

Site Allocation - Assessment Criteria (v5: 21-09-18)

1.1 This report assesses all the sites identified through the emerging Neighbourhood Plan for Misterton and their potential for being included as a housing allocation in the final plan. The sites that were considered came from two main sources:

- sites identified through public consultation which the community felt were worthy of consideration (shown in green below); and
- other sites submitted to the District Council as part of the Local Plan “Call for Sites” in the Land Availability Assessment (shown in red).

Misterton

Legend:

- Recently submitted sites to BDC
- Extras

Map Labels:

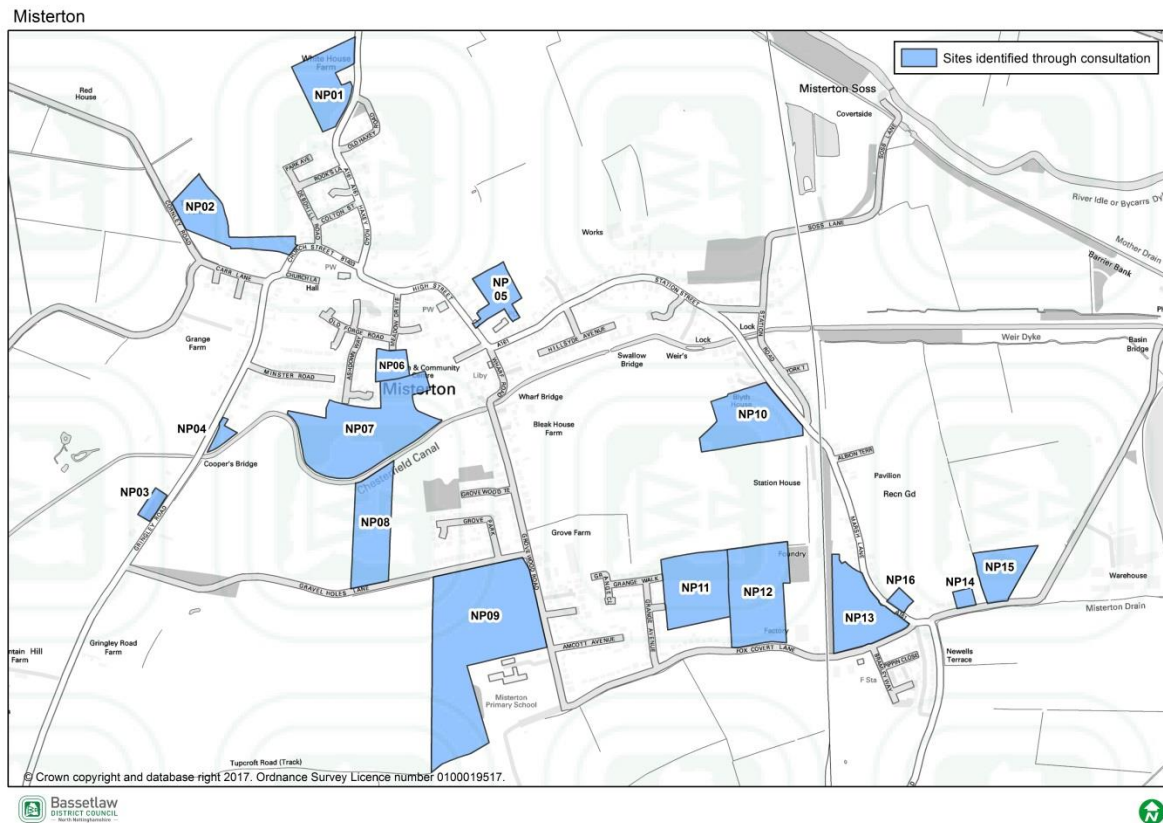
- Near Cemetery
- Red House
- Grange Farm
- Cooper's Bridge
- Gringley Road Farm
- Fountain Hill Farm
- Fountain Lodge
- Tuperoft Road (Track)
- Misterton Primary School
- Misterton Soss
- Coverdale
- River Idle or Bycarrs Dyke
- Mother Drain
- PH
- Weir Dyke
- Basin Bridge
- Station House
- Pavilion
- Recn Gd
- Warehouse
- Misterton Drain
- Newells Terrace

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Bassetlaw DISTRICT COUNCIL

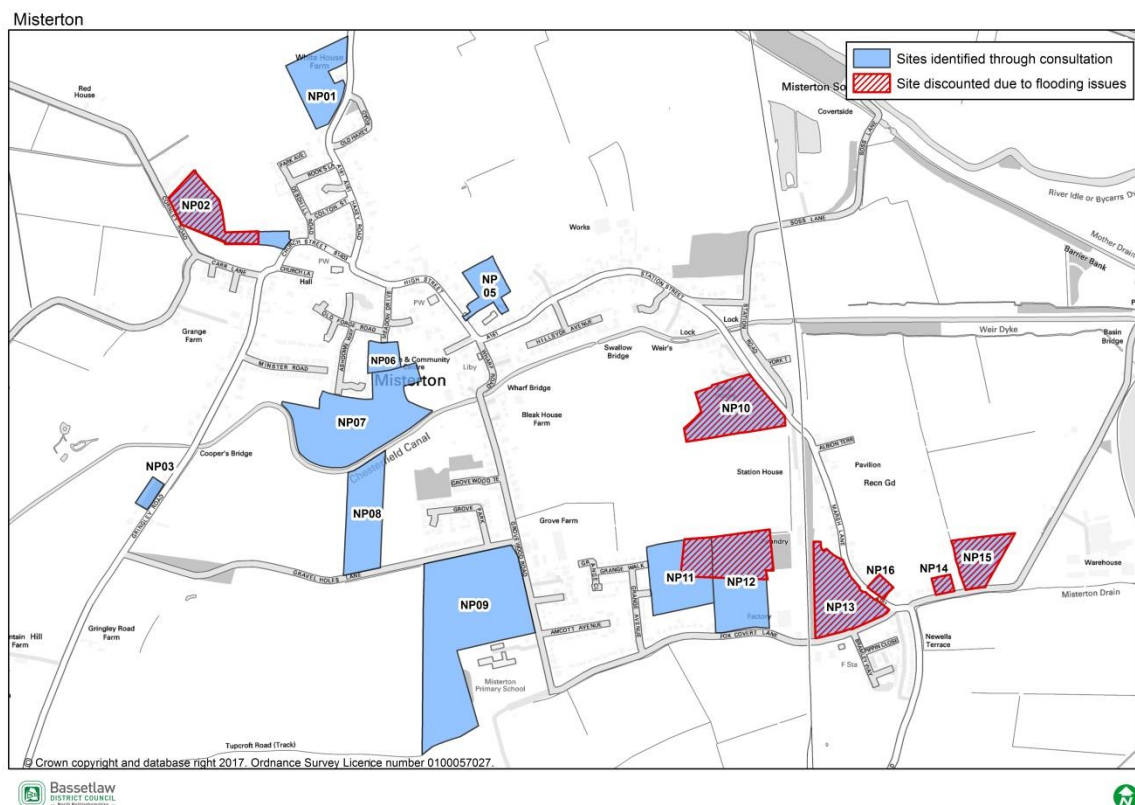
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1.4 The sites were labelled as shown below:



1.5 Following completion of the SAR, it became apparent that there were several potential sites which could be considered as part of the Neighbourhood Plan process. Therefore a further opportunity to screen the potential sites was established by the Neighbourhood Plan group. This is largely based on the District Council's Site Allocations Screening Methodology, but with specific local criteria set out by the group.

- 1.6 A number of sites were removed from further consideration due to being located within Flood Zone 3 (Environment Agency 2017 data). These are detailed below.



Screening criteria methodology

- 1.7 The criteria used to assess each of the sites, as detailed in the public consultation leaflet in early 2017, was as follows:

- 1: Initial assessment by Bassetlaw District Council
- 2: Landowner support
- 3: Local community support
- 4: Compatibility with neighbouring land uses
- 5: Impact upon agricultural land
- 6: Impact upon landscape character zones
- 7: Impact upon built environment
- 8: Impact upon natural environment
- 9: Impact upon heritage assets
- 10: Impact upon existing infrastructure

- 1.8 Sites were scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict. A summary of the results and key observations or concerns in relation to each site can be seen in Appendix 2.

- 1.9 The criteria were not ‘weighted’. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites have not been ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits).

As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community. However, there are three key criteria which would preclude sites from being allocated if they were to score a **red** light: the initial assessment made in the Site Assessment Report; the landowner being supportive of the site, and whether the local community is supportive of the proposal.

Screening criteria

1. Initial assessment made in the Site Assessment Report

- 1.10 The initial assessment of sites made through the Site Assessment Report process will be a key factor in determining the suitability of a site to be allocated in Misterton’s Neighbourhood Plan for housing. The initial assessment highlights if there are any constraints to the development, as summarised below:

The site WOULD BE suitable for housing based on the consultation comments received through the Site Assessment Report	G
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report	A
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report – but there is a restriction on the numbers of houses (maximum capacity is shown in brackets)	A (5)
The site WOULD NOT be supported based on the consultation comments received through the Site Assessment Report	R

2. Is the landowner supportive of developing the site?

- 1.11 Ensuring that the landowner of the site is willing and able to bring the site forward for development is a key consideration when determining which sites should be allocated through the Neighbourhood Plan process.
- 1.12 Engaging with landowner is part of the Site Selection process and all landowners were invited to discuss their site and any potential issues with the site coming forward. It is fundamental to establish whether the site can be released for development (such as is there a long term lease on the site or a restrictive covenant which would prevent the site being developed) and the willingness of the landowner to do so.

1.13 Feedback from each landowner was a major factor when determining the preferred sites. Without the landowner's support, it is unlikely that the site will come forward and therefore will have a significant impact on the delivery of the Neighbourhood Plan's aspirations.

1.14 Sites were therefore assessed as follows:

The landowner is in favour of the development taking place	G
There are some concerns about the land ownership or uncertainty	A
No comments were expressed from the landowner/no known issues	W
There are strong concerns about the land ownership or the likelihood of the site coming forward.	R

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

1.15 Public opinion¹, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process, which is strengthened further within Neighbourhood Planning. As such, on-going public consultation is integral to the continued preparation of the Plan.

1.16 The level of support expressed by respondents to consultation for or against a particular site, is a significant factor in the decision-making process of the preparation of a Neighbourhood Plan. It will be particularly important where there are a number of sites in the Plan area between which it is difficult to decide or which have equal 'scores'.

1.17 It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been published, they were considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan.

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

¹ For the purposes of preparation of the Neighbourhood Plan, public opinion comprises only formal written comments and others that have been recorded throughout consultation on the Plan.

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

- 1.19 Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. Attention was paid to the nature of community views and whether they are related chiefly to factors that can be overcome by the development (e.g. upgrades to the highways network; new school provision; etc.), rather than ‘in principle’ objections.

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

- 1.20 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. Although there is little in the way of industrial uses within the village, there are some pockets of commercial uses (such as the shops on High Street, and the commercial units adjacent to the fire station) which have to be considered through the process.

- 1.21 Sites were classified as follows:

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

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

- 1.22 Natural England’s Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under

Schedule 5 of the Development Management Procedure Order² Natural England must be consulted for single (individual) applications for the following:

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

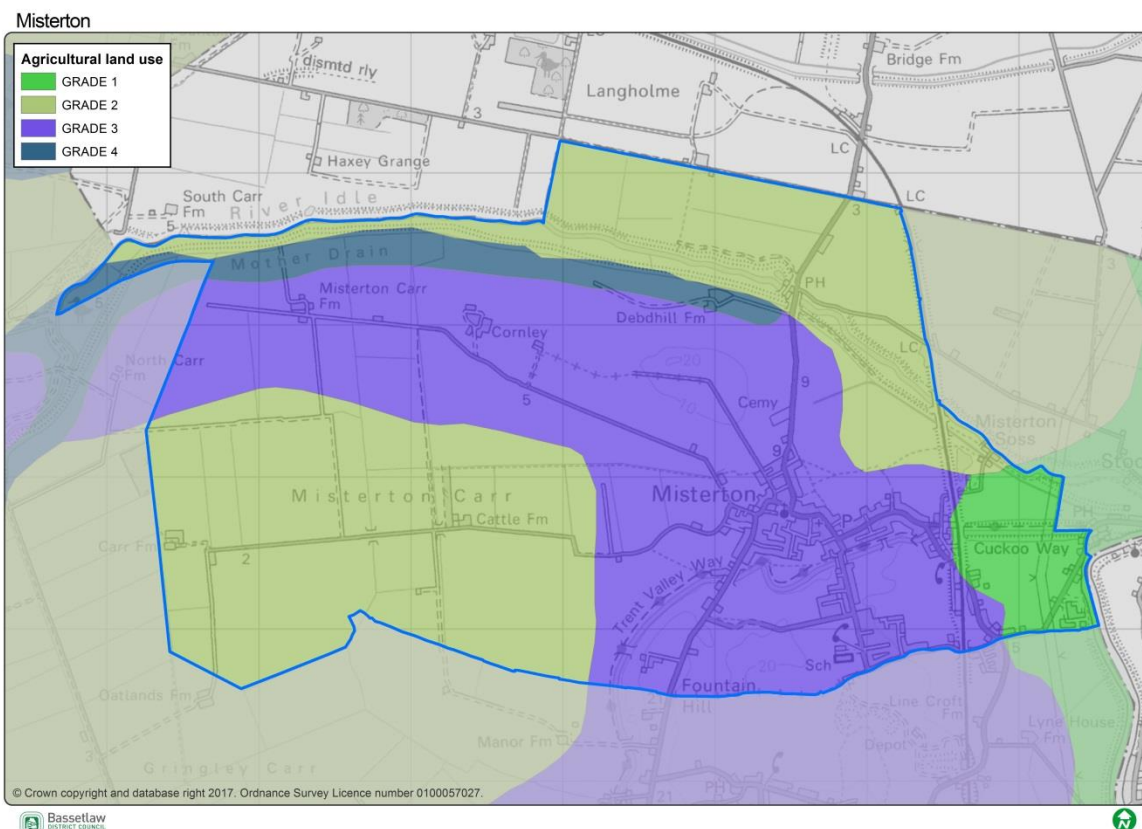
1.23 Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

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

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

1.25 Bassetlaw District Council acknowledged that the rural character of Bassetlaw as being one of the District’s most distinctive and valued features. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Plan should seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use. There is a mixture of grade 1, 2 and 3 around Misterton village, as shown on the map below:

² The Town and Country Planning (Development Management Procedure) (England) Order 2010



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

1.27 Sites were assessed as follows:

No impact on agricultural land	G
Impact on grades 3, 4 or 5 agricultural land	A
Impact on grades 1 or 2 agricultural land	R

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

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

1.29 Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment³ assesses the District in terms

³ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

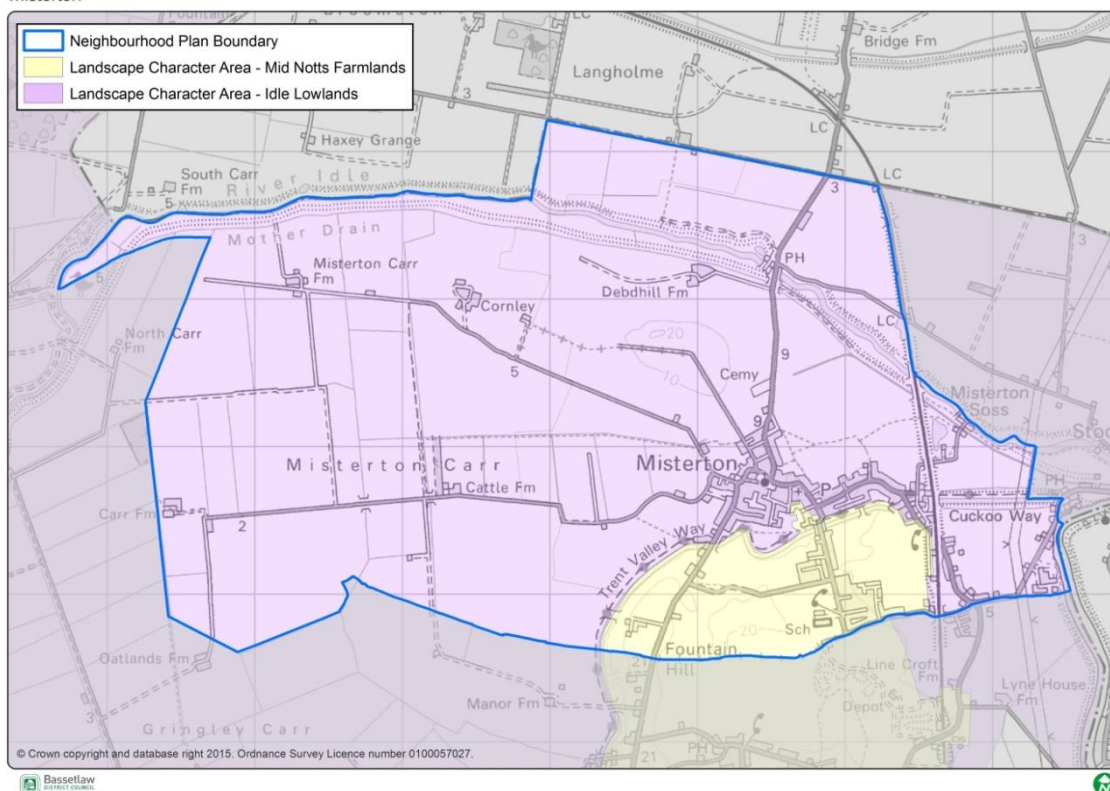
of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

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

1.30 Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). In Misterton, there are two policy zones (shown on the map below):

- Idle Lowlands 01 – Conserve
- Mid Notts Farmlands MN02 – Create

Misterton



1.31 The sites were assessed as follows (although only 2 of the variables were of relevance to the plan boundary area):

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

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

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

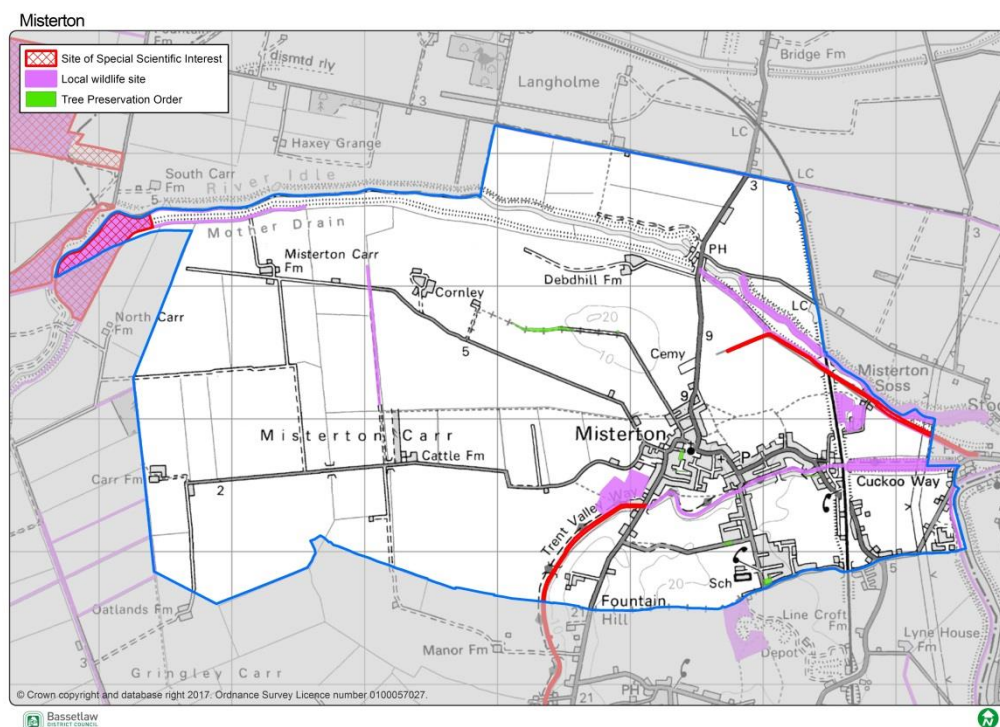
1.33 Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations,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

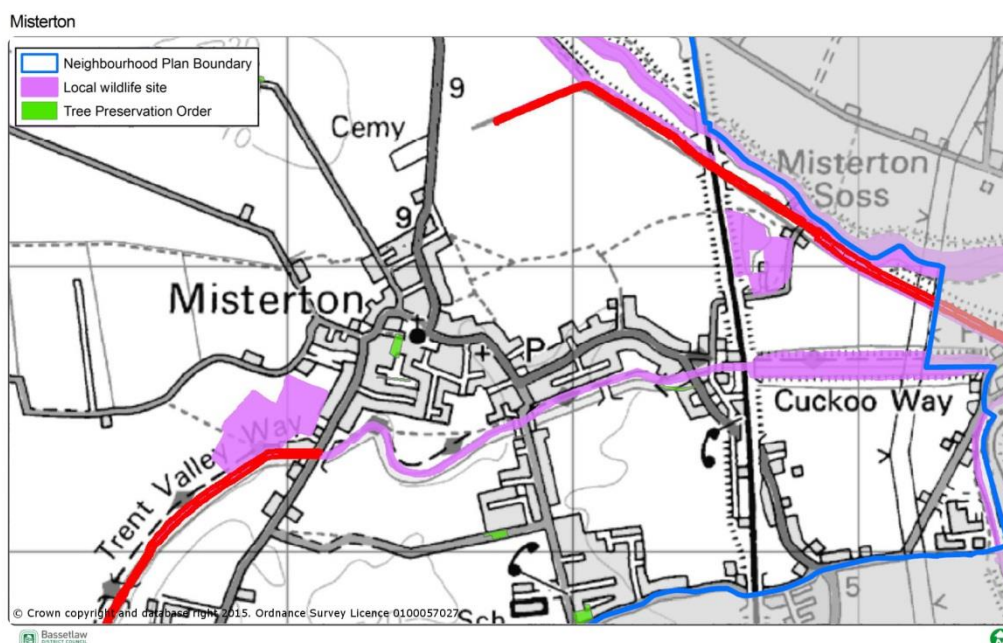
1.34 Sites were assessed as follows:

Likely to complement the existing built character/character areas	G
Likely to lead to the existing character of the locality being slightly altered	A
Likely to detract from the existing built character as a standalone development	R

8. Will the development detract from or enhance the Natural Environment of the neighbourhood?

1.35 There are no sites being considered within the Neighbourhood Plan for Misterton with formal designations such as Local Wildlife Site or Sites of Special Scientific Interest. If there were, these would have been assessed as not suitable in the Site Assessment Report. However, the potential impact of development on the natural environment is a key consideration. The maps below shows the formal designations within the parish area:





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

1.37 In line with the District Council's Core Strategy Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities), while it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species' populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities were considered through the screening process, taking into account all information that is available.

1.38 Sites were assessed as follows:

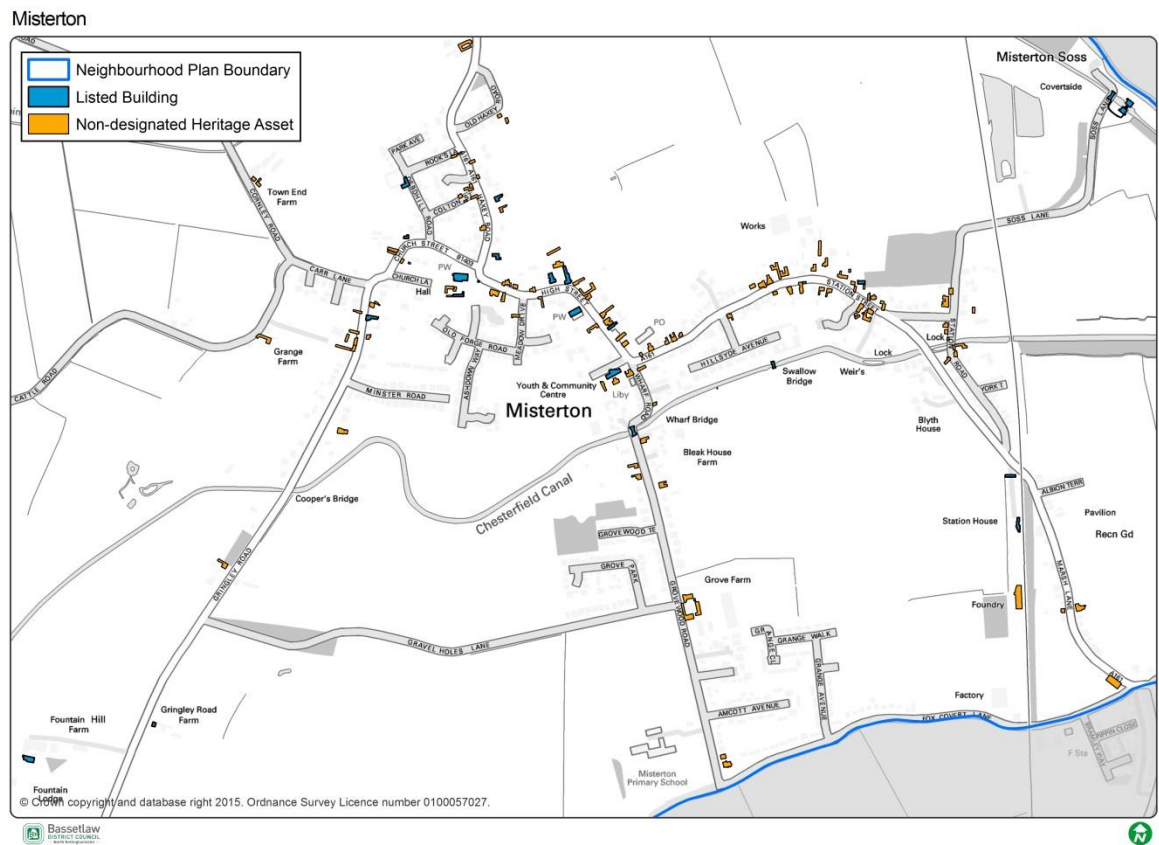
Likely to enhance the Natural Environment	G
Unlikely to detract from or result in significant loss of Natural Environment	A
Likely to detract from or result in significant loss of Natural Environment	R
No designations nearby	W

9. Will the site impact upon identified heritage assets (including setting)?

1.39 Whilst some sites that were determined to have a significant adverse impact on identified heritage assets within the original Site Assessment Report have already been discounted. It

was deemed necessary that a further assessment was made at this stage to ensure any harmful impacts as well opportunities to enhance assets were identified.

- 1.40
- Identified heritage assets include: Listed Buildings; scheduled monuments; war memorials; historic wreck sites; parks; historic gardens; conservation areas, archaeological sites as well as non-designated heritage assets (a list of which is maintained by Bassetlaw District Council).
- 1.41
- There are seven listed structures in Misterton, the most significant of which is the Grade I Listed parish church. Furthermore, there are a number of non-designated heritage assets which will also need to be considered as part of the process. See map below:



- 1.42
- Sites were assessed as follows:

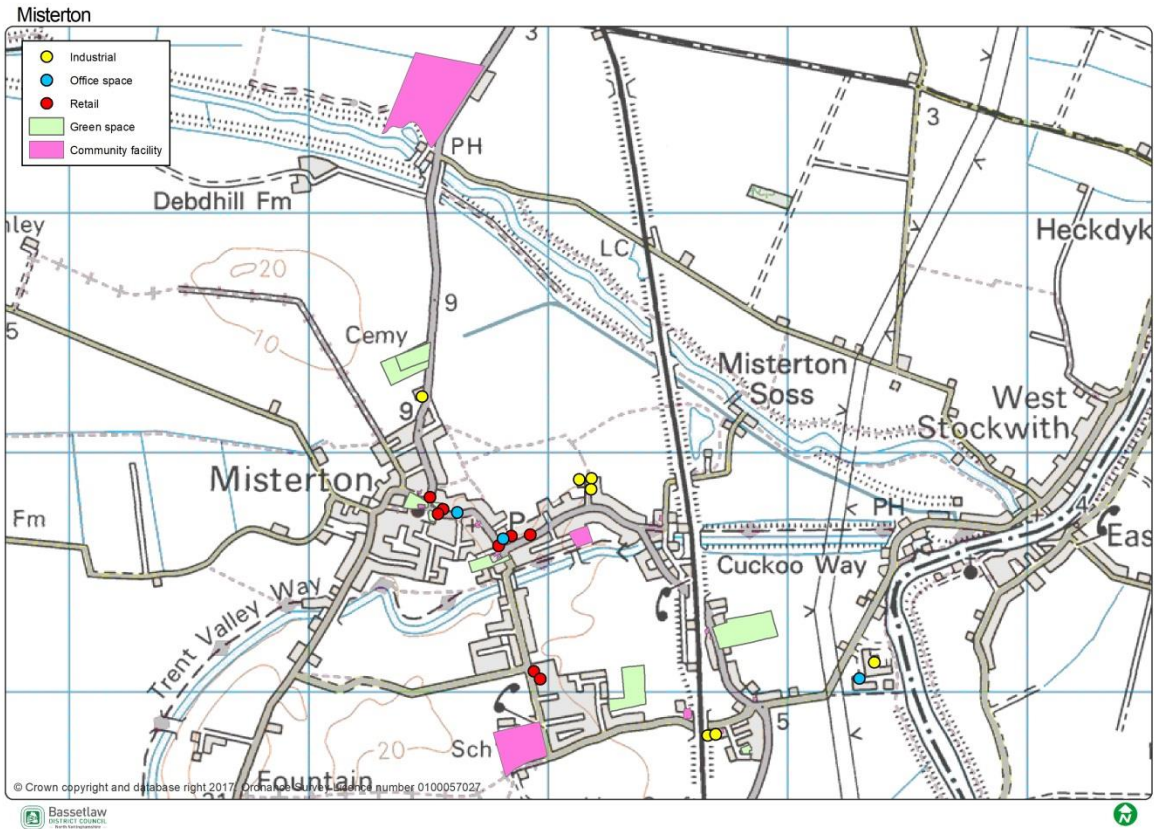
Site has no negative impact or offers potential to enhance identified heritage assets	G
Some likely harmful impacts, however these can be mitigated	A
Likely harmful impacts, mitigation unlikely to resolve this	R
Site has no impact upon identified heritage assets	W

10. What impact would developing the site have on existing infrastructure?

1.43 Misterton is a small village with limited infrastructure and developing sites in the village will need to respect this. There are a number of local infrastructure issues which have been identified through the Neighbourhood Plan process including:

- Footpath width and the need for some extensions in places
- Visibility at road junctions (such as the junction of High Street and Meadow Drive)
- Sewerage and surface drainage
- Flooding
- Car parking and traffic associated with the school

1.44 This criterion assesses the impact of new development on these local infrastructure problems and whether development could improve/enhance the infrastructure or have a harmful impact. The existing services and facilities are shown on the map below:



1.45 Sites were assessed as follows:

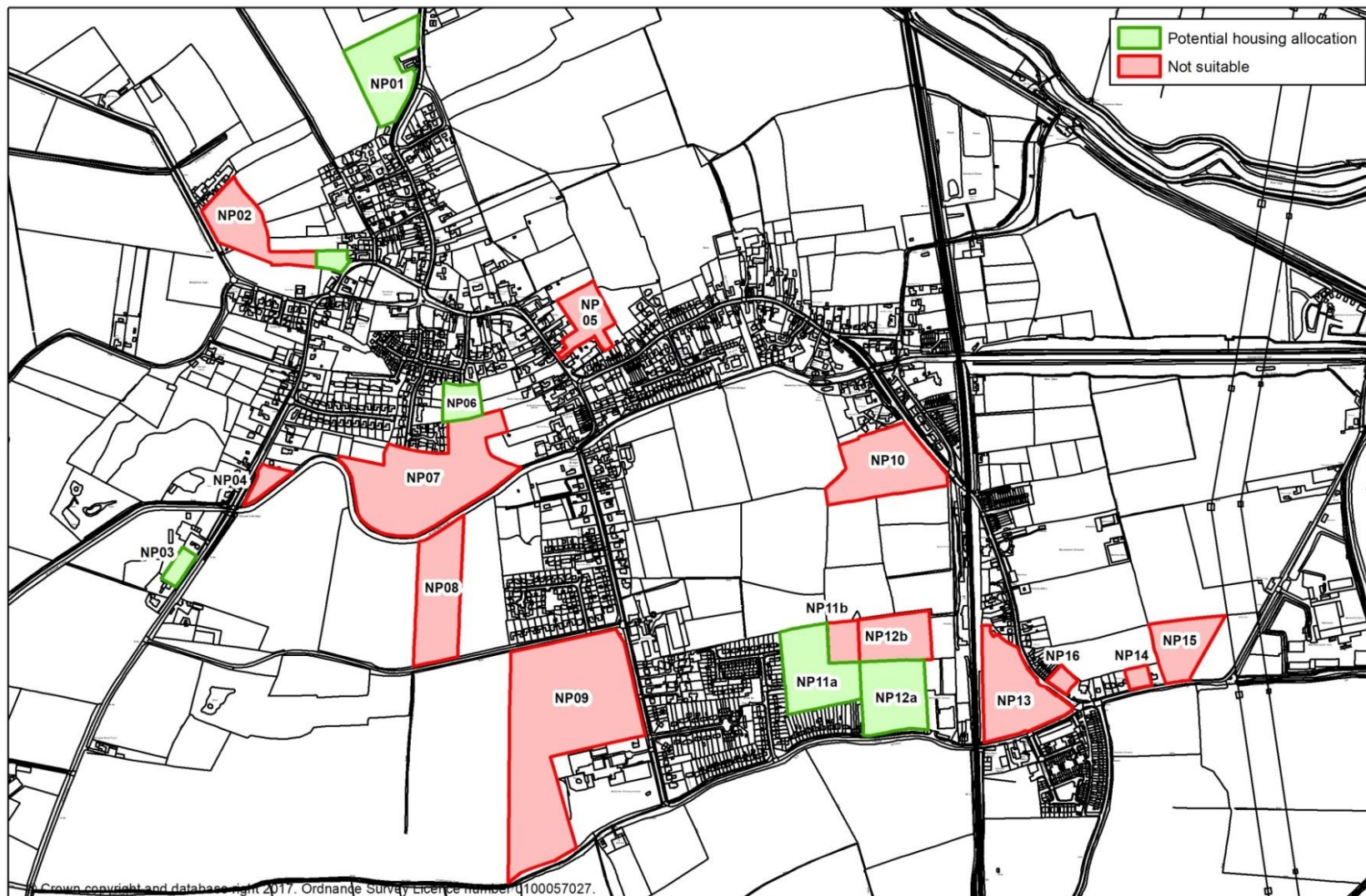
Site offers potential to enhance local infrastructure	G
Likely harmful impacts on local infrastructure which is likely to be mitigated	A
Likely harmful impacts on local infrastructure which is unlikely to be mitigated	R
Site has no impact upon existing infrastructure, services and facilities	W

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
NP01	A	G	G	G	A	R	A	W	G	A	May be Suitable for Allocation - The landowner has confirmed it could be made available for development. The site is adjacent to a commercial operation. The site has received community support. Grade 3 ALC. Within a 'conserve and reinforce' landscape Policy Zone. Located adjacent to the existing built form of Misterton.
NP02	R A	G	G	A	G	R	A	W	A	A	May be Suitable for Allocation - The site has received community support. The site has non-designated heritage assets that would need preserving as part of any development. The fact that the majority of the site is within Flood Zone 2 or 3 means that only the previously developed eastern part of the site will be suitable for potential allocation. Reduced site would have no impact on ALC; within a 'conserve' landscape Policy Zone. Developing the site would result in the road being altered to improve visibility.
NP03	R	G	G	A	G	G	A	W	G	W	May be suitable for Allocation - The site has received community support. The site is adjacent to existing development. No impact on ALC due to its small size. Within a 'create' landscape Policy Zone. Developing the site would result in linear development, conforming to the existing built character of the area. The site is also adjacent to a non-designated heritage asset.
NP05	R	G	G	A	A	R	R	W	R	R	Not suitable for Allocation - The landowner has confirmed it could be made available for development. The site has received community support. Grade 3 ALC. Within a 'conserve and reinforce' landscape Policy Zone. Developing the site would result in harm to nearby Listed Buildings and Heritage Assests. The site would cause harm to the existing character of the area as it is located outside the existing built form of Misterton and would result in 'backland' development. Any new access to the site would involve potential demolition of nearby proprties.
NP06	A	G	G	G	G	R	A	W	G	W	May be suitable for Allocation - The site has received community support. The site is adjacent to existing development. No impact on ALC as it currently rough grazing land. Within a 'conserve' landscape Policy Zone. Developing the site would result in some minor change to the character of the area.
NP07	A	G	R	A	A	R	A	A	A	A	Not suitable for Allocation - The site may be supported for development based on the findings from the site assessment report. However, there was little community support for the site going forward. The site is located outside the built form of Misterton and due to its size, could have a detrimental impact on the existing character of the area. The site is situated on Grade 3 ALC, within a 'conserve' landscape Policy Zone. There are heritage and landscape constraints, as the site is situated immediately adjoining the Chesterfield Canal which is a heritage asset and a Local Wildlife Site. The site would also be subject to significant infrastructure works due to the size of the site.

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
NP08	R	G	R	G	A	G	R	A	A	A	Not suitable for Allocation - The site received very little community support. The site is located outside the built form of Misterton and due to its size, would have a detrimental impact on the existing character of the area. The site is situated on Grade 3 ALC; within a 'create' landscape Policy Zone. Heritage and landscape constraints as the site is situated immediately adjoining the Chesterfield Canal which is a heritage asset and a Local Wildlife Site. The site would also be subject to significant infrastructure works due to the size of the site and location.
NP09	A	G	R	G	A	G	A	A	A	A	Not Suitable for Allocation - The site may be supported for development based on the findings from the site assessment report however, the site has received very limited community support. Grade 3 ALC, and within a 'Create' landscape Policy Zone. The site is located adjacent to the existing built form of the village and any development would require the existing footpath to be widened.
NP11a	11b	G	G	A	A	G	A	W	G	A	May be Suitable for Allocation – The (reduced) site (11a) may be supported for development based on the findings from the site assessment report. The site has received community support. Grade 3 ALC, within a 'create' landscape Policy Zone. Developing the site would require the existing footpath to be extended. Highway constraints will also need resolving with the potential impact of traffic on to Grange Avenue and Fox Covert Lane. Part of the site (11b) is considered unsuitable due to Flood Risk.
	11a										
NP12a	11b	G	G	A	A	G	A	W	G	A	May be Suitable for Allocation – The (reduced) site (12a) may be supported for development based on the findings from the site assessment report. The site has received community support. Grade 3 ALC, within a 'create' landscape Policy Zone. Developing the site would require the existing footpath to be extended. Highway constraints will also need resolving with the potential impact of traffic on to Grange Avenue and Fox Covert Lane. Part of the site (12b) is considered unsuitable due to Flood Risk.
	11a										

Output of the Site Allocation Assessment Process

The site assessment process resulted in 6 sites being identified as potentially suitable for housing development, as identified in green on the map below.



Misterton Neighbourhood Plan Site Assessment



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Site NPO1 – Land at White House Farm

Site Details

Current use:	Open space and commercial buildings associated with White House Farm
Previous use:	None known
Current status within the Core Strategy:	Outside but adjoining Misterton development boundary
Surrounding land use(s):	North – open countryside and cemetery East – open space and agricultural field South – residential development West – open countryside
Site area:	1.91 ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 01: Conserve

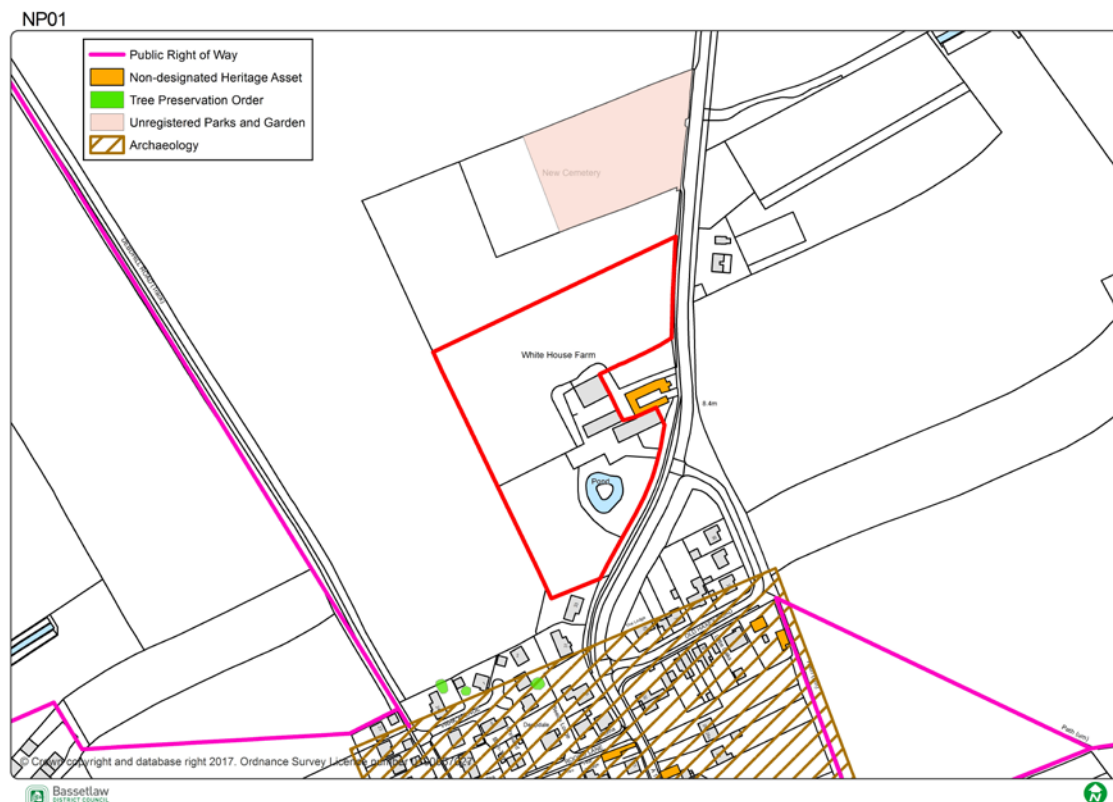
NP01



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Other Heritage Matters:	The adjacent Cemetery is an unregistered park and garden, White House Farm is a non-designated heritage asset.
Archaeology:	There are no areas of archaeological interest in close proximity to the site.
Trees:	There are some mature trees on the eastern and western boundary.
Ecology issues:	There are no known ecology issues with the site, but there are mature hedgerows on all boundaries.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	No part of the site has been identified as being within an identified flood zone.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

No heritage assets are identified at the site. The site is within the wider setting of the cemetery which in planning policy terms is considered as a non-designated heritage asset. Subject to suitable design, scale, layout etc. there is likely to be little or no heritage objection to development at the site

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

No comments as the site is not within an identified flood zone.

Highway Authority comments:

The site is located adjacent a series of bends. A junction to a development would need to be located in a position where sufficient visibility is achievable, preferably as close to the village as possible where vehicles speeds will be lower. A pedestrian connection will be required towards the southern end of the site in any event.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINC's, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

Built Features

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

Recent Planning History:

09 Jul 2003 - 33/03/00016 - CHANGE OF USE FROM A BARN TO A WORKSHOP FOR THE MANUFACTURE OF GATES AND RAILINGS – Granted

27 Oct 2004 - 33/04/00034 - ERECT ENTRANCE WALL – Granted

29 Nov 2004 - 33/04/00003 - CHANGE USE OF LAND TO TOURING CARAVAN AND CAMPING SITE AND CHANGE OF USE OF THE BARNS TO CARAVAN STORAGE – Granted

07 Feb 2006 - 33/05/00057 - CONSTRUCT PRIVATE FISHING POND - Granted

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.

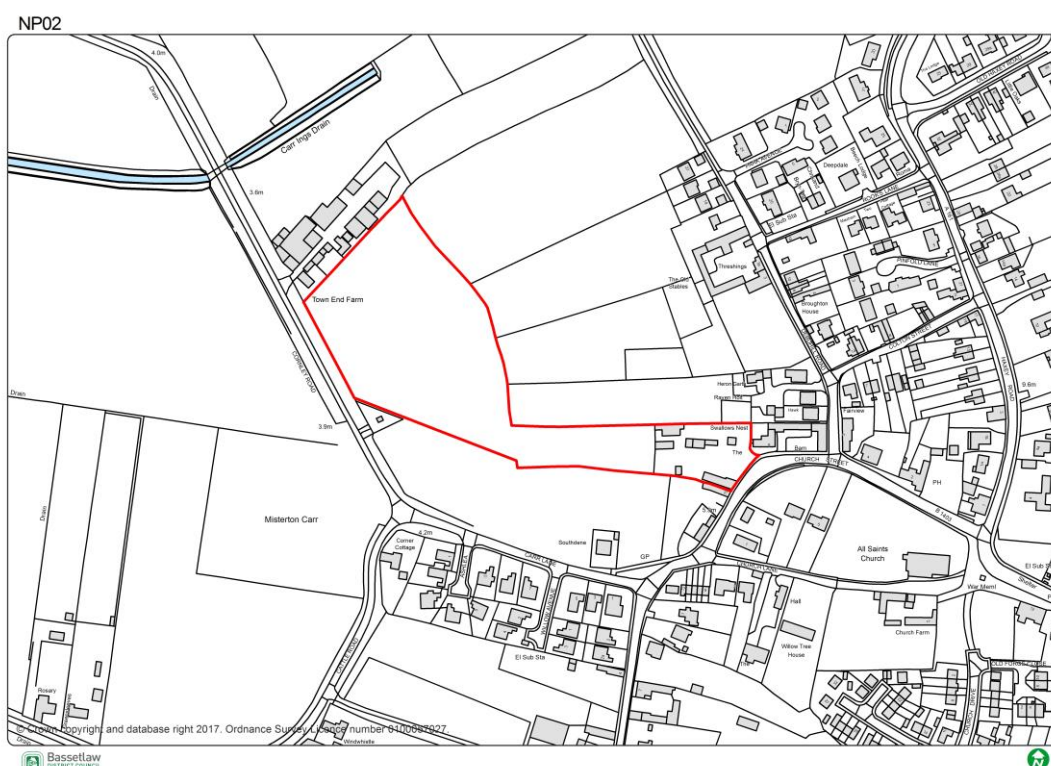


Misterton Neighbourhood Plan Site Assessment

Site NPO2 – Land off Church Street

Site Details

Current use:	Agricultural and redundant agricultural buildings.
Previous use:	None known
Current status within the Core Strategy:	Outside but adjoining Misterton development boundary.
Surrounding land use(s):	North – residential and large rear gardens East – residential South – residential and agricultural West – agricultural
Site area:	1.88 ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 01: Conserve



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building: Grade II, 8 Church Street, adjacent to the eastern boundary;
Grade I, All Saints Church, Church Street, close proximity to the east.

Other Heritage Matters: Building adjacent 10 Church Street;
7 & 10 Church Street are non-designated heritage assets adjacent to the southern boundary of the site;
Town End Farm, non-designated heritage asset adjacent to the western boundary of the site.

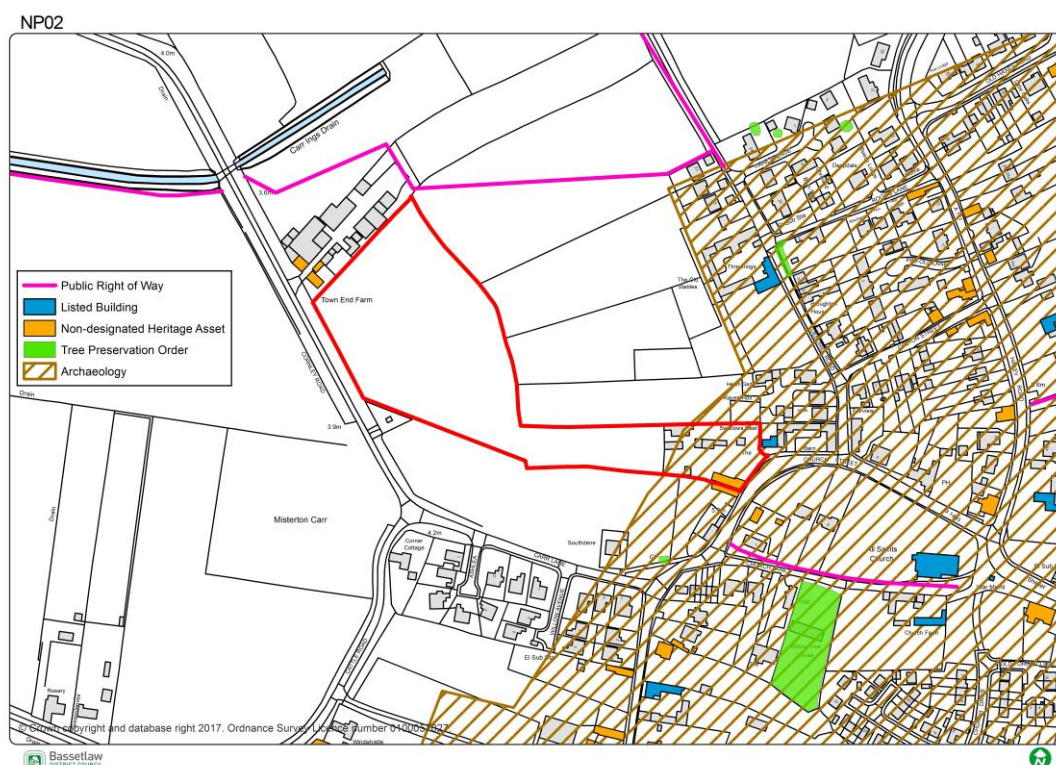
Archaeology: Identified archaeological interest covering eastern boundary of the site.

Trees: There are no mature trees identified on the site.

Ecology issues: There are no known ecology issues with the site, but there are mature hedgerows on all boundaries.

Rights of way: There are no known rights of way affecting this site

Flood risk: The western half of the site is within Flood Zones 2 & 3.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local planning policy development at the site will need to preserve the setting of the Grade II listed building at 8 Church Street, Grade II listed Debdhill House at 3 and 3a Debdhill Road and the Grade I listed church at All Saints. Consideration should also be given to retaining the non-designated heritage assets at the site. Scale, layout, design will need careful consideration to ensure that setting is not harmed. This may result in areas of open space in order to preserve setting.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

The western part of the site is identified within flood zones 2 & 3.

Highway Authority comments:

It must be demonstrated that acceptable visibility can be achieved at a junction with Church Street including in a forward direction around the bend. Alternatively access may be achievable from Cornley Road. However this would need to include road widening sufficient for two vehicles to pass and the provision of a footway up to Carr Lane. A pedestrian connection would be required directly to Church Street to minimise walking distances.

Tree officer comments:

No comments as no mature trees identified.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINCs, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

Built Features

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site partially adjoins the existing development boundary for the settlement (eastern).

Recent Planning History:

None.

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The western part and majority of the site is within Flood Zone 3 and this would not be supported. The eastern part adjoins the Grade II Listed, 8 Church Street and is within the setting of a number of ther listed buildings and contains a number of non-designated heritage assets.

Misterton Neighbourhood Plan Site Assessment

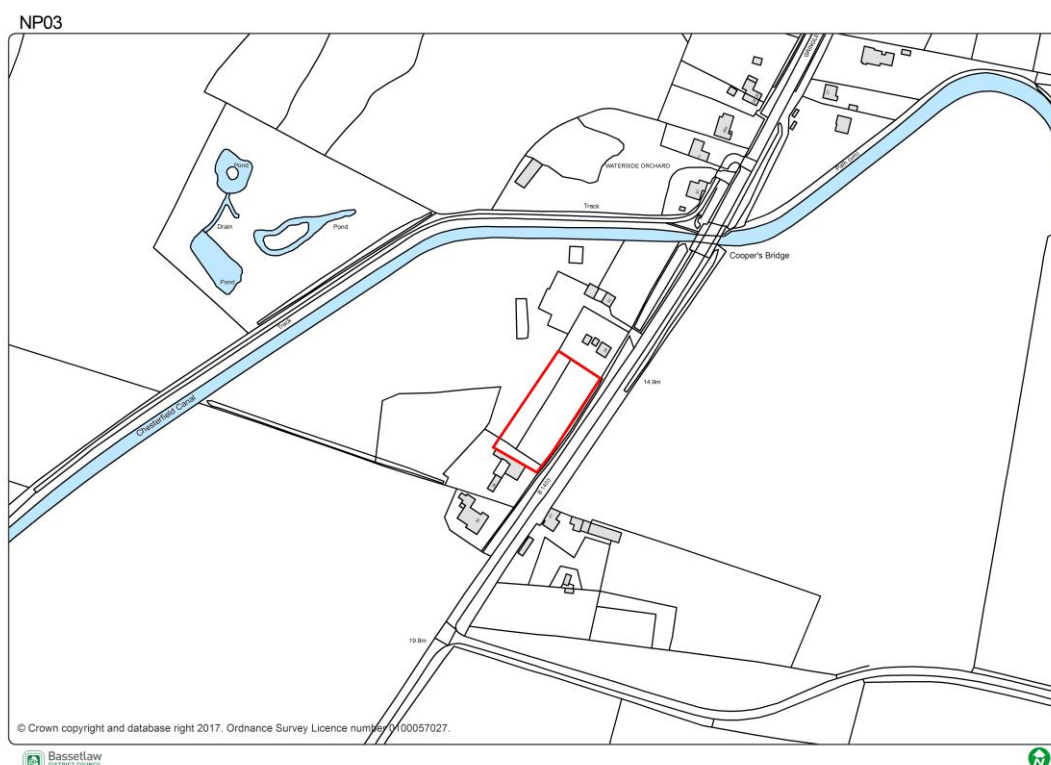


Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Site NPO3 – Land off Gringley Road (west)

Site Details

Current use:	Overgrown open space between residential dwellings.
Previous use:	None known
Current status within the Core Strategy:	Outside Misterton development boundary.
Surrounding land use(s):	North – residential property East – agricultural South – residential property West – open green space
Site area:	0.27 ha
Topography of the site:	Flat site, slight decline to the site from the road
Landscape Character Area designation:	Mid Notts Farmlands 02: Create



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building: None.

Other Heritage Matters: 36 Gringley Road, non-designated heritage asset adjacent to the southern boundary of the site.

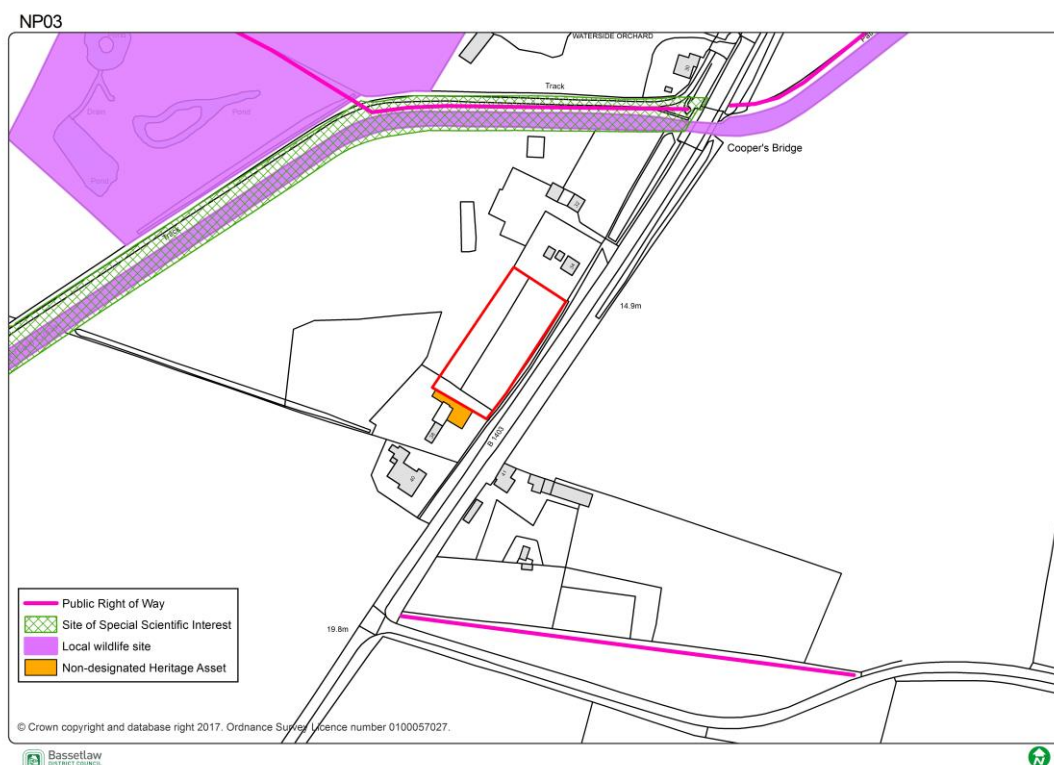
Archaeology: No identified areas of archaeological interest.

Trees: Several trees identified on the site, particularly the western boundary of the site.

Ecology issues: There are no known ecology issues with the site, but there are mature hedgerows on all boundaries.

Rights of way: There are no known rights of way affecting this site

Flood risk: No part of the site has been identified as being within an identified flood zone.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

No objections to the site however the adjacent non designated heritage asset should be given consideration in developing proposals for the site.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

No comment as the site is not within an identified flood zone.

Highway Authority comments:

No objection in principle. Any accesses would need to accommodate the bus stop fronting the site.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Mid Notts Farmlands (Policy Zone 02). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where they have been lost. Seek opportunities to restore arable land to pastoral.
- Enhance tree cover and landscape planting generally, in particular along the A161, A631 and the railway, to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINCs, along with the character and setting of the Chesterfield Canal.

Built Features

- Create small scale woodland to contain and soften new built development, particularly at Misterton and Walkeringham.
- Conserve what remains of the open rural landscape by concentrating new development of appropriate design and scale around the existing settlement of Misterton, Walkeringham and Bole.
- Create new development which reflects the local brick built vernacular.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site is separate from existing development boundary for the settlement.

Planning History:

None.

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.

Misterton Neighbourhood Plan Site Assessment

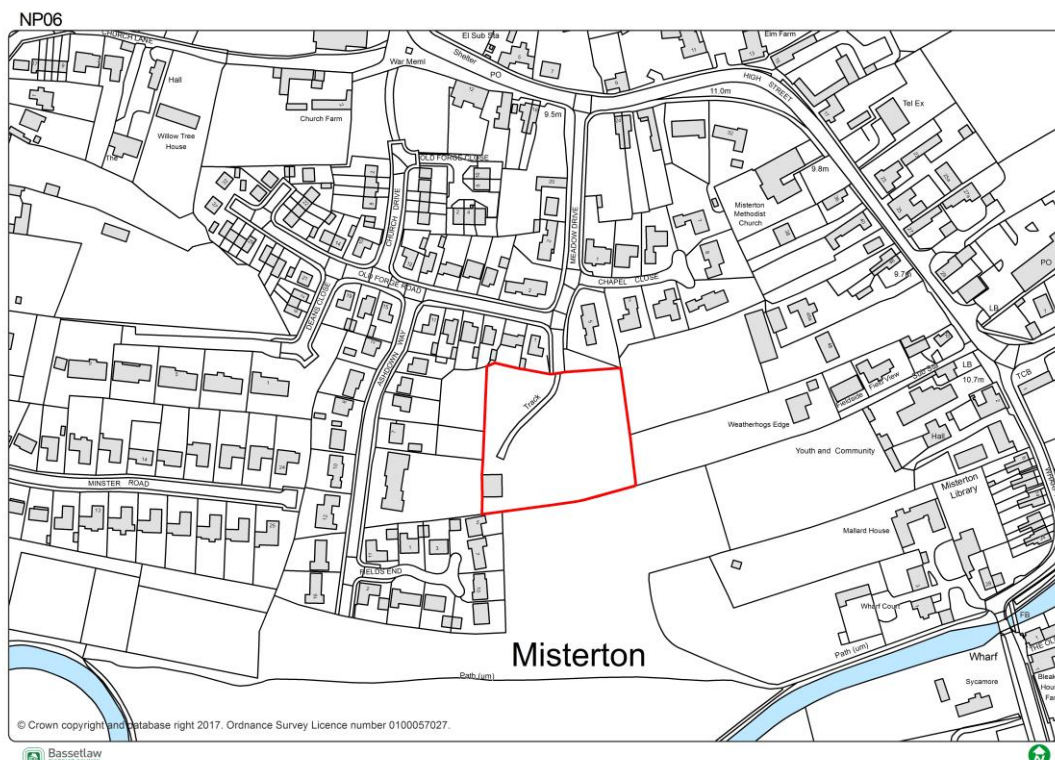


Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Site NPO6 – Land off Old Forge Road

Site Details

Current use:	Open green space.
Previous use:	None known.
Current status within the Core Strategy:	Outside but adjoining Misterton development boundary.
Surrounding land use(s):	North – residential properties East – rear of large garden plots South – open green space West – residential properties
Site area:	0.56 ha
Topography of the site:	Flat site.
Landscape Character Area designation:	Idle Lowlands 01: Conserve.



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building: None identified.

Other Heritage Matters: None identified.

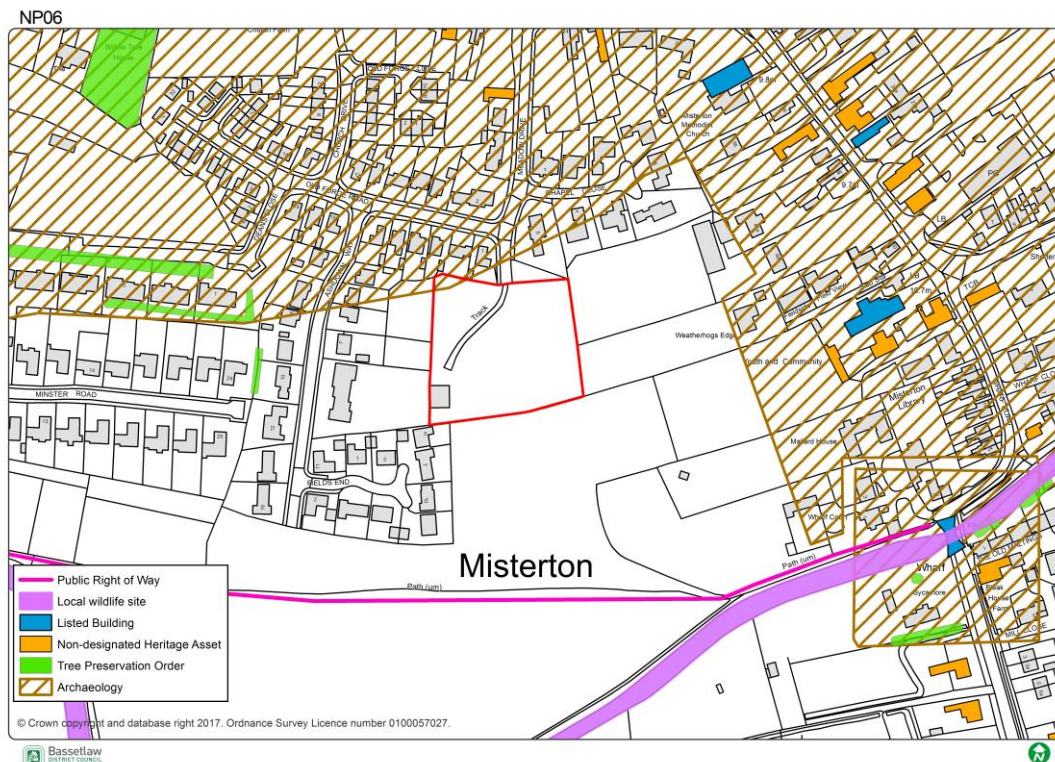
Archaeology: Area of interest identified just to the north of the site.

Trees: Some mature trees identified on the southern and eastern boundaries of the site.

Ecology issues: None identified, there are mature hedgerows along the southern and eastern boundaries of the site.

Rights of way: No issues identified.

Flood risk: No part of the site has been identified as being within an identified flood zone.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

No comments as the site is not within an identified flood zone.

Highway Authority comments:

No objection subject to satisfactory details of access. Access may need to be safeguarded to serve NP07.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 01). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Conserve the historic field pattern, restoring existing drainage ditches/hedgerow boundaries where necessary. Seek opportunities to restore former hedgerow boundaries and historic field pattern where lost.
- Conserve existing hedgerows and tree planting, reinforce where appropriate.
- Conserve the ecological diversity, character and setting of Misterton Mother Drain [SSSI] and Chesterfield Canal [SSSI/SINC] and other designated SINCs, enhancing biodiversity as appropriate. Also conserve the character and setting of the River Trent and River Idle.
- Conserve areas of permanent pasture, meadow and improved pasture south of Misterton.
- Conserve areas of rough grazing and seek opportunities to restore arable land to pasture.

Built Features

- Conserve the open rural character of the Policy Zone by concentrating development around Misterton and West Stockwith.
- Conserve the local brick vernacular and reinforce in any new development.
- Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.
- Conserve the architectural features of the Chesterfield Canal.

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

Recent Planning History:

None.

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**.

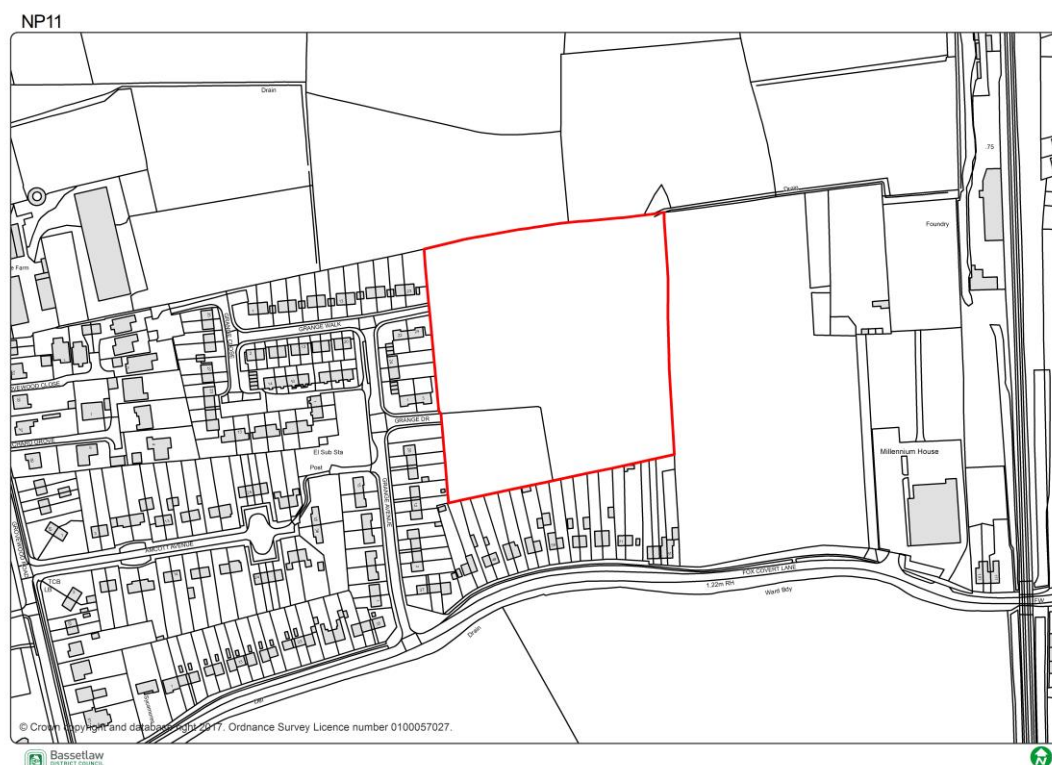


Misterton Neighbourhood Plan Site Assessment

Site NP11 – Land off Grange Walk

Site Details

Current use:	Open space.
Previous use:	None known.
Current status within the Core Strategy:	Outside but adjoining Misterton development boundary, western half of the site is within existing development boundary.
Surrounding land use(s):	North – open green space East – open green space South – residential properties West – residential properties
Site area:	2.66 ha
Topography of the site:	Flat site.
Landscape Character Area designation:	Mid Notts Farmlands 02: Create.



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building: None identified.

Other Heritage Matters: None identified.

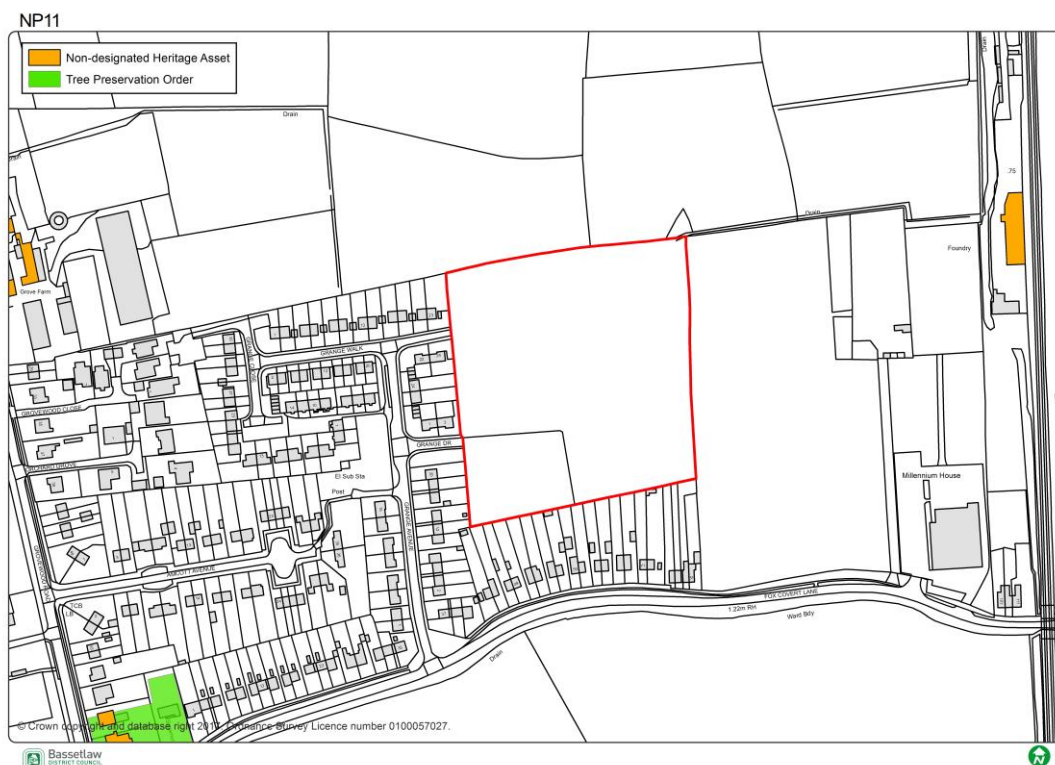
Archaeology: None identified.

Trees: Some mature trees present along north, east and western boundaries of the site.

Ecology issues: None identified, there are mature hedgerows along the northern and eastern boundaries of the site.

Rights of way: None identified.

Flood risk: The north-eastern corner of the site falls within Flood Zone 2.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

No comment.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

The north-eastern corner of the site is within flood zone 2.

Highway Authority comments:

The site should be served from both Grange Walk and Grange Drive.

The Highway Authority would usually require a site of above 150 units including existing dwellings to have at least two points of access. This development would be served from a cul-de-sac from the junction of Grange Avenue with Fox Covert Lane. A further point of access should be safeguarded through site NP12.

A Transport Assessment would be required for a development above 80 units prepared in accordance with Planning Practice Guidance.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Mid Notts Farmlands (Policy Zone 02). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where they have been lost. Seek opportunities to restore arable land to pastoral.
- Enhance tree cover and landscape planting generally, in particular along the A161, A631 and the railway, to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINCs, along with the character and setting of the Chesterfield Canal.

Built Features

- Create small scale woodland to contain and soften new built development, particularly at Misterton and Walkeringham.
- Conserve what remains of the open rural landscape by concentrating new development of appropriate design and scale around the existing settlement of Misterton, Walkeringham and Bole.
- Create new development which reflects the local brick built vernacular.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal.

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

Recent Planning History:

None.

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The north-eastern corner of the site falls within Flood Zone 2, this area would not be supported.

Misterton Neighbourhood Plan Site Assessment

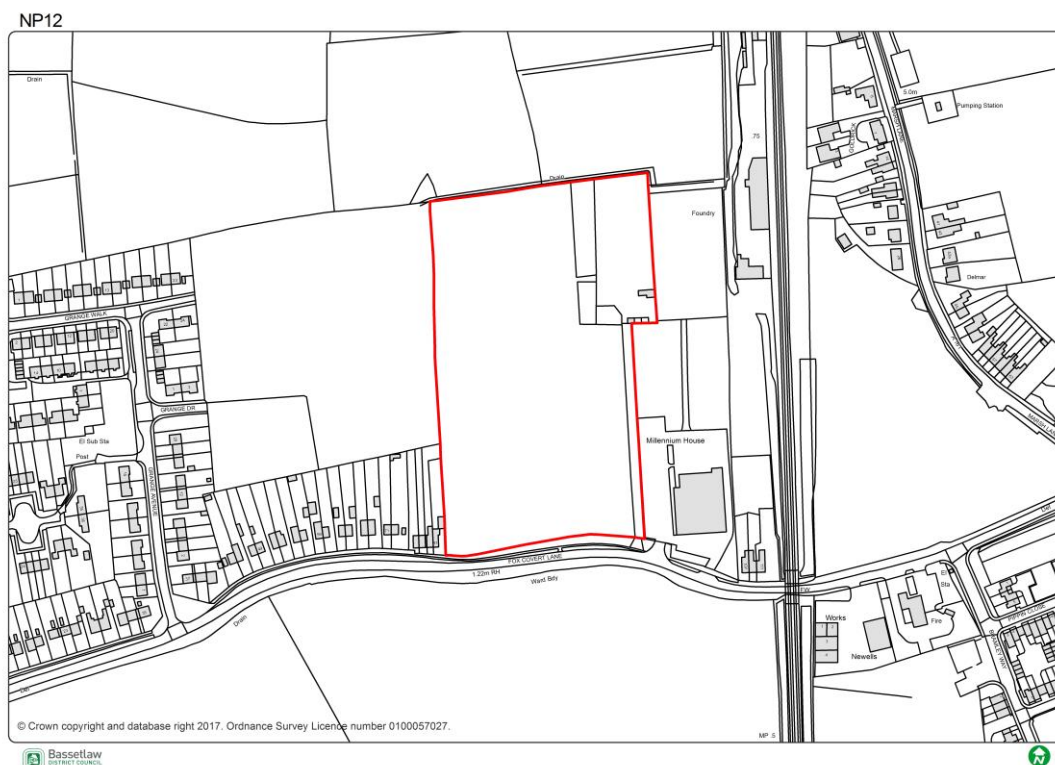


Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Site NP12 – Land off Fox Covert Lane (west)

Site Details

Current use:	Open space.
Previous use:	None known.
Current status within the Core Strategy:	Outside but adjoining Misterton development boundary.
Surrounding land use(s):	North – open green space East – Sports & Social Club and open green space South – agricultural land West – residential properties and NP10
Site area:	2.66 ha
Topography of the site:	Flat site, slight decline into the site from Fox Covert Lane.
Landscape Character Area designation:	Mid Notts Farmlands 02: Create.



Site Constraints

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building: None identified.

Other Heritage Matters: None identified.

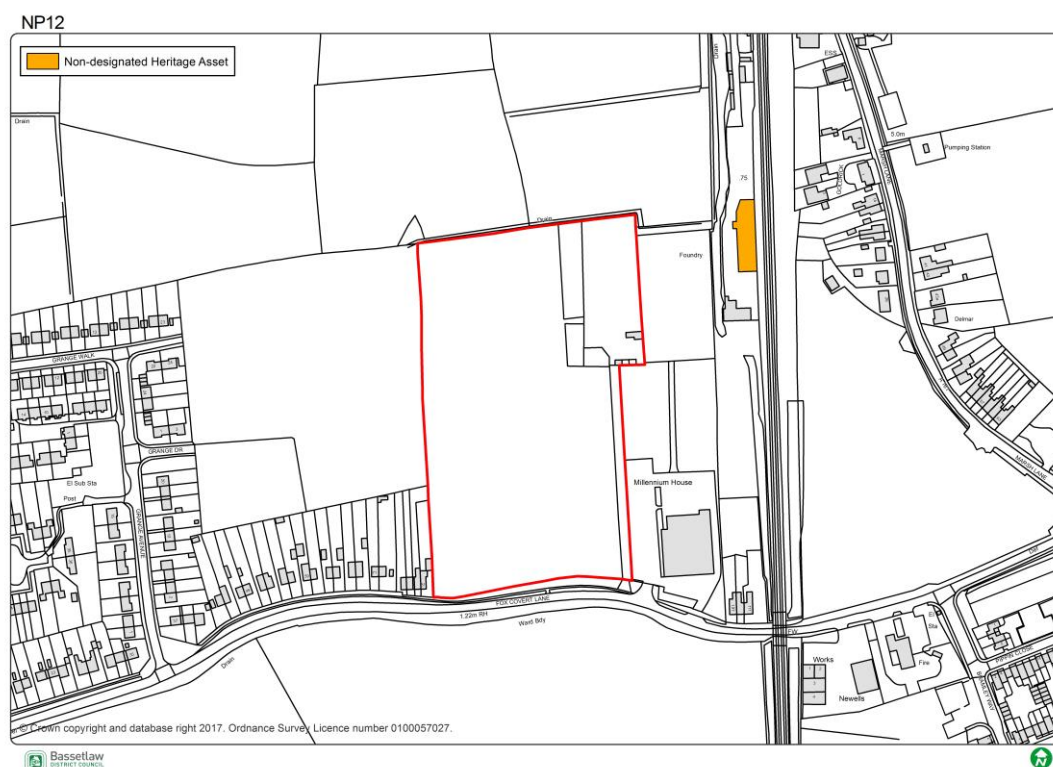
Archaeology: None identified.

Trees: Some mature trees present along all boundaries of the site.

Ecology issues: None identified, there are mature hedgerows along all the boundaries of the site.

Rights of way: None identified.

Flood risk: The northern half of the site is within Flood Zone 2.



Consultee Feedback

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan.

Conservation comments:

No comment.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

The northern half of the site is within flood zone 2.

Highway Authority comments:

No objection in principle subject to it being demonstrated that satisfactory visibility is achievable at the junction with Fox Covert Lane avoiding trees.

A Transport Assessment would be required for a development above 80 units prepared in accordance with Planning Practice Guidance.

Access should be safeguarded through to site NP11.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Mid Notts Farmlands (Policy Zone 02). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place:

Landscape Features

- Create new hedgerows and restore existing, seek opportunities to recreate historic field pattern where they have been lost. Seek opportunities to restore arable land to pastoral.
- Enhance tree cover and landscape planting generally, in particular along the A161, A631 and the railway, to create increased visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and biodiversity of the designated SINC's, along with the character and setting of the Chesterfield Canal.

Built Features

- Create small scale woodland to contain and soften new built development, particularly at Misterton and Walkeringham.
- Conserve what remains of the open rural landscape by concentrating new development of appropriate design and scale around the existing settlement of Misterton, Walkeringham and Bole.
- Create new development which reflects the local brick built vernacular.
- Contain new development within existing field boundaries.
- Conserve the architectural features of the Chesterfield Canal.

Current Planning Policy:

Misterton is identified in the Core Strategy as a sustainable location for future development that which will support the settlements role as a Local Service Centre, this site adjoins the existing development boundary for the settlement.

Recent Planning History:

05 Jul 2016 - 13/00672/FUL - RETAIN MOBILE HOME – Granted

05 Jul 2016 - 16/00542/FUL - RETAIN AND COMPLETE PARTIALLY-CONSTRUCTED AGRICULTURAL BUILDING COMPRISING, FARM VEHICLE/EQUIPMENT STORE AND FARM WORKSHOP, FACILITIES FOR HAY, STRAW AND FEEDSTUFFS STORAGE AND FARM OFFICE AND RECORDS STORAGE – Refused

02 Sep 2015 - 15/00989/AGR - ERECT GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING - Not permitted development

23 Oct 2015 - 15/01225/RSB - ERECT GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING (RESUBMISSION OF APPLICATION 15/00989/AGR) - Not Require Application

05 Jun 2014 - 14/00467/AGR - ERECT OPEN FRONTED PORTAL FRAMED AGRICULTURAL STORAGE BUILDING - Not Require Application

21 May 2012 - 33/12/00017 - ERECT AGRICULTURAL BARN – Permission Required

Site Assessment Summary

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **COULD be supported**. The northern half of the site falls within Flood Zone 2, this area would not be supported.