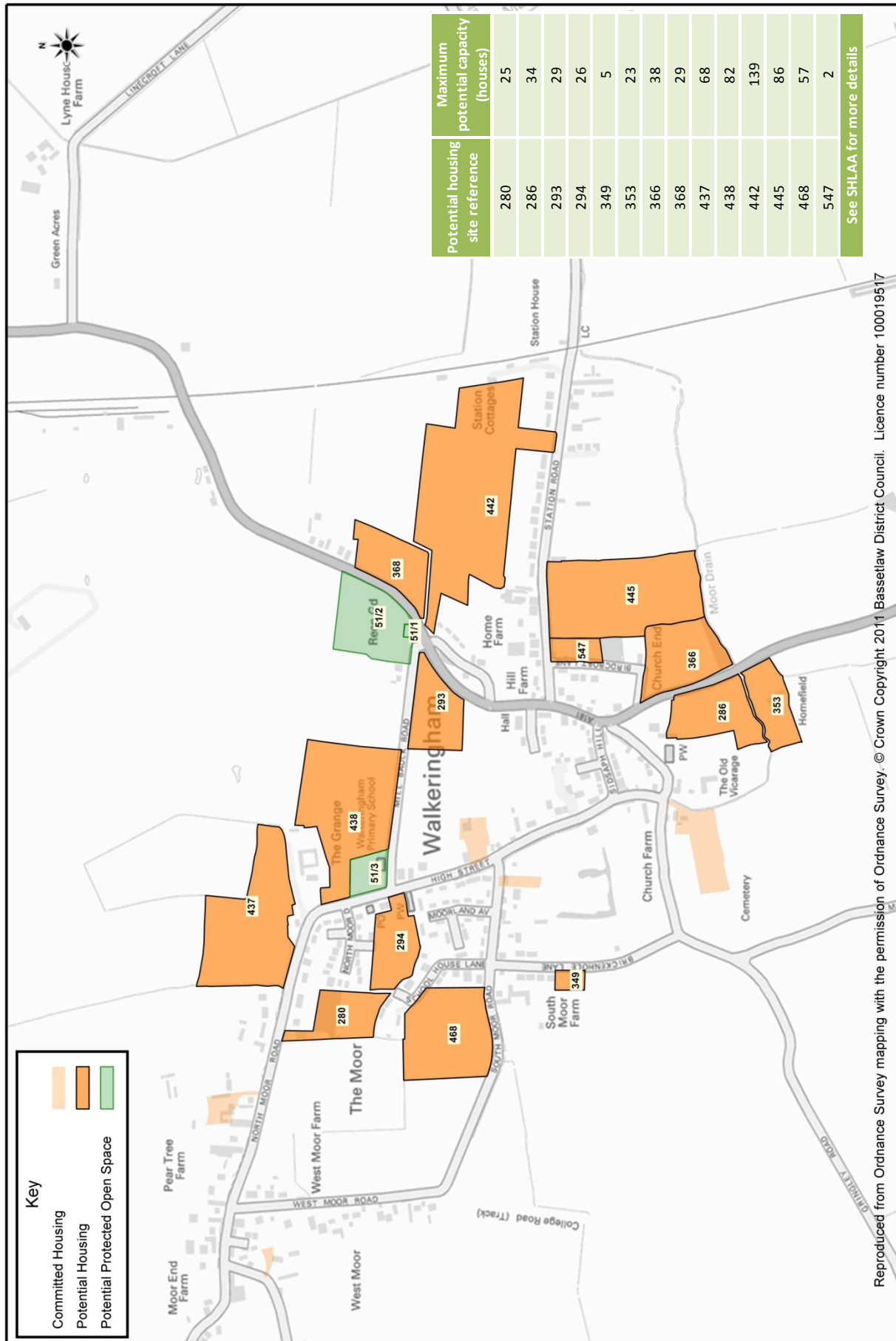


Figure 10.21.1 Walkeringham's potential development sites and open spaces (read in conjunction with Section 10.21)

## 11 Gypsy, Travellers and Travelling Showpeople

### Key facts

- 11.1** It is a requirement under the 2004 Housing Act (Section 225) for the Council to carry out a Gypsy and Traveller accommodation needs assessment and to address any lack of suitable pitch provision for Gypsies and Travellers.
- 11.2** There are four existing authorised sites within the District, focused in Worksop and around the main thoroughfares. The total pitch capacity, and spare capacity when last monitored, is shown below:

Location of site	Pitch capacity on site	
	Total capacity	Spare capacity <sup>196</sup>
Cheapside, Worksop	5	3
Daneshill Lakes, Torworth	16	8
Markham Moor	12	11
Stubbing Lane, Worksop	25	16
<b>Total</b>	<b>58</b>	<b>38</b>

Table 11.1: Requirements for Gypsy and Traveller Pitches

### Issues: what the evidence shows us

- 11.3** The Bassetlaw Gypsy and Traveller Needs Assessment (December 2005) examined the shortfall of gypsy and traveller pitches within the District and the pitch requirements needed to meet the future demand. The table below sets out these requirements, which were subsequently set out in the East Midlands Regional Spatial Strategy.

Accommodation type	Pitch requirements	
	Current shortfall	Future requirements
Residential pitches <sup>197</sup>	9	11
Transit pitches <sup>198</sup>	16	7
<b>Total</b>	<b>25</b>	<b>18</b>

Table 11.2: Requirements for Gypsy and Traveller Pitches

- 11.4** Since the Gypsy and Traveller Assessment was completed, a total of five residential pitches have been delivered on Cheapside, Worksop. The future pitch requirement, therefore, is 38 (15 residential and 23 transit pitches).<sup>199</sup>

<sup>196</sup> As monitored in the Bi-Annual Gypsy and Traveller Caravan Count (correct as July 2011).

<sup>197</sup> Residential pitch is generally regarded as an area of a Gypsy/Traveller site where a single household lives in their caravan or trailers with other related amenities.

<sup>198</sup> Transit pitches are for those who are stopping for a short period of time in a given location.

<sup>199</sup> For more details please refer to the Council's latest Annual Monitoring Report.

### Options for new provision and call for sites

11.5 The Core Strategy has set out the criteria for assessing whether land is suitable for gypsy and traveller sites, and will be used to assess any potential allocations. There are, however, certain options that have not been consulted on, which are being considered below:

**Question 121:** Do you think any new Gypsy and Traveller sites should be concentrated in and around existing sites or in new locations within the District? Please give reasons for your choice.

**Question 122:** The Council currently has to provide transit and residential pitches. Should these be provided together or separately? Please give reasons for your choice.

**Question 123:** If you know of any land that could be considered for Gypsy and Traveller site provision, then please send us a location plan and details of the potential site.

## 12 Appendix A: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 13 Appendix B: Summary of Background Studies

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

### **Employment Land Capacity Study**

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

### **Gypsy and Traveller Accommodation Needs Assessment**

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

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

### **Infrastructure Capacity Study**

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

### **Strategic Housing Land Availability Assessment (SHLAA)**

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

### **Transport Assessment**

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



### **Water Cycle Study**

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

## 14 Appendix C: Guide to commenting on land identified in the Site Allocations process

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

### What issues can be considered?

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

### What issues cannot normally be considered?

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

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

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

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

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

**Will my comments be confidential?**

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