

Tuxford Neighbourhood Plan

Prospective Housing Land Allocations

Consultee Comments (per site)

03 September 2019

NP01: Land north of Brickyard Cottage and west of High Croft, Great North Road

BDC Conservation comments:

This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. The site is effectively open countryside, with isolated farmhouses/cottages alongside the road. Any development here is likely to be very prominent, especially from Eldon Street to the south, and would fail to preserve the open character of that part of the Conservation Area. With this in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

The site is separated from the settlement boundary and there are heritage constraints. As such, is considered unsuitable.

NCC Highways comments:

The site is remote from the main Tuxford conurbation, and therefore, it not the most sustainable site sequentially.

A significant length of footway would be required linking to the existing footway on the southern side of Bevercotes Lane. It is not clear as to whether sufficient land is available to accommodate a footway of adequate width (2.0m) for the full length. The existing 30mph speed restriction would likely require extending and the Tuxford village gateway would require relocating.

A junction into the site would have to incorporate visibility splays commensurate with the speed of traffic. This would be likely to require the removal/setting back of a large proportion of the hedgerow.

A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment.

A contribution would likely be sought towards public transport and public transport facilities.

NP02: Land west of Eldon Street and south of Brickyard Cottage

BDC Conservation comments:

This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. Any development here is likely to be very prominent, especially from Eldon Street to the south and Markham Road to the east. However, Conservation acknowledges there was previously a cottage gable-end onto the road. With this in mind, Conservation would have **no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style** (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported. This is consistent with Conservation's advice on the recent application on this site.

BDC Planning Policy comments:

Part of the site is potentially suitable – see heritage comments above:

- Site adjoins settlement boundary
- Reasonably well contained site, with residential development to three sides
- The site would form a logical extension to Tuxford.
- Located within Tuxford Conservation Area (separate comments provided by BDC Conservation)
- No nature conservation issues identified (i.e. no designations). However, there is potential for protected species to be on site due to the semi-natural nature of the site i.e. it could form a habitat to support wildlife
- Site within floodzone 1
- Within close proximity (approximately 400 metres) to the town centre
- Within close proximity to a primary school (approx. 500 metres)
- Approx. 2Km from a secondary school

NCC Highways comments:

A footway would be required from the north side of the site access connecting to the existing footway on the southern side of Bevercotes Lane. There is a large gully at the junction which may cause some engineering difficulty in achieving the connection.

NP03: Land north of Bevercotes Lane

BDC Conservation comments:

This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan.

The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens. Therefore, Conservation has **no concerns in principle** with the allocation of the southern part of the site, subject to details.

The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural character of this part of the Conservation Area and would not be supported. Therefore, Conservation would **not support** the allocation of the northern part of the site.

BDC Planning Policy comments:

The southern part of the site is potentially suitable:

- Whilst the site is separate from the settlement boundary, it adjoins site NP02. It therefore has potential to form one development site.
- The site would form a logical extension to Tuxford if developed with NP02.
- Located within Tuxford Conservation Area (separate comments provided by BDC Conservation). Heritage constraints on the northern part of the site.
- No nature conservation issues identified (i.e. no designations). However, there is potential for protected species to be on site due to the semi-natural nature of the site i.e. it could form a habitat to support wildlife.
- Site within floodzone 1
- Within close proximity (approximately 400 metres) to the town centre
- Within close proximity to a primary school (approx. 500 metres)
- Approx. 2Km from a secondary school

NCC Highways comments:

Bevercotes Lane is not suitable to serve this site due to the carriageway width and lack of footways. Should the site come forward, this would need to be part of a wider proposal including site NP02 and possibly NP01.

NP04: Land south of Ollerton Road

BDC Conservation comments:

With regard to the **north part of the site (alongside Ollerton Road)**, this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details.

In relation to the **southern part of the site (north of the railway line)**, this would stretch into the open countryside and would be visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, Conservation would **not support** the allocation of that part of the site.

BDC Planning Policy comments:

Northern part of the site is potentially suitable:

- The landscape is very open, with long distance views to the south west
- Character: the site adjoins a residential area which is suburban in character with residential development to one side. However, the site is not contained and is very open in character.
- Located outside but adjoining Tuxford Conservation Area (separate comments provided by BDC Conservation). Heritage constraints on the southern part of the site.
- No bad neighbouring uses
- The site adjoins the settlement boundary
- Located within 300 metres of the town centre
- No nature conservation issues identified (i.e. no designations)
- Located within 500 metres of a bus stop
- Located approximately 600 metres from a primary school
- Approx. 2 Km from a secondary school
- Located within floodzone 1

NCC Highways comments:

The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities.

Footways and cycleways will be required through the site and connecting the site with the existing footways within Tuxford.

Multiple points of access are likely to be required to distribute traffic and to facilitate a bus route. It is suggested that sites NP05 and/or NP15 enable access into this site via Egmonton Road/Newcastle Street.

NP05: Land west of Newcastle Street

BDC Conservation comments:

This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected.

With the above in mind, Conservation has **no concerns in principle** with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).

BDC Planning Policy comments:

Potentially suitable:

- Site adjoins settlement boundary
- Well contained
- See heritage comments regarding character.
- No nature conservation designations
- Within floodzone 1
- No bad neighbouring uses
- Approx. 400 metres from a primary school
- Approx. 400 metres from the town centre
- Approx. 1.6Km from a secondary school

NCC Highways comments:

It must be proven that adequate visibility splays would be available from any potential site access commensurate with the speed of traffic due to the proximity to the bend prior to allocation.

A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment.

A contribution would likely be sought towards public transport and public transport facilities.

NP06: Triangular site north of railway line and south of St John's College Farm NP16 site

BDC Conservation comments:

This site is within the Conservation Area, but the issues would appear to be the same as those for NP16, although no application has ever been received regarding this particular small area of land. Given that Conservation did not object to NP16 (and the previous planning application), and as this site is beyond the higher ground to the west which shields it from views eastwards from Egmonton Road, Conservation has **no concerns in principle** with the allocation of this site, subject to details.

BDC Planning Policy comments:

The site is separated from the settlement boundary. Housing development would not be suitable if the site was taken forward in isolation. It would only be potentially suitable if allocated for housing with NP16.

NCC Highways comments:

The site would have to form part of site NP16 as there would be no other possible connection to the highway.

NP07: Land north of Lincoln Road and east of Tuxford Road

BDC Conservation comments:

This site comprises mostly open countryside to the rear of Lincoln Road properties and east of Tuxford Road. This open space, as a whole, contributes significantly to the rural and open countryside setting to the Tuxford Conservation Area and to the setting of a number of Listed Buildings in the vicinity, including Tuxford Windmill, St Nicholas' Church and various Listed Buildings in East Markham. This is exacerbated by its topography, effectively being a shallow valley affording views across the wider landscape.

The development of this open space would harm the open countryside setting of the Conservation Area and a range of Listed Buildings.

With the above in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

Not suitable – see heritage comments above:

- Floodzones 2 and 3 dissect the site. National policy indicates that inappropriate development in areas of flood risk should be avoided by directing development away from areas at highest risk.
- Heritage constraints.
- Character: see heritage comments.
- Site entrance forms part of an area of Archaeological interest.
- Public right of way located on site. This should be retained if the site is taken forward.
- Site entrance is within Tuxford Conservation Area.
- No bad neighbouring uses identified
- The site adjoins the settlement boundary
- No nature conservation issues identified (i.e. no designations)
- Close proximity (within 300 metres) to the town centre and local services and facilities
- Located within 200 metres of a bus stop
- Located approximately 700 metres from a Primary school

NCC Highways comments:

The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities.

Improvements to existing footways to include provision for cyclists will be required towards Tuxford as well as footways and cycleways through the development. Multiple points of access are likely to be required to distribute traffic and to facilitate a bus route including via the A6075 Lincoln Road.

NP08: Land north east of Fountain Hotel and west of railway line, Lincoln Road

BDC Conservation comments:

No heritage assets would be affected by the allocation of this site. Therefore, Conservation has **no concerns**.

BDC Planning Policy comments:

Potentially suitable:

- Well contained within a suburban setting
- Adjoins railway line (consult Network Rail and environmental health). Potential for noise. Potential safety issues.
- Approx. 400 metres from a secondary school
- Approx. 1Km to the Town Centre
- Approx. 1Km to a primary school

NCC Highways comments:

The development must include a turning head suitable for a refuge vehicle adjacent the Fountain Hotel. This would need to incorporate footways connecting to the existing footway.

NP09: Eastfield Nurseries, Darlton Road

BDC Conservation comments:

No heritage assets would be affected by the allocation of this site. Therefore, Conservation has **no concerns**.

BDC Planning Policy comments:

Potentially suitable:

- The site adjoins an area in floodzones 2 and 3. National policy indicates that inappropriate development in areas of flood risk should be avoided by directing development away from areas at highest risk.
- The site adjoins the settlement boundary
- The site is well screened from the public highway by existing development (housing and caravans). It is well contained.
- No nature conservation issues identified (i.e. no designations)
- The site is located approximately 1.5 Km from the town centre
- Within close proximity to the secondary school and medical centre
- Located within 400 metres of a bus stop

NCC Highways comments:

The site does not extend as far as the public highway. It is therefore not clear how the development would be accessed. It is likely that the existing accesses would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict.

The site area should extend to the highway boundary.

NP10: Land south east of Darlton Road

BDC Conservation comments:

No heritage assets would be affected by the allocation of this site. Therefore, Conservation has **no concerns**.

BDC Planning Policy comments:

The site is separated from the settlement boundary and, as such, is considered unsuitable.

NCC Highways comments:

The site would require two points of access suitable for a bus route. This would connect between Marnham Road and the A6075 Lincoln Road.

Footway improvements would be required over both road over railway bridges. This would have a serious impact on viability even if the land would be available. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment.

A contribution would likely be sought towards public transport and public transport facilities.

NP11: Land off Lodge Lane

BDC Conservation comments:

No heritage assets would be affected by the allocation of this site. Therefore, Conservation has **no concerns**.

BDC Planning Policy comments:

Potentially suitable:

- Site adjoins settlement boundary.
- Site adjoins a site with outline planning permission for 86 dwellings. Subject to appropriate design and layout, development of the site would form a logical extension to this once developed.
- Well contained site, with development to the north and south.
- Potential bad neighbouring use (Industrial Estate). This could potentially be mitigated by including landscape buffers.
- No nature conservation designations.
- Area character: site adjoins a residential area which is suburban in character. Tuxford Academy also adjoins the site.
- Within 100 metres of a secondary school
- The site is located approximately 1.4Km from the town centre
- The site is located approximately 1.5Km from a primary school
- Located within floodzone 1

NCC Highways comments:

Lodge Lane is a private road which lacks footways. The Highway Authority is likely to seek access to a residential development via the adjacent residential site granted under application reference 15/00690/OUT from Ashvale Road.

The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities.

Multiple points of access are likely to be required to distribute traffic and to facilitate a bus route. The most obvious points are Gilbert Avenue (NP11) and the roundabout serving Tuxford Academy. Both would require additional land, and in the case of the latter, the relocation of the Academy car park.

A footway and cycleway will be required on Ashvale Road unless previously delivered under application reference 15/00690/OUT.

NP12: Land north of Markham Road including Mill Hill House

BDC Conservation comments:

This site is within the Conservation Area and comprises a large area of open space together with the detached dwelling, Mill Hill House, and its outbuildings. The character of this part of the Conservation Area is of isolated buildings set within large grounds. This is one of a number of such sites in this part of the Conservation Area, a key part of the Conservation Area's character (and setting of nearby Listed Buildings) which is discussed extensively in the Tuxford Conservation Area Appraisal & Management Plan.

This open space is particularly prominent, being on the junction of Eldon Street and Markham Road. The topography of the site, rising to the north and being on the south-facing slope of a valley, results in these areas of open space being very prominent from the historic core, especially from Eldon Street (as far back as the junction with Ollerton Road) and from Bevercotes Lane. The loss of this important open space would therefore cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings.

With the above in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

Not suitable due to heritage constraints.

NCC Highways comments:

A 2.0m footway would be required on Markham Road and or Eldon Street connecting to the existing footway on Eldon Street to the south.

It would need to be demonstrated that adequate visibility splays can be achieved at any access proposed from Markham Road.

On site gradients may be challenging to achieve a layout that is not too steep.

NP13: Land west of Eldon Street and north of Ollerton Road

BDC Conservation comments:

This site is within the Conservation Area and is also in the setting of several Listed Buildings, including 4-8 and 12 Ollerton Road. It includes a large area of open space to the rear of properties on both Eldon Street and Ollerton Road. From both Ollerton Road (to the south west) and Bevercotes Lane (to the north west), this open space forms an important part of key views into the historic core of the Conservation Area, including towards St Nicholas' Church. The topography of the site also helps reinforce these views.

Conservation is concerned that development on this site would harm the character of this part of the Conservation Area, as it forms part of the rural edge of the historic settlement, effectively being open countryside. The urban grain of this part of the Conservation Area is of buildings within rectangular plots fronting onto Eldon Street, with open countryside behind. Development here would fail to preserve this character and would also fail to preserve the setting of nearby Listed Buildings.

With the above in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

Not suitable due to heritage constraints.

NCC Highways comments:

There does not appear to be adequate space to provide an access road from Eldon Street. However, a private drive serving up to 5 dwellings would appear to be achievable.

NP14: Denstone House, Lincoln Road

BDC Conservation comments:

Denstone House is within the Conservation Area and is regarded as a building that contributes positively to the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. The site is also in the setting of various Listed Buildings, including the former Reads Grammar School (grade II*), St Nicholas' Church (grade I) and Tuxford Hall (grade II). The land behind Denstone House is its large rear garden, such spaces being an integral part of the Conservation Area's urban grain.

With regard to the potential allocation of this site, Conservation is firstly concerned that the loss of the house would cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. In addition, even if the house was to remain, then development to the rear is likely to go against the established urban grain of this part of the Conservation Area and would likely impact on the open setting of the rear of the former Grammar School. The lack of a suitably wide access to the rear of the site may also be a detrimental factor.

With the above in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

Not suitable due to heritage constraints.

NCC Highways comments:

The existing dwelling would require demolishing in order to provide a road suitable to serve a residential development. However, a private drive serving up to 5 dwellings including the existing dwelling would appear to be achievable subject to the widening of the driveway.

NP15: Land west of Egmonton Road

BDC Conservation comments:

This site is within the Conservation Area and is regarded as an open space that contributes positively to the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. The site affords views over the wider landscape and is prominent along Newcastle Street and in the context of several Listed Buildings.

There is a building in the front part of the site, which is single storey and dates to the mid-20th century. However, that is small in scale, is rural in nature and does not affect the views through the site.

With the above in mind, Conservation would **not support** the allocation of this site.

BDC Planning Policy comments:

Not suitable due to heritage constraints.

NCC Highways comments:

A 2.0m footway would be required on Egmonton Road connecting with the existing footway towards Tuxford.

The access road must be suitable to serve a bus route if site NP04 is likely to come forward. A through route should be safeguarded.

NP16: Land at St John's College Farm, off Newcastle Street

BDC Conservation comments:

This site is within the Conservation Area and forms an area of open space considered to have a positive impact on the Conservation Area. The site was, however, subject to a recent application for residential development, 17/00285/FUL, to which Conservation had no concerns subject to details. Although that application was refused and the appeal dismissed, the inspector agreed with Conservation's views regarding heritage.

The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the character and appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting.

With the above in mind, Conservation has **no concerns in principle**, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the character of the Conservation Area and setting of the nearby Listed Building.

BDC Planning Policy comments:

Potentially suitable:

- Site adjoins settlement boundary and is well contained.
- Floodzone 1
- No nature conservation designations
- Approx. 400 metres to the town centre
- Approx 500 metres to a primary school
- Approx. 1.8Km to a secondary school
- No bad neighbouring uses
- See heritage comments regarding character and form of development

NCC Highways comments:

The development should provide a road link with both ends of Lexington Gardens as a circular route. Access to the land to the east should be safeguarded to allow access to potential future development and a road link to the A6075 Newark Road in order to provide the opportunity to improve the dispersal of traffic.

A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment.

A contribution would likely be sought towards public transport and public transport facilities.

NP17: Land at 56 Lincoln Road

BDC Conservation comments:

Part of the site is within the Conservation Area and contains no. 56, a building range regarded as having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is **removed from the boundary**. In addition, the site is in the immediate setting of 42 Lincoln Road, a grade II Listed Building.

With regard to the land east and south east of No.56, Conservation would have **no concerns with the principle** of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building.

BDC Planning Policy comments:

- Part of the site is potentially suitable - see heritage comments above.

NCC Highways comments:

No objection subject to satisfactory details of access which should be taken from Faraday Avenue.

NP18: Land south of Gilbert Avenue

BDC Conservation comments:

No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns .

BDC Planning Policy comments:

Not suitable. Development would result in the loss of sports pitches.

NCC Highways comments:

Access should be safeguarded through to site reference NP11.
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