

SCROOBY NEIGHBOURHOOD PLAN



SNAP

Site Assessment Report

Introduction

1.1 This report assesses all the sites identified through the emerging Neighbourhood Plan for Scrooby 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; and
- other sites submitted to the District Council as part of the Local Plan “Call for Sites” in the Land Availability Assessment.

Step 1: A “Call for land”

1.2 A “call for land” consultation was undertaken through summer 2018 which was open to all residents and landowners within the Neighbourhood Area to submit sites to be considered in the process. This consultation commenced in April 2018 and closed in February 2019. In total, 10 sites were submitted.

Step 2: Site Assessments

1.3 All 10 sites were assessed against a “site assessment methodology” provided by Bassetlaw District Council. This methodology assessed all 10 sites for any “known” planning constraints and identified other relevant information such as planning history, the size of the sites and their impacts on existing planning policy. A consultation on the completed draft Site Assessment Report (with statutory consultees) was undertaken for a 4-week period ending on the 31st October 2018. A final consultation on a revised Site Assessment Report, with residents, took place on the 22nd February 2019.

Step 3: Identifying a preferred approach to the location of potential sites

1.4 In line with Bassetlaw Core Strategy policy CS9 criteria about for growth in “other settlements”, the community were asked, as part of the Neighbourhood Plan survey, about their preferred approach to the development of their village.

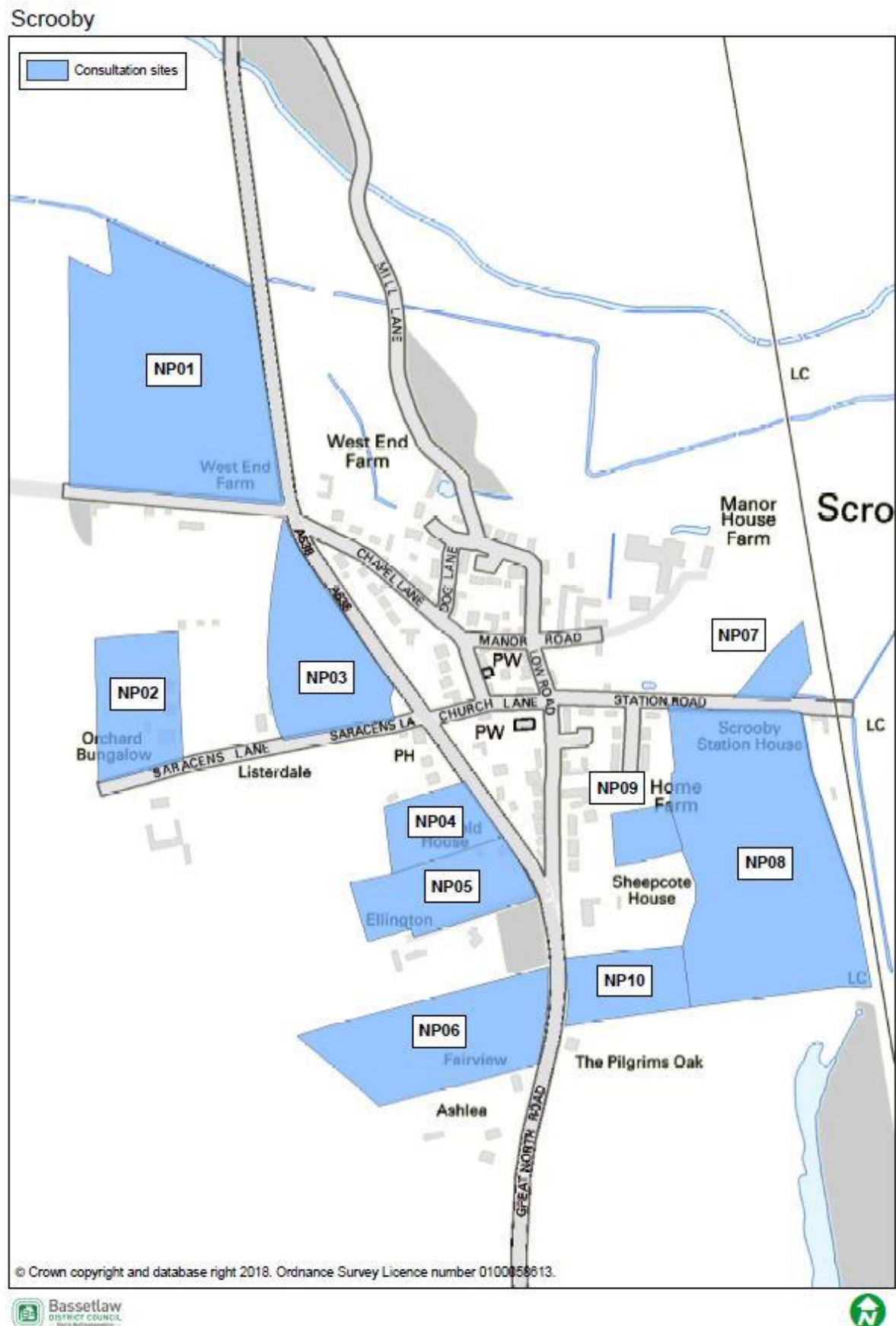
1.5 The community was asked to prioritise their preferred locations for accommodating future growth within a Neighbourhood Plan Survey. The question asked residents the following: “Where would you prefer to see future development within the Parish?”. There was a tick box choice to the below options. The results with regard to future growth are shown in Figure 1.

Figure 1

4.a Where would you prefer to see future development in Scrooby Parish?

	Count X or AGREE	Count "" or DISAGREE	Count Other or Blank	% X vs. ""
Number of smaller developments	14	35		28.6%
Infill developments	16	33		32.7%
Conversion of existing dwellings	30	19		61.2%
Brownfield land	12	37		24.5%
Greenfield and Countryside	2	47		4.1%
Larger developments	0	49		0.0%

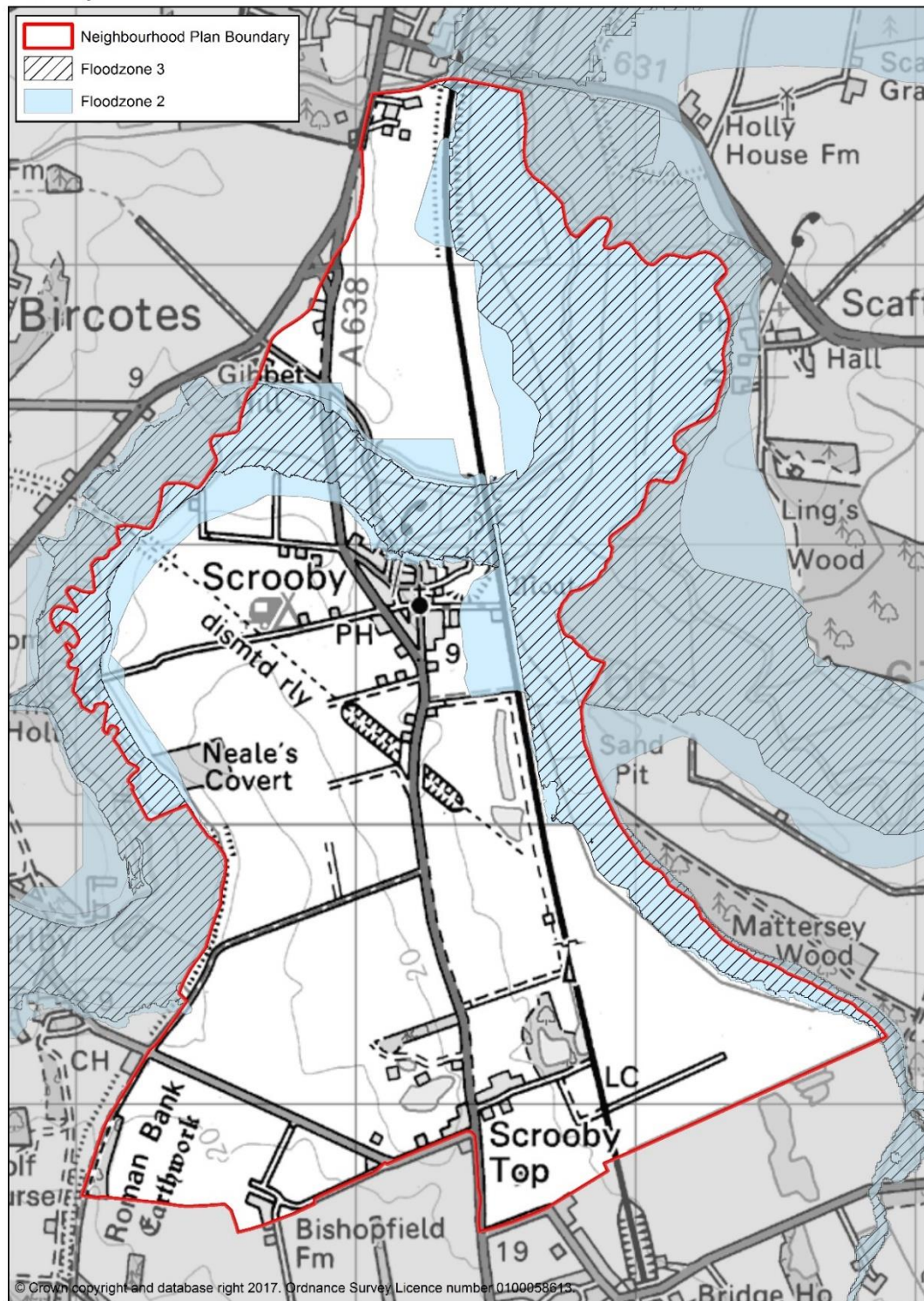
Figure 2: All sites submitted through the “Call for land” consultation



- 1.6 This document has assessed each site's development potential and included initial feedback from the District Council's Planning Department based on feedback from various consultees. The report will assist with the comparison of sites as any outstanding constraints or issues will be identified to be factored in when determining the site's suitability for allocation within the Neighbourhood Plan.
- 1.7 Following completion of the report, 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.
- 1.8 Opposite is the Environment Agency Flood Risk map. This map includes fluvial flooding from existing waterways. It does not include localised issues with surface water run off or existing drainage capacity problems.

Figure 2: Flood Zones in Scrooby Parish

Scrooby



Screening criteria methodology

- 1.9 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 from page 20.
- 1.10 The criteria are 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 not be 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

- 1.11 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 Scrooby's Neighbourhood Plan for housing. The initial assessment will highlight if there are any constraints to the development and are 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?

- 1.12 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.
- 1.13 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.

1.14 Feedback from each landowner will be 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.

1.15 Sites will therefore be 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?

1.16 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.

1.17 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'.

1.18 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 will be considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan.

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

61+% of respondents supported for the development.	G
41-60% of respondents supported the site for development.	A
No comments were expressed about the development of the site.	W
40% or less of respondents supported the development of the site.	R

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.

- 1.20 Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. Focus will be given 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.

Scrooby Neighbourhood Action Plan (SNAP)
Summary of "Call to Sites" Responses from 31st October 2018 Survey

Site Reference	Support	Object	% Support	Outcome
NP01	3	22	12%	R
NP02	5	15	25%	R
NP03	7	17	29%	R
NP04	13	11	54%	A
NP05	9	14	39%	R
NP06	14	12	54%	A
NP07	5	17	23%	R
NP08	4	17	19%	R
NP09	11	11	50%	A
NP10	13	12	52%	A

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

- 1.21 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.
- 1.22 Sites will be 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?

- 1.23 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:

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

‘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).

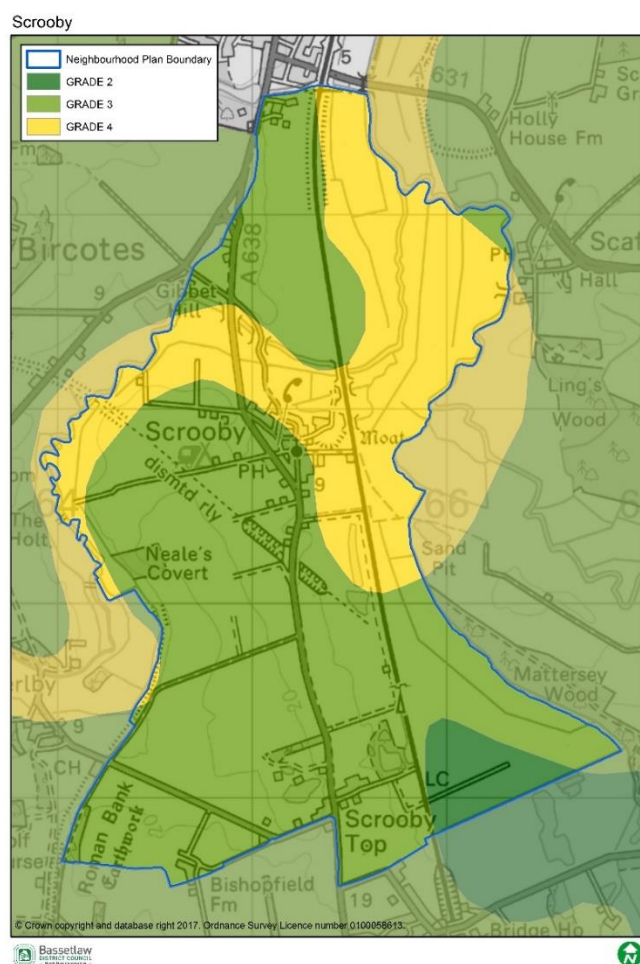
1.24 Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

1.25 The National Planning Policy Framework (NPPF) states 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’

1.26 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 2, 3 and 4 around Scrooby parish, as shown on the map below:

Figure 3: Agricultural Land Classifications



1.27 Because data to distinguish between grade 3a and 3b land across Bassetlaw is currently unavailable, sites located on grade 3 land will be 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.

1.28 Sites will be 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?

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

1.30 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 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

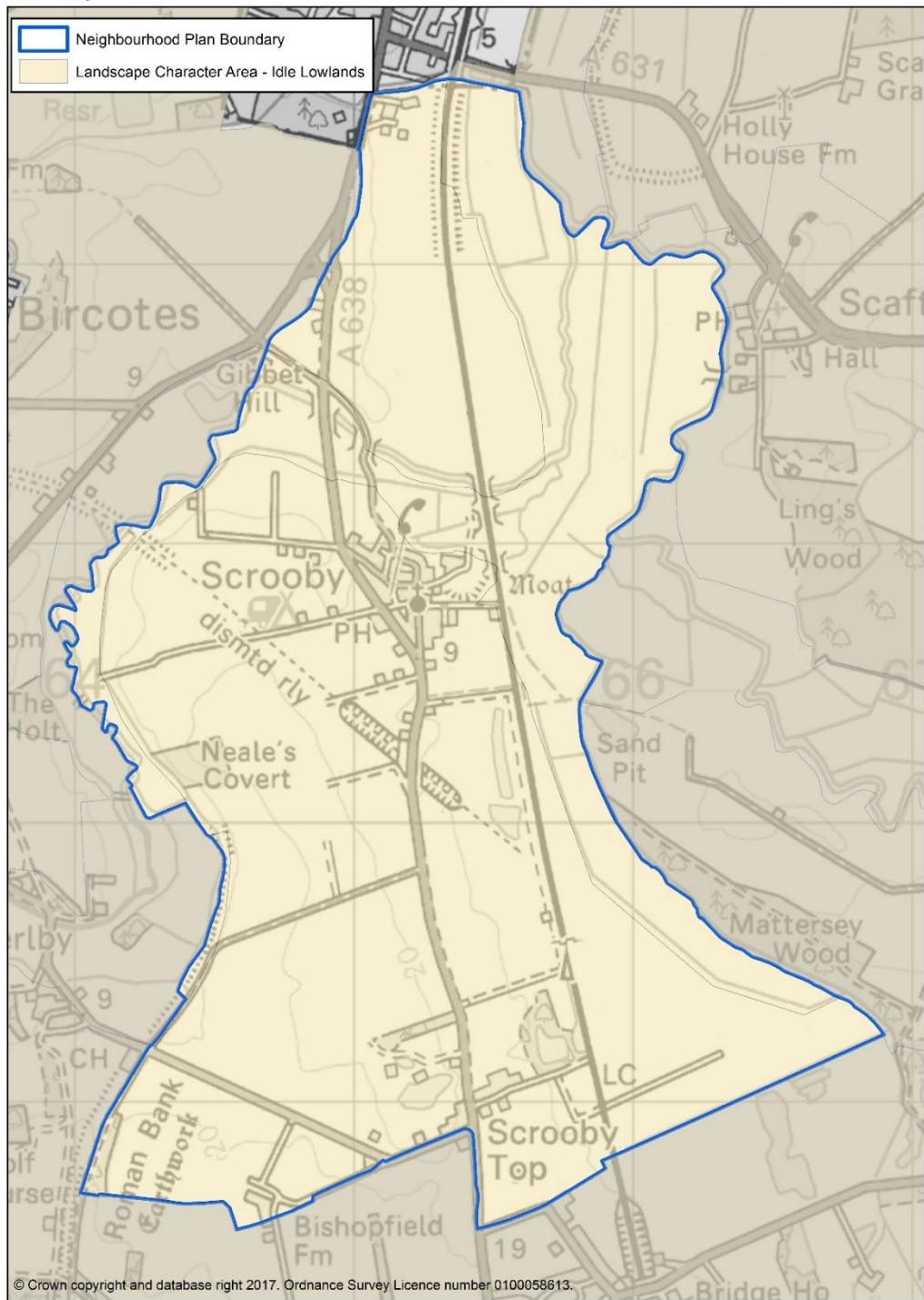
1.31 Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). In Scrooby, there is one policy zone (shown on the map on page 11):

- Idle Lowlands 01 – Conserve

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

Figure 4: Landscape Character Area Classification

Scrooby



1.32 Sites will be assessed as follows:

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?

1.33 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.

1.34 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.

1.35 Sites will be assessed as follows:

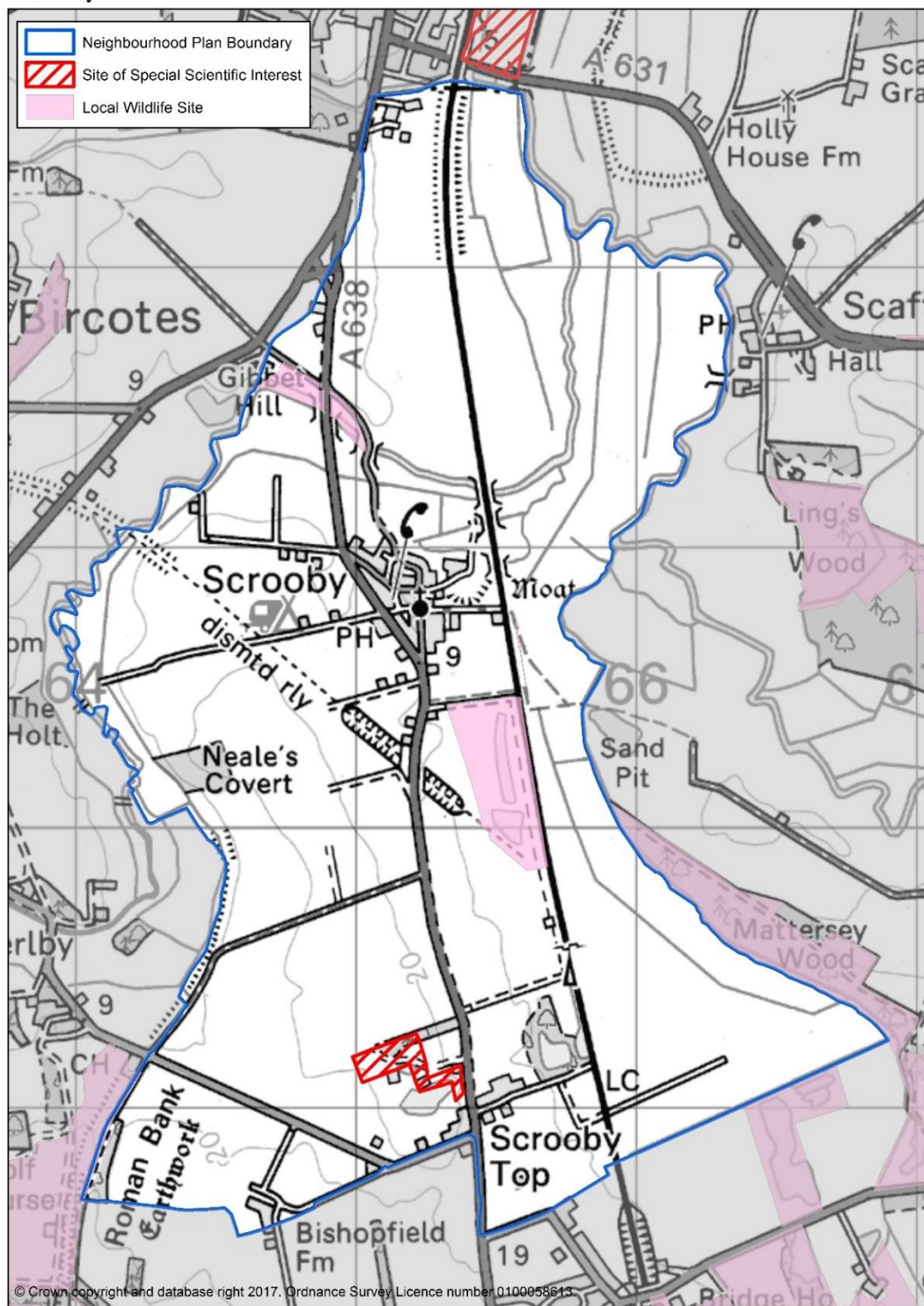
Likely to complement the existing built character/character areas	G
Likely to lead to the existing character of the locality being slightly altered	A
Likely to detract from the existing built character, is a standalone development or detached from the existing built form of the village	R

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

1.36 There are several sites being considered within the Neighbourhood Plan for Scrooby with formal designations such as Local Wildlife Site or Sites of Special Scientific Interest. However, the potential impact of development on the natural environment is a key consideration. The map below shows the formal designations within the parish area:

Figure 5: Local Wildlife Sites

Scrooby



1.37 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.

1.38 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 will be considered through the screening process, taking into account all information that is available.

1.39 Sites will be 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

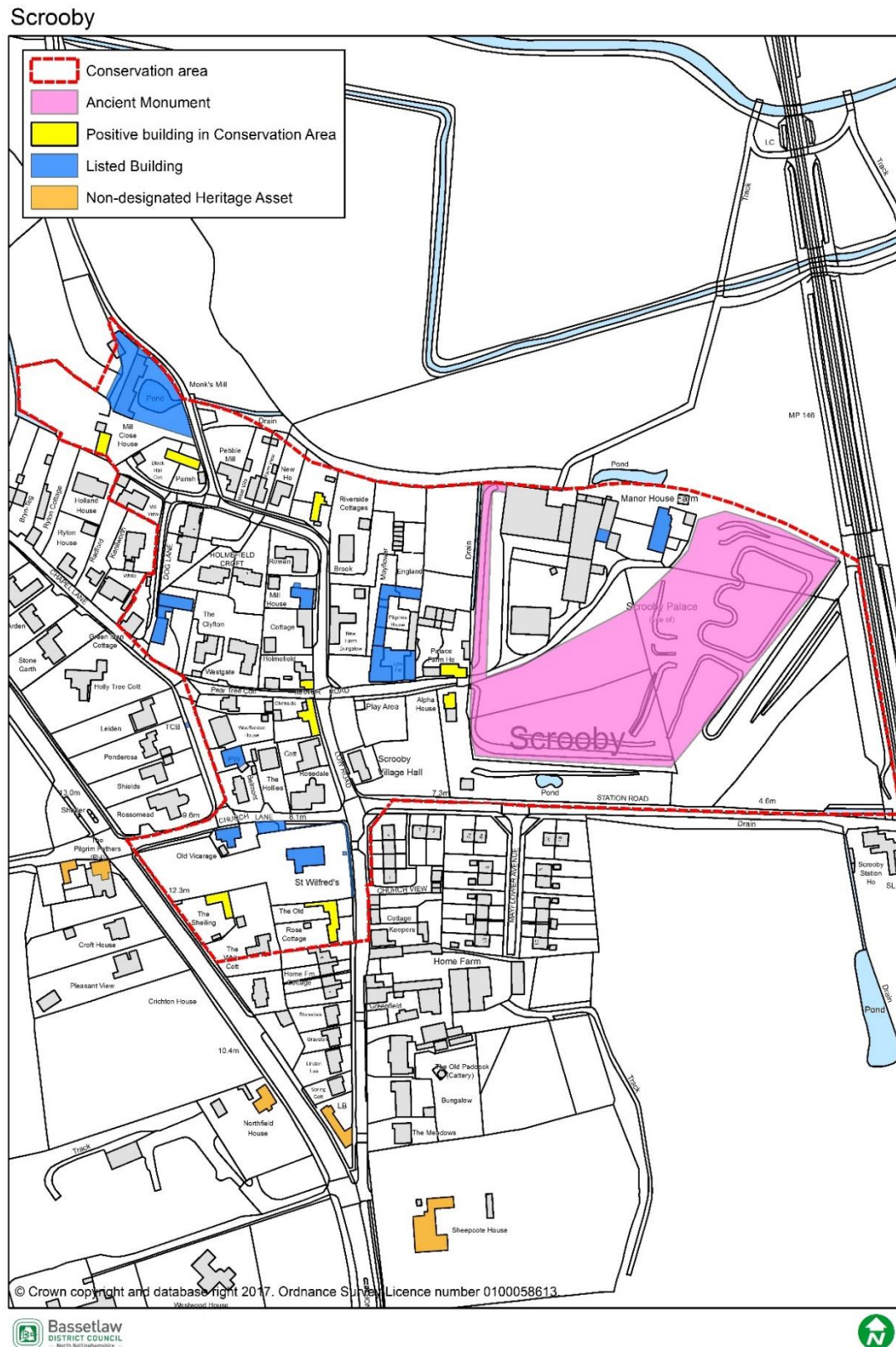
9. Will the site impact upon identified heritage assets (including setting)?

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

1.41 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).

1.42 In Scrooby, there are many heritage assets within the village and wider parish. Furthermore, there are several non-designated heritage assets which will also need to be considered as part of the process. See map below:

Figure 6: Heritage Assets



1.43 Sites will be 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?

1.44 Scrooby is a small village with limited infrastructure and developing sites in the village will need to respect this the village only has a Village Hall and Public House. There are several local infrastructure issues which have been identified through the Neighbourhood Plan process including:

- Footpath width and the need for some extensions in places;
- Drainage capacity and surface water flooding;
- Width of roads;
- Existing Road and junctions - known issues with visibility splays/ Speed of traffic.

1.45 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:

1.46 Sites will be assessed as follows:

Figure 7: Community Facilities and infrastructure

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	Flood Risk	Comments on the potential sites
NP01	R	G	R	A	G	R	R	G	A	R	R	The site is NOT suitable for allocation for residential development due to it being located outside and non-adjoining the existing built up area of the village of Scrooby. More than 50% of the site is within Flood zone 2 and there are concerns over a safe and accessible access to and from the site. The site did not receive public support for its allocation.
NP02	R	G	R	A	G	R	R	G	G	R	R	The site is NOT suitable for allocation for residential development due to it being located outside and non-adjoining the existing built up area of the village of Scrooby. the site is within Flood zone 2 and there are concerns over a safe and accessible access to and from the site. The site did not receive public support for its allocation.
NP03	R	G	R	A	A	R	A	G	A	R	G	The site is NOT suitable for allocation for residential development. The design of any scheme should consider the nearby heritage constraints. Further discussion is need with the landowner and the NCC Highways. The Site did not receive public support for its allocation.
NP04	R	G	A	A	A	R	A	G	A	R	G	The site is NOT suitable for allocation for residential development. The design of any scheme should consider the nearby heritage constraints. Further discussion is need with the landowner and the NCC Highways.
NP05	R	G	R	A	A	R	A	G	A	R	G	The site is NOT suitable for allocation for residential development. The design of any scheme should consider the nearby heritage constraints. Further discussion is need with the landowner and the NCC Highways. The site did not receive public support for its allocation.
NP06	R	G	A	A	A	R	A	G	G	R	G	The site is NOT suitable for allocation for residential development. Further discussion is need with the landowner and the NCC Highways.
NP07	R	G	R	R	A	R	R	G	R	A	R	The site is NOT suitable for allocation for residential as the entire site falls within a flood zone and is heavily constrained by conservation and heritage constraints and is located close to a busy railway line. The site did not receive public support for its allocation.
NP08	R	G	R	R	A	R	A	A	A	A	R	The site is NOT suitable for allocation for residential as the entire site falls within a flood zone and is heavily constrained by conservation and heritage

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	Flood Risk	Comments on the potential sites
												constraints and is located close to a busy railway line. The site did not receive public support for its allocation.
NP09	A	G	A	G	A	R	A	G	G	A	G	The site <u>MAYBE</u> suitable for allocation for residential subject to a safe and suitable highway access to and from the site via Mayflower Avenue. Further discussion is need with the landowner and the NCC Highways.
NP10	R	G	A	A	A	R	A	G	G	R	G	The site is <u>NOT</u> suitable for allocation for residential Development. Further discussion is need with the landowner and the NCC Highways.

Figure 7: Suitable and Not Suitable Sites

Scrooby

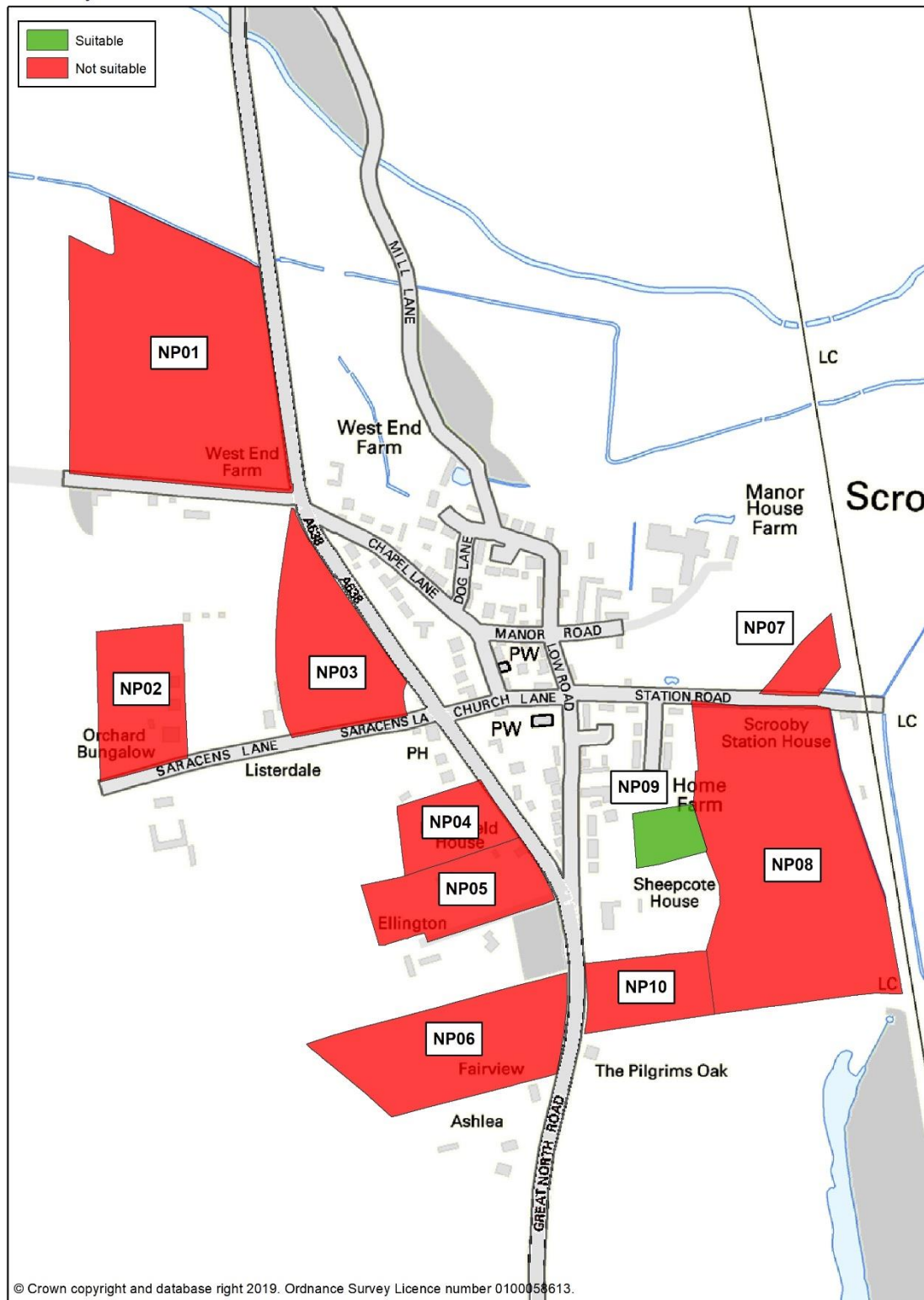
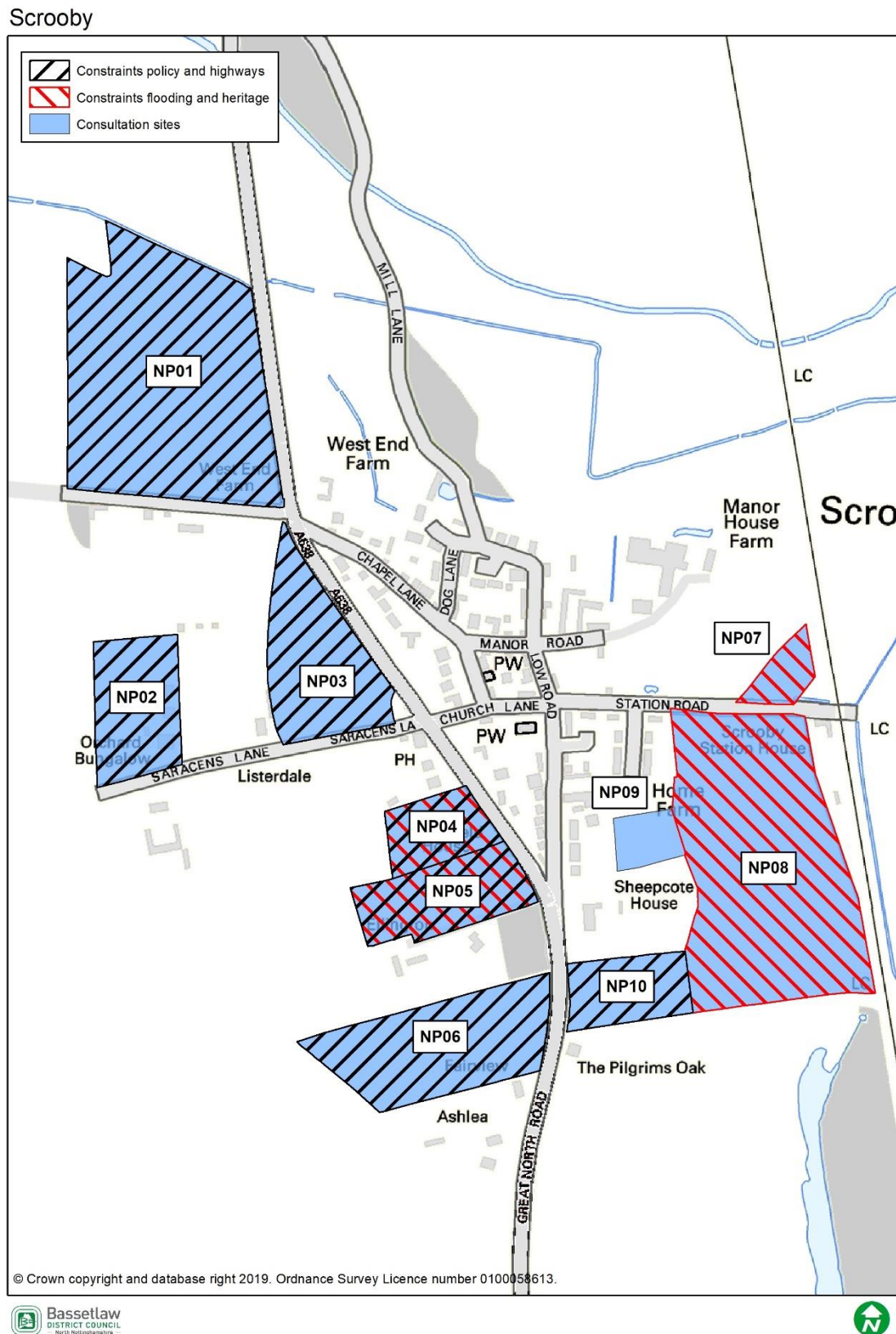


Figure 8: General Site Constraints



Site Specific Information

Consultation with Statutory Consultees

- 1.47 This document provides a desk-based assessment of all “known” planning constraints and a description in relation to the existing uses of the sites and their location. Key stakeholders will be consulted on these assessments and asked to provide comment where necessary. Once any additional information is added, the site assessments will then be finalised and shall provide the preferred sites for potential allocation in the Neighbourhood Plan. The assessments will then be made available for the public to make comment.

“Dear Consultee

Scrooby Neighbourhood Plan – Site Assessment Review.

Scrooby Parish Council is currently producing a neighbourhood plan.

A fundamental part of this process is to plan for the level of housing growth set out by the Bassetlaw Core Strategy and to allocate areas of land for residential use. It is crucial to the process that statutory agencies are provided with the earliest opportunity to comment on the potential residential allocations.

Therefore, we are inviting comments on the attached Site Assessment Review. The consultation period will run for 4 weeks concluding on Monday 26 July 2018. We would be very grateful if you could send your comments to neighbourhoodplanning@bassetlaw.gov.uk before the concluding date.

The Site Assessment Review is largely based on the approach adopted by the Bassetlaw Core Strategy. Our neighbourhood plan seeks to mould this approach into a localised version while maintaining its strategic principles and objectives.

This Review will form part of the evidence base supporting the residential allocation policies within our neighbourhood plan. As part of the site selection process within the Review we have provided a draft recommendation on the sites. Once we have received your comments on the attached Review (and those of the other key agencies consulted), the Scrooby Neighbourhood Plan Steering Group will consider the comments made and will make a decision as to which sites will be allocated for residential use within the draft (Regulation 14) neighbourhood plan.

We would be grateful if you could provide comments for each site including reference to the Constraints and Sustainability Assessment matrices provided in the Review. For example, Highways Authority – Impact on local road network and impact on highway; Education Authority – school capacity; Anglian Water – flood risk, surface water flooding, water and waste water etc.

Please be aware our neighbourhood plan as a whole will be sent to statutory bodies as part of the Regulation 14 and 16 consultations. This current consultation on the Review is being undertaken as an advanced consultation which aims to confirm a robust methodology and select the most appropriate sites for residential development within our neighbourhood plan.

I look forward to your response''

Key Agencies Consulted

- Bassetlaw District Council (Planning, Conservation and Trees);
- Nottinghamshire County Council (Highways, Environment, Minerals and Waste, Education and Health);
- Historic England;
- Natural England;
- Environment Agency;
- Anglian Water;
- Severn Trent;
- Yorkshire Water;
- The Coal Authority;
- Robin Hood Airport;
- National Grid;
- Bassetlaw Clinical Commissioning Group (NHS); and
- Local Drainage Boards.

Consultation with the Public

A public event was held in Scrooby Village Hall on the 31st October 2018 where all residents in the parish and landowners who had submitted sites into the process were invited to attend. 42 people attended the event and were asked to make comments against each site in relation to their suitability for development. Other people contacted the chair of the Neighbourhood Plan group for more information and sent across email responses to the proposed sites. In total, 36 responses were received for the proposed sites. Not all responses provided a support or objection but all did provide some information as to why they believe the site was, or was not, suitable to accommodate future development.





Results of the Consultation

Scrooby Neighbourhood Action Plan (SNAP)

Summary of "Call to Sites" Responses from 31st October 2018 Survey

Site Reference	Support	Object	% Support	Outcome
NP01	3	22	12%	R
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NP03	7	17	29%	R
NP04	13	11	54%	A
NP05	9	14	39%	R
NP06	14	12	54%	A
NP07	5	17	23%	R
NP08	4	17	19%	R
NP09	11	11	50%	A
NP10	13	12	52%	A

Site details NP01

Current use:	Agricultural field
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	5.3
Surrounding land use(s):	North – Agricultural Land East – Road South – Residential dwellings West – Agricultural Land

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

Listed Building:	There are no Listed Buildings on the site or in close proximity to the site.
Conservation Area:	The site is outside the Scrooby Conservation Area.
Other Heritage Matters:	There is a non-designated heritage asset (Kirby House) in close proximity to the site to the South.
Archaeology:	The whole site is within an identified area of archaeological interest.
Trees:	There are a few mature trees on southern boundary.

Drain

Track

6.4m

7.7m

GP

West End Farm

Wildwood

Heron House

Kirkby House

West End

Avonies

Arden

Stone Gable

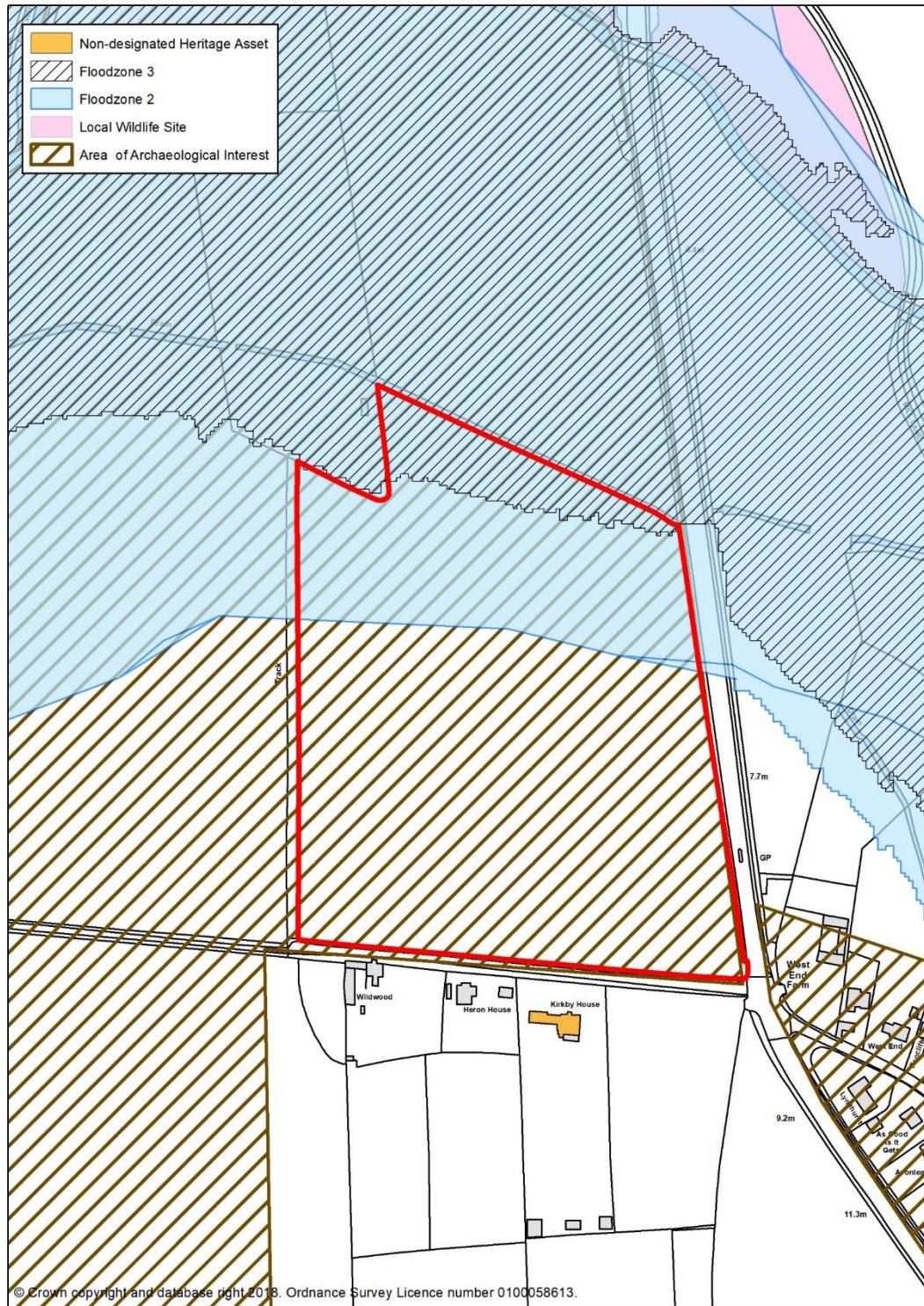
9.2m

11.3m

Rt. 175

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NP01



Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site is in the setting (opposite) of Kirkby House, regarded as a non-designated heritage asset identified in line with the Council's adopted criteria. That building exists within a plot surrounded by mature trees and is accessed via a private drive adjacent to Vicarage Lane. The mature trees help to screen the heritage asset from site NP01.

Given the level of tree screening that exists in front of Kirkby House, and the degree of separation between both sites (including the roadway, private drive/gravel parking area and boundary hedges), it is considered that development on site NP01 is unlikely to have any impact on the significance of the heritage asset. Therefore, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

Drainage comments:

The site is situated partly within flood zone 2. 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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road. However, it is unlikely that Vicarage Lane could be brought up to a safe standard to accommodate significant additional development.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application. The site's sustainability credentials are questionable being on the wrong side of the A638 from the main part of the village.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 12% supported the site NP01 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP01.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Happy for any of the sites that are suitable if the village only grows by a small amount. • Purely on the basis that I believe this site would cause least disruption to the main thoroughfare. • No objection – only suitable for small development. 	<ul style="list-style-type: none"> • Too big a piece of land to develop and getting out of Chapel Lane opposite end to Pilgrim Fathers is already an accident waiting to happen due to a blind bend. • More a concern than an objection. The junction out of the top of Chapel Lane is a difficult junction due to its visibility and is subject to increased traffic levels. • Flooding • Flooding would be a concern, plus the A638 bend is bad coming out of the village. • Development would spoil whole aspect of the village. Too large an area of the size of the village. • Out of character to the village. • Dangerous access point. • Wrong side of the village for sustainable services. • Development would be in close proximity to existing houses. • Environmentally unsound as the and is wet towards its lower end. • The site is out of the village envelope. • Negative impact on village character. • This site is remote from the village and not a sustainable location for new development.

Feedback from the public consultation event

General comments in support of the site	General comments not in support of the site
	<ul style="list-style-type: none">• Not suitable, Outside the village envelope Site has space too many houses which will overshadow the historic village. Will need significant road work development to create access, again will change the nature of the Great North Road.• Ban on building by BDC and Parish Council.• Access to road inadequate, unsafe and poor visibility.• Green belt land outside the development area of the village. Would shift the centre of the village and alter the shape. Additionally safe access issue.• Have seen flooding over the bottom 1/3 of the site and Global Warming is expected to raise sea levels higher.

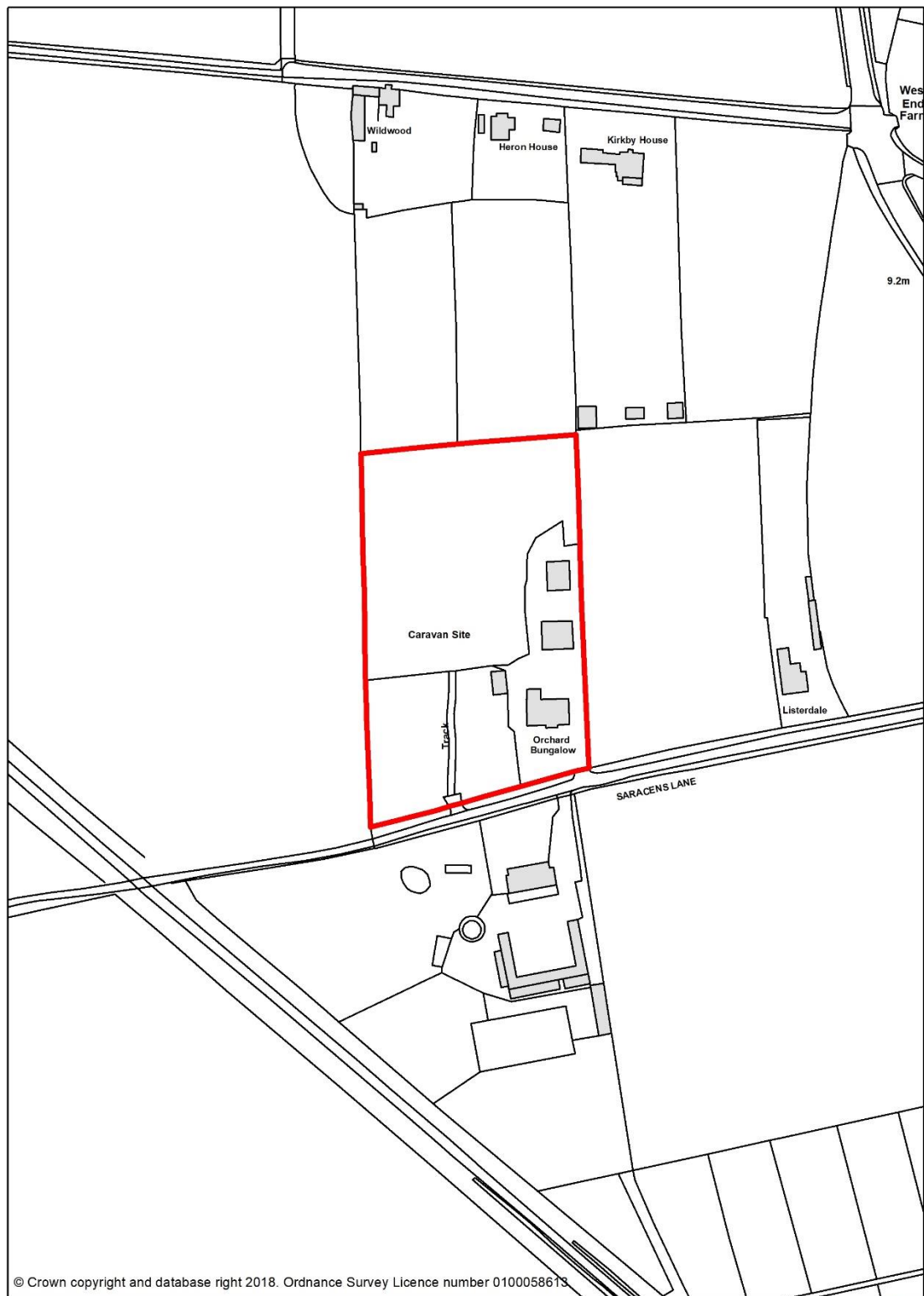
Site details NP02

Current use:	Garden/ Caravan Site
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Partly Greenfield/ Brownfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	1.3
Surrounding land use(s):	North – Paddocks/ Fields East – Field South – Water/pumping station West – Agricultural land

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

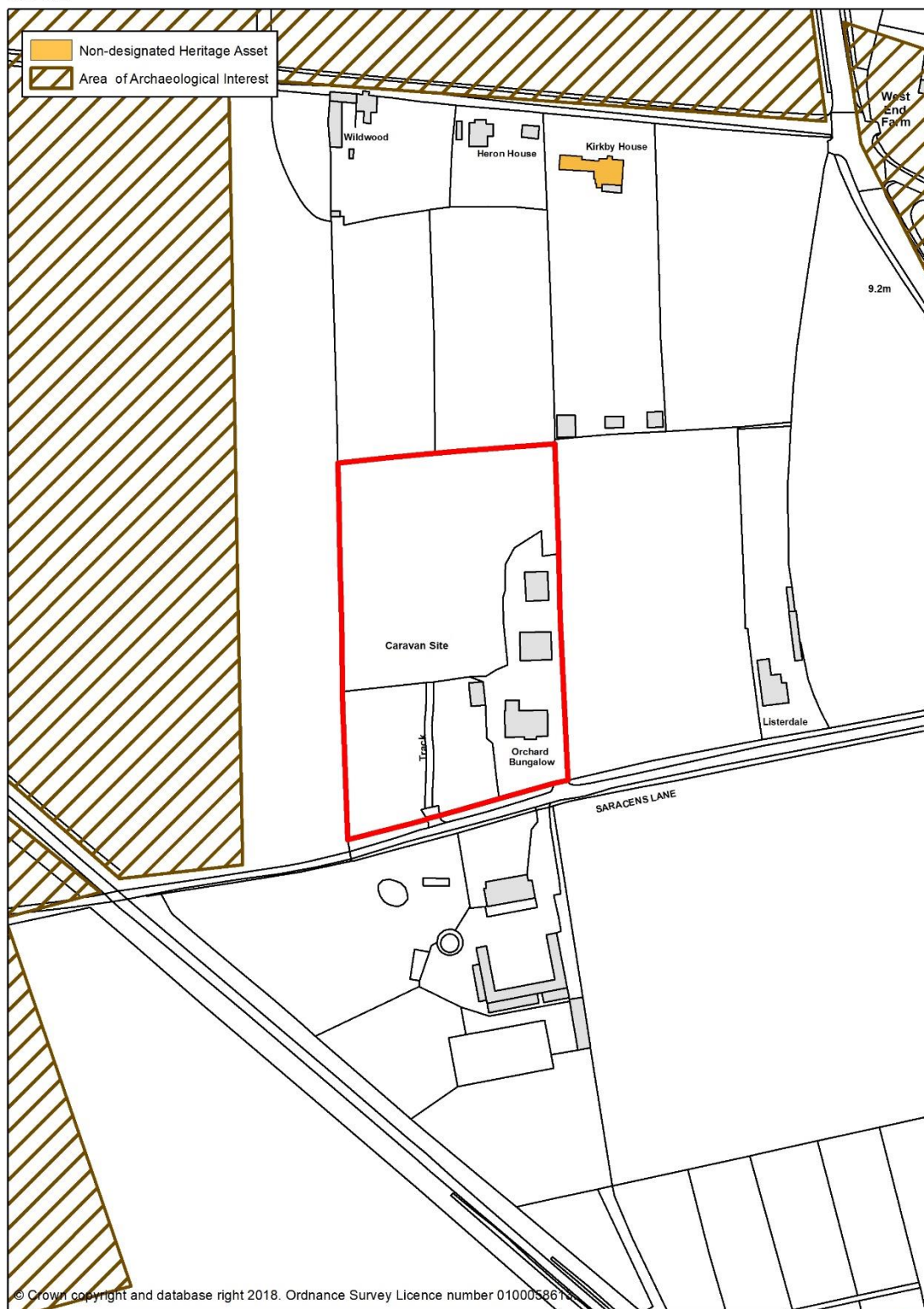
Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The site is outside the Scrooby Conservation Area
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on the site.

NP02



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NP02



Feedback from Statutory Consultees on the proposed sites

Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development.

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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Saracens Lane is not suitable to serve a residential development without being made up. It is also on the wrong side of the A638 and therefore is severed from the main conurbation, not that Scrooby offers much in the way of local amenities.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 25% supported the site NP02 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP02.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Possible site for some development. • The only amenity in the village is the pub. It is on the same side of the road. • No objection to sympathetic buildings. • This does not appear to be an excessive site, but Saracens Lane may have to be developed. • A maximum of only 1 more property should be permitted. 	<ul style="list-style-type: none"> • Access via unadopted road and is not suitable. • Poor access. • Loss of amenity for leisure • Out of character to the village. • Limited size and difficult access for development. • Not suitable. • This site is remote from the village and not a sustainable location for new development. • Not suitable, would need major investment in roadworks and access. • Ban on building by BDC and Parish Council. • Access to road inadequate, unsafe and poor visibility. • Green belt land outside the development area of the village. Would shift the centre of the village and alter the shape. Additionally, safe access issue.

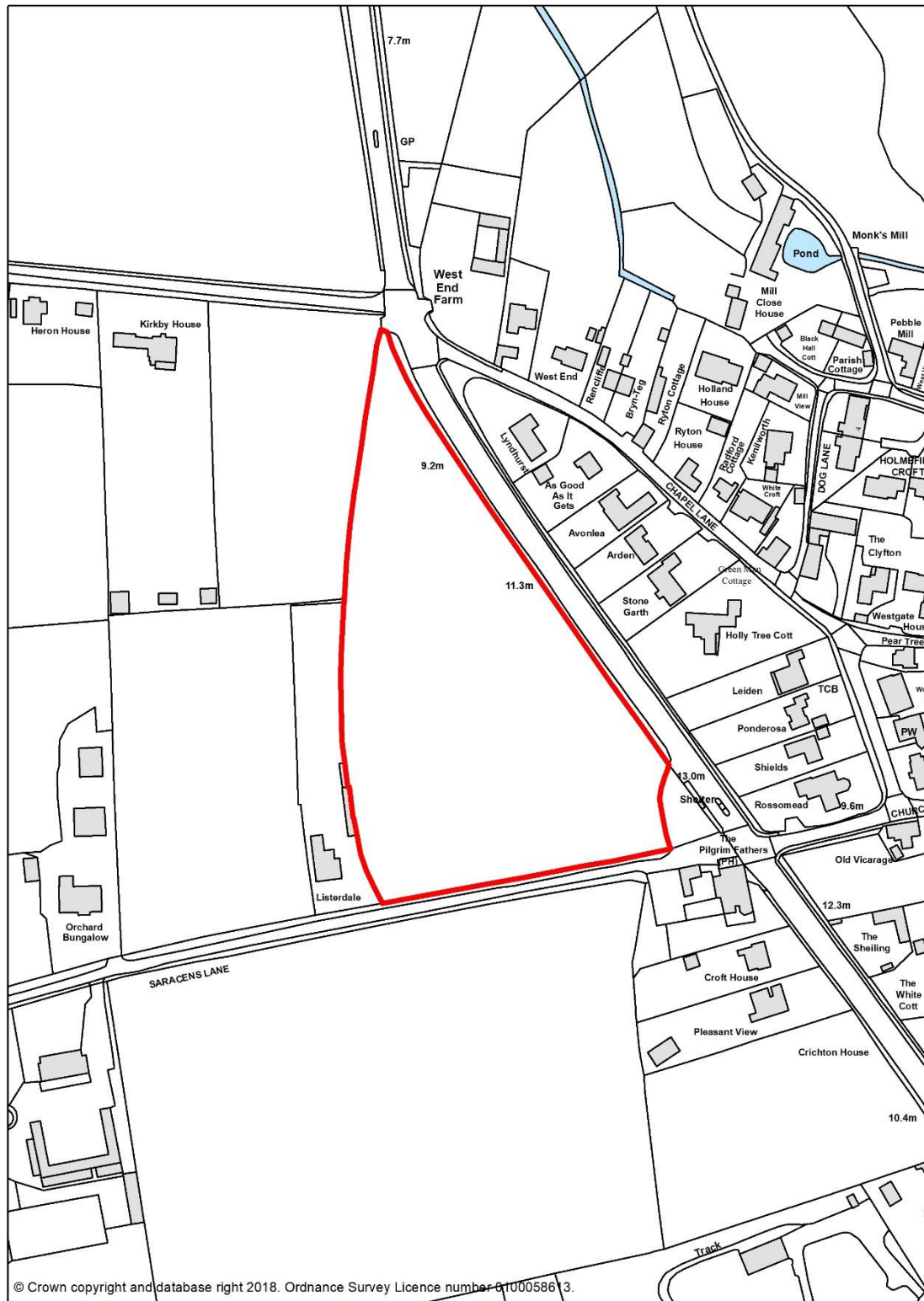
Site details NP03

Current use:	Agricultural Land
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	1.8
Surrounding land use(s):	North – Paddock/ field East – Road and Scrooby Village South – Agricultural Land and Dwelling West – Agricultural Land and Dwelling

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.
Conservation Area:	The site is outside the Scrooby Conservation Area
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on eastern boundary.

NP03

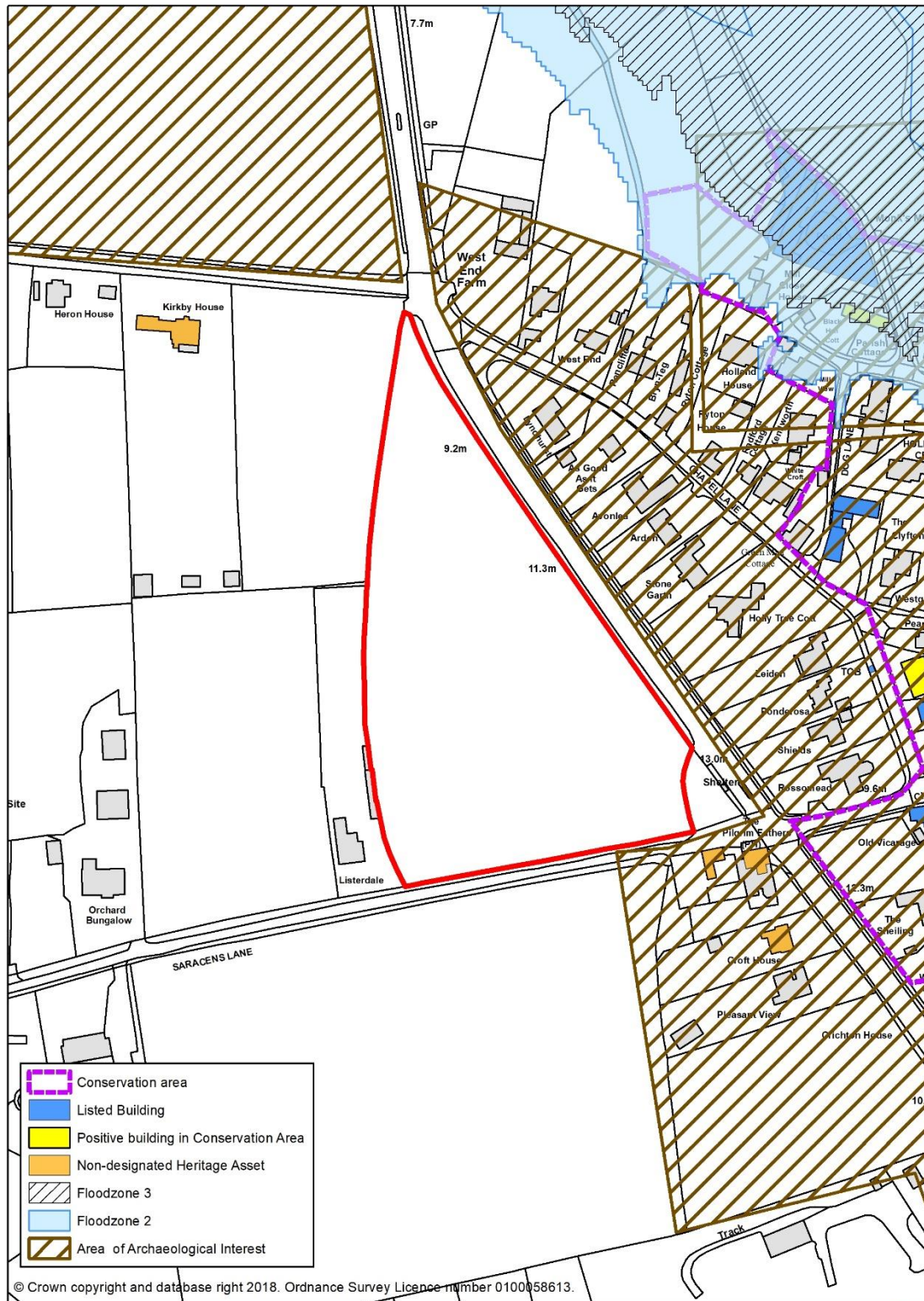


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Bassetlaw
DISTRICT COUNCIL
North Nottinghamshire



NP03



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Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site is within the setting of the Scrooby Conservation Area (opposite), St Wilfred's Church (grade II*) and the Pilgrim Fathers PH, a non-designated heritage asset. There does not appear to be a current use for the site other than occasional pasture.

Although within the setting of those heritage assets mentioned, the site itself makes limited contribution to that setting, it merely being land which is not developed on the opposite side of the former Great North Road (which by-passed the village in the mid-18th century). The site does not contribute to any important views of those assets and does not have any identifiable direct relationship to them. On this basis, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials, together with a heritage impact assessment that fully assesses the heritage impacts of the scheme.

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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road. However, it is unlikely that Saracens Lane could be brought up to a safe standard to accommodate significant additional development.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite and to minimise severance.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 29% supported the site NP03 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP03.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Happy for any of the sites that are suitable if the village only grows by a small amount. • No objection to sympathetic buildings. • Possible site pending road access. • Yes and not in favour. As a frontage plot with a line of single properties could be useful. However, that would lead to issues of access onto the main road, etc. 	<ul style="list-style-type: none"> • The junction adjoining Chapel Lane with the A638 is incredibly difficult visually to gain access to so I believe that additional traffic at this point would be problematic. • Concerned that the size and location of this site would have a major traffic impact on the main road and Saracens Lane. • Issues with access for traffic which would spoil rural aspect of the village. • Dangerous access point from main road. • Traffic conflict on an already busy road. • Development on this site would have a huge detrimental visual impact being so open. • Dangerous access issues from the Great North Road. • Wrong side of the road to the main village. • Yes and not in favour. As a frontage plot with a line of single properties could be useful. However, that would lead to issues of access onto the main road, etc.

Feedback from the public consultation event

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">This site is sustainably located in the centre of the village and well related to the existing built up area. The site is contained from distant views with well-defined boundaries in the form of mature trees and hedgerows, roads and existing residential properties that will prevent sprawl and create a long term, defensible edge to the village. The land is developable in its entirety, allowing a high-quality housing scheme to be designed whilst maintaining areas of accessible openspace and protecting the local character and heritage of Scrooby. As recognised by the Council's Conservation Officer, the site does not form part of any important views around, to or from nearby heritage assets or the designated Conservation Area. The site has a straight frontage allowing clear sight lines and safe vehicular access. Great North Road also benefits from lit footpaths which the site can link into and bus stops in close proximity providing a sustainable transport option.	<ul style="list-style-type: none">Ban on building by BDC and Parish Council.Access to road inadequate, unsafe and poor visibility.Green belt land outside the development area of the village. Would shift the centre of the village and alter the shape. Additionally safe access issue.

Site details NP04

Current use:	Paddock/ Field
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	0.74
Surrounding land use(s):	North – Dwelling
	East – Road and Scrooby Village
	South – Dwelling
	West – Agricultural Land

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.
Conservation Area:	The site is outside the Scrooby Conservation Area.
Other Heritage Matters:	There are non-designated heritage assets (Northfield House) close to the site.
Archaeology:	The whole site is within an identified area of archaeological interest.
Trees:	There are a few mature trees on eastern boundary.

NP04



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Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site is in the setting of the Scrooby Conservation Area (opposite), St Wilfred's Church (grade II*) and the adjacent non-designated heritage asset Northfield House. The site is field used for pasture and straw, with mature hedging around the side and rear boundaries (the front boundary is somewhat sparse). As with NP03, this is an undeveloped site on the opposite side of the Great North Road.

The site itself makes a limited contribution to the setting of those heritage assets, not forming part of any important views around, to or from those assets. On this basis, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials, together with a heritage impact assessment that fully assesses the heritage impacts of the scheme.

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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption this would cause to the free flow of traffic on a distributor road. Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite and to minimise severance.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, 54% supported the site NP04 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP04.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Subject to suitable development in line with the village. • The only amenity in the village is the pub and this site is on the same side. • Ok for a very limited number of houses. • No objection to sympathetic building. • Ok if no disruptive access can be achieved from Great North Road. • Only suitable as frontage infill, would impinge on the neighbouring properties. Lies in an area of Archeological interest which might only be found if developed. Again a big issue for access onto the main road. • This site sits within the built up area of the village and is contained from distant views with well-defined boundaries in the form of mature hedgerows and existing residential properties. As recognised by the Council's Conservation Officer, the site does not form part of any important views around, to or from nearby heritage assets or the designated Conservation Area. The site has a straight frontage allowing clear sight lines and safe vehicular access. Great North Road also benefits from lit footpaths which the site can link into and bus stops in close proximity providing a sustainable transport option. 	<ul style="list-style-type: none"> • Poor access. • Traffic conflict on an already busy road. • Overshadowing, overlooking and loss of privacy to neighbouring properties. • Traffic, access road on to main road would cause a problem. • Bad bend accidents occur coming round from Northfield House. • Blind bend. • Only suitable as frontage infill, would impinge on the neighbouring properties. Lies in an area of Archeological interest which might only be found if developed. Again, a big issue for access onto the main road. •

Feedback from the public consultation event

General comments in support of the site	General comments not in support of the site
	<ul style="list-style-type: none">• Ban on building by BDC and Parish Council.• Access to road inadequate, unsafe and poor visibility.• Green belt land outside the development area of the village. Would shift the centre of the village and alter the shape. Additionally safe access issue.

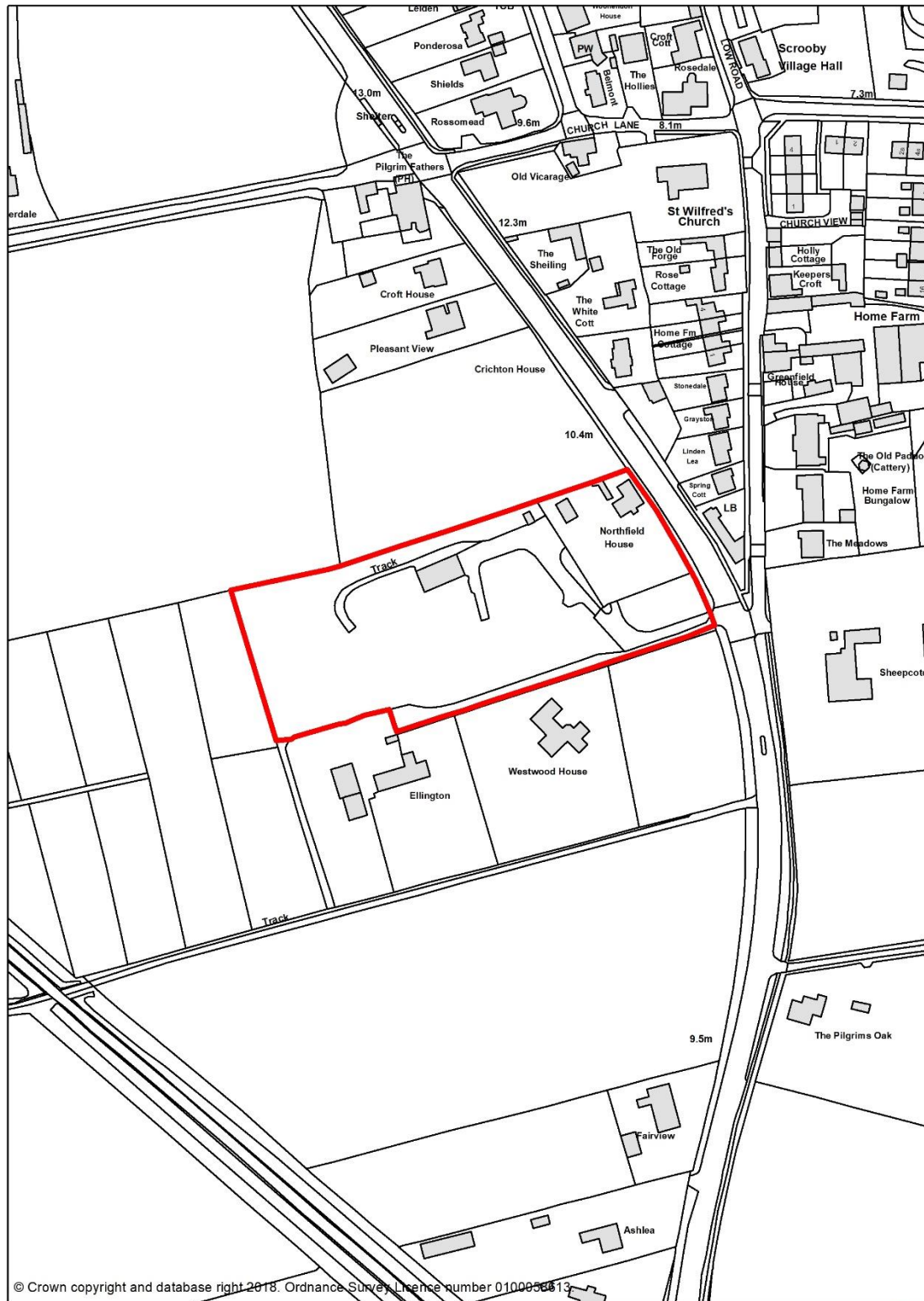
Site details NP05

Current use:	Garden/ Paddock/ Dwelling and associated buildings
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Brownfield/ Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	1.28
Surrounding land use(s):	North – Paddock/Field East – Road and Scrooby Village South – Paddock/Dwellings West – Fields

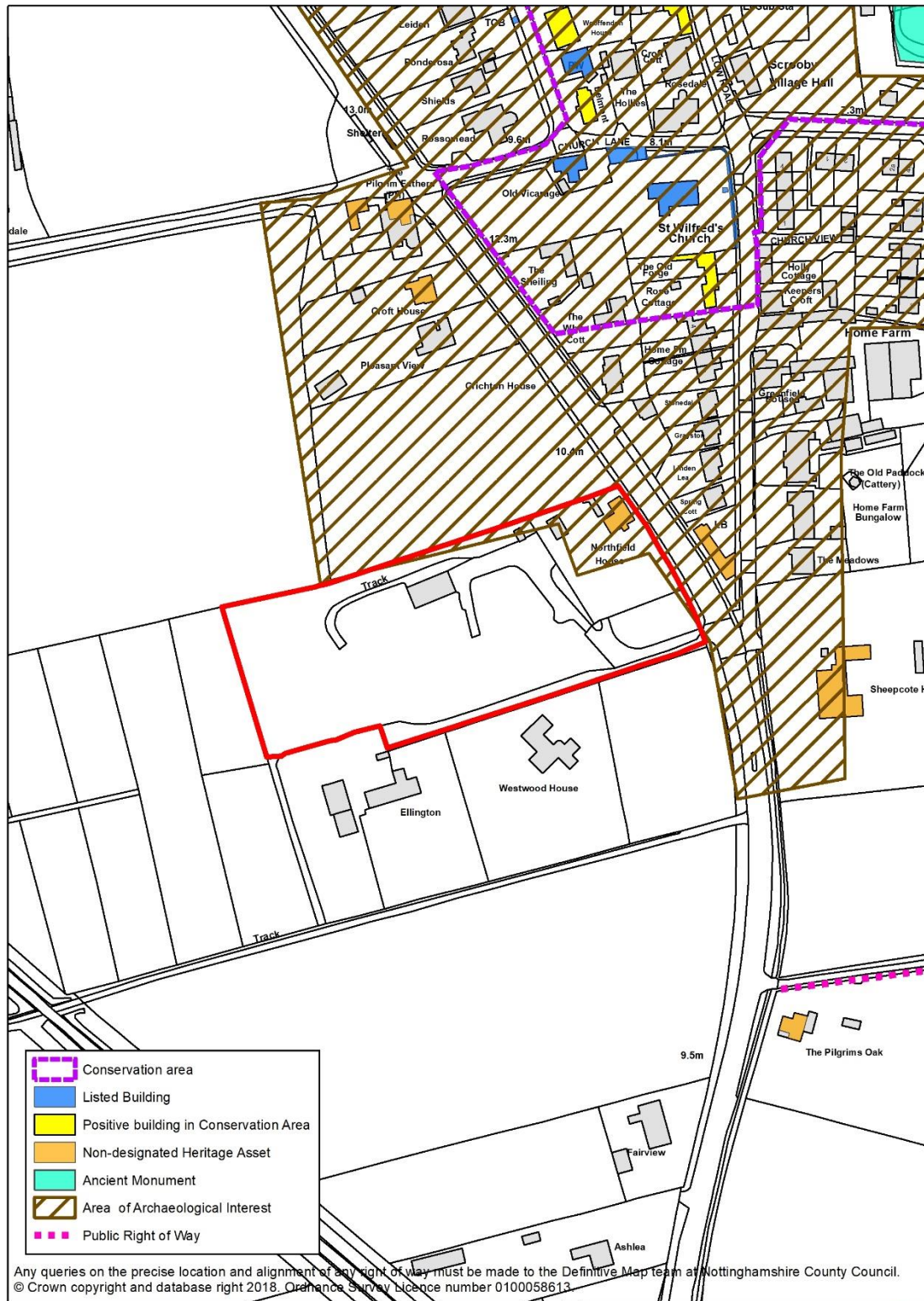
These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The site is outside the Scrooby Conservation Area
Other Heritage Matters:	There is a non-designated heritage asset (Northfield House) on the site.
Archaeology:	Part of the site is within an identified area of archaeological interest.
Trees:	There are a few mature trees on eastern and Northern boundary.

NP05



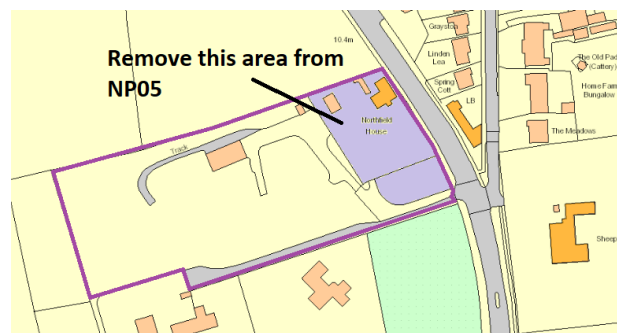
NP05



Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site contains Northfield House, a non-designated heritage asset identified in line with the Council's approved criteria, together with its garden and land to the rear. Conservation would likely object to any development that would unduly harm the significance or setting of the heritage asset. For this reason, it is suggested that the land shaded on the map below be removed from this proposal.



With regard to the remainder of the site, although within the heritage asset's setting, Conservation would have no concerns to the principle of development here, subject to a suitable layout, scale, design and materials, in addition to the retention of mature trees and hedges at the front (east) and side (south) of 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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Creating adequate visibility splays onto the A638 is likely to be an issue due to the road alignment. The site would be better served through NP04.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 39% supported the site NP05 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP05.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• Agree that the shaded area is not included and traffic and services through NP04.• No objection to sympathetic building.• Only if it uses the existing driveway.• Subject to suitable development in line with village heritage and character.• Potentially suitable although access could be an issue onto the main road.• Possible, pending road access.	<ul style="list-style-type: none">• Would require new access as the present one is on a blind bend.• Access is an issue.• Unsuitable due to heritage issues and a difficult site to access.• Out of character with the village.• Traffic conflict with village access.• Not in favour, affects (spoils) the non-designated-heritage asset in front of it. Would need significant road works to enable safe flow of traffic onto the main road.• Ban on building by BDC and Parish Council.• Access to road inadequate, unsafe and poor visibility.• Green belt land outside the development area of the village. Would shift the centre of the village and alter the shape. Additionally safe access issue.

Site details NP06

Current use:	Field
Site Availability:	Site is considered available by the Landowner
Previous use:	Agricultural
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	2.2
Surrounding land use(s):	North – Paddock/ Dwelling East – Road and Paddock South – Paddock/ Dwelling West – Railway Line

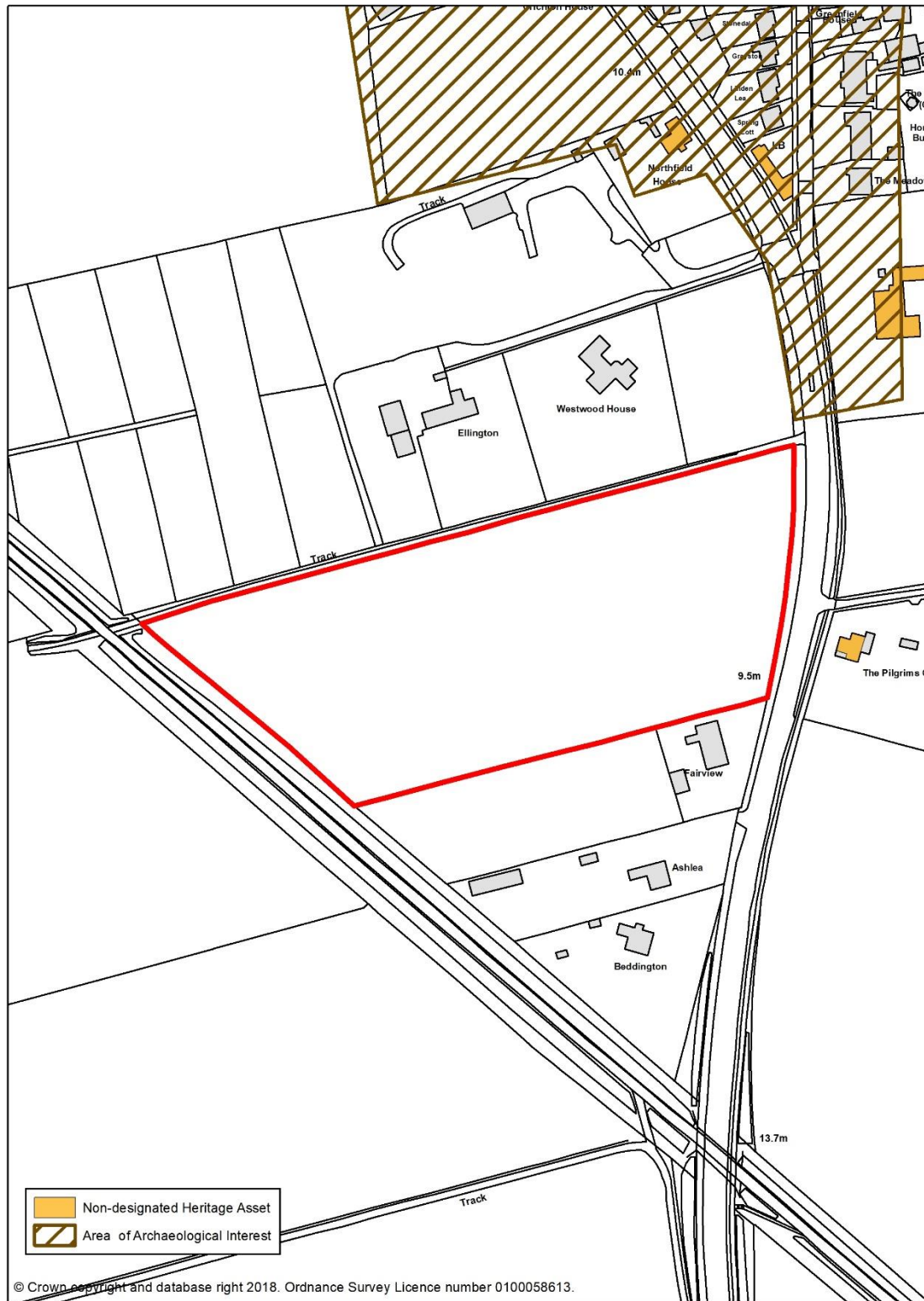
These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The site is outside the Scrooby Conservation Area
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on Eastern and Northern boundary.

NP06



NP06



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Feedback from Statutory Consultees on the proposed sites

Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development.

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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.

The site's sustainability credentials are questionable being on the wrong side of the A638 from the main part of the village.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, 54% supported the site NP06 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP06.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Possible pending road access. • A small development along frontage, would have a minimal impact on the village. • Subject to suitable development in line with the village heritage and character. • If the building line was kept and didn't block the neighbours outlook. • Ok for limited development. • No objection to sympathetic building. • Purely on the basis that I believe this site would cause least disruption to the main thoroughfare. • This would remain a less invasive site to the existing community but traffic still a concern. 	<ul style="list-style-type: none"> • Potential access problems with quarry traffic and a bridleway opposite. • Traffic and access issues. • Very dangerous for traffic to join the A638 being on a bend. • NOT in favour. This seems the most obvious site as it is self contained. However, it is outside of the village boundary and if built as a multi-house development or a frontage for 2/3 properties there is and has been potential for serious traffic incidents on the approach to the bend. Exit will be blind from the south and the road is not large enough to put in a correct entry/exit means. • NOT suitable, on a serious flood plain with known issues. Additionally, at the side of a historical site / asset which is the mainstay of the Scrooby parish's history. Only possible as a single property designed to fall into the history which would not draw in youngsters or social housing. • Not suitable: Not counting the potential for constant flooding and it's proven track record. This site is huge and would create housing which would swamp the village overnight. It would exceed any requirement for the next 100 years. Access to a road and the main road would be horrendous, Station Road is too narrow and so is going north or south along Low Road.

Feedback from the public consultation event

General comments in support of the site	General comments not in support of the site
	<ul style="list-style-type: none">• NOT suitable, on a serious flood plain with known issues. Additionally at the side of a historical site / asset which is the mainstay of the Scrooby parish's history. Only possible as a single property designed to fall into the history which would not draw in youngsters or social housing.• NOT in favour. This seems the most obvious site as it is self contained. However, it is outside of the village boundary and if built as a multi-house development or a frontage for 2/3 properties there is and has been potential for serious traffic incidents on the approach to the bend. Exit will be blind from the south and the road is not large enough to put in a correct entry/exit means.• Ban on building by BDC and Parish Council.• Outside the village envelope, access to road inadequate, unsafe and poor visibility.• Green belt land outside of the development area of the village. Would sift the centre of the village and alter the shape. Additionally, safe access issue.

Site details NP07

Current use:	Open grassland
Site Availability:	Site is considered available by the Landowner
Previous use:	None known
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	0.3
Surrounding land use(s):	North – Archaeological site
	East – Railway Line
	South – Road and Fields
	West – Archaeological site

These are the relevant designations/constraints that may affect the suitability of the site	
Listed Building:	There are Listed Buildings in close proximity to the site.
Conservation Area:	The site is within the Conservation Area of Scrooby.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	The whole site is within an identified area of archaeological interest.
Trees:	There are a few mature trees on the site.

The map illustrates the Scrooby area, with a proposed development site highlighted in red. The site is located between Station Road to the west and a railway track to the east. Key features include Manor House Farm, Scrooby Palace (site of), Scrooby Station, and various ponds and drains. The map also shows surrounding roads like Mayflower Avenue and nearby locations like Ing's Bank.

Labels on the map include:

- MP 146.0
- Pond
- Manor House Farm
- Scrooby Palace (site of)
- Scrooby
- Pond
- STATION ROAD
- 4.6m
- Drain
- Scrooby Station Ho
- SL
- 4.4m
- Drains
- Pond
- Drain
- Track
- Ing's Bank
- Mayflower Avenue
- Old Padlock Cattery
- me Farm
- ungalow
- owns

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The map displays the Scrooby Station area, including the station building, tracks, and surrounding land. Key features include:

- Conservation area:** Indicated by a purple dashed line.
- Listed Building:** Scrooby Palace (Grade II), shown in blue.
- Floodzone 3:** Shaded in light blue.
- Floodzone 2:** Shaded in light blue.
- Ancient Monument:** Scrooby Palace (Grade II), shown in green.
- Area of Archaeological Interest:** Shaded in brown with diagonal lines.

Other labels on the map include: Scrooby Station, Scrooby Palace (Grade II), Scrooby, Station Road, Drain, Pond, and Farm.

Any queries on the precise location and alignment of any right of way must be made to the Definitive Map team at Nottinghamshire County Council.
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Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site is within the Scrooby Conservation Area, is within the immediate setting of the former site of the Bishop's Palace (a Scheduled Ancient Monument) and in the setting of Scrooby Manor Farm (grade II listed).

This site immediately adjoins the Scheduled Ancient Monument and contributes considerably to its setting, being an important open space buffer around that part of the Scheduled Ancient Monument, helping to reinforce its rural character. The site is also slightly elevated from the Scheduled Ancient Monument. Finally, the site is likely to have considerable archaeological potential given the proximity to the scheduled earthworks (I would defer to a qualified Archaeologist on this matter).

With the above in mind, Conservation would likely object to development on this site, for the reasons above.

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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Not ideal due to the width of Station Road towards the eastern end but may be suitable for a single dwelling subject to localised road widening.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 23% supported the site NP07 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP07.

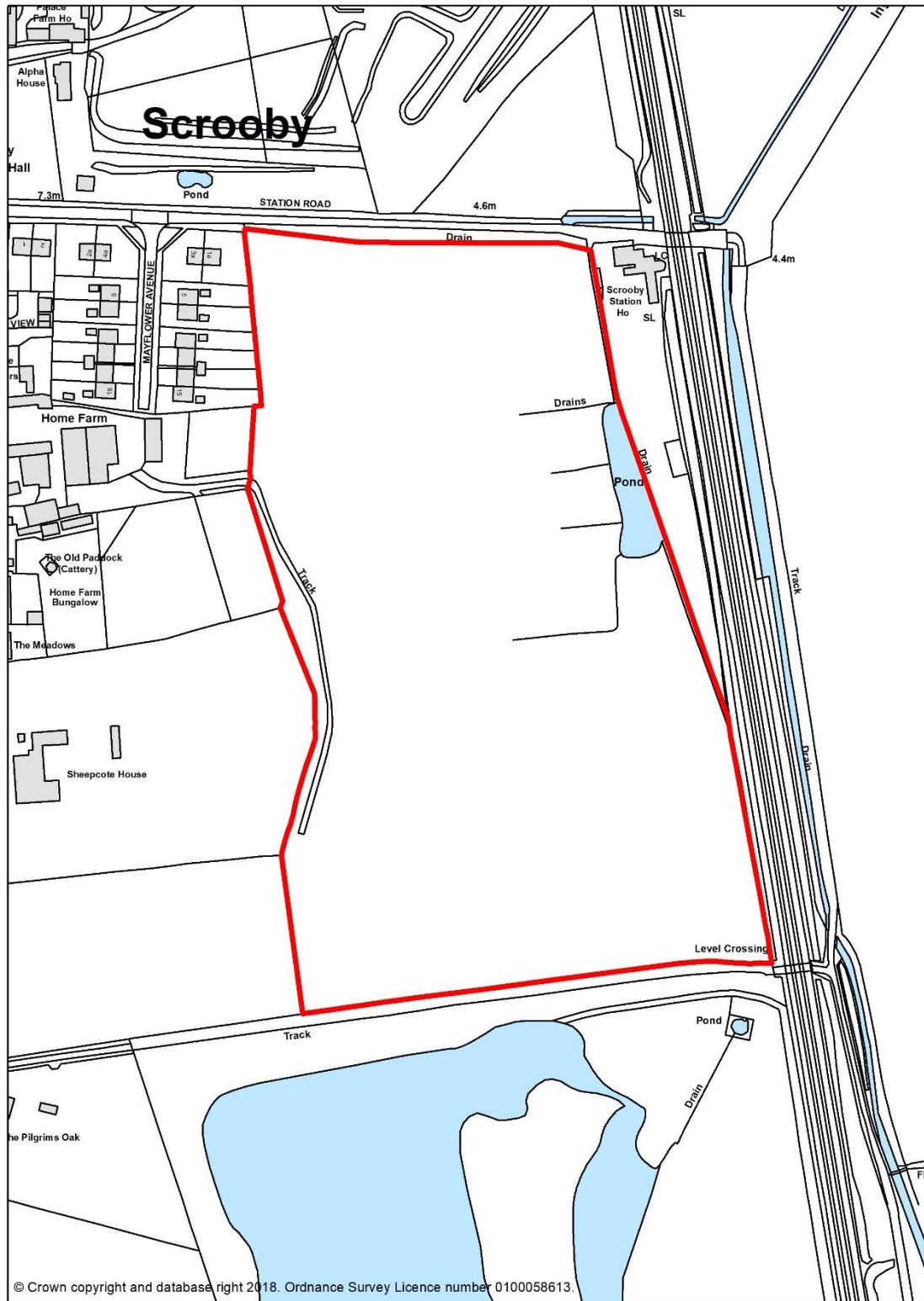
General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none">• The constraints affecting this site are acknowledged. However, if a preferred site, our client (the landowner) would be happy to investigate mitigation measures and make the site available for development.• Subject to suitable development in line with village character.• No objection – only note would be suitable for small development.	<ul style="list-style-type: none">• NOT suitable, on a serious flood plain with known issues. Additionally, at the side of a historical site / asset which is the mainstay of the Scrooby parish's history. Only possible as a single property designed to fall into the history which would not draw in youngsters or social housing.• Change the character of the village too much.• Subject to regular flooding.• Prone to flooding.• Impact on the historic moat and earthworks and subject to flooding.• Flood up to 4ft of water.• This site would be detrimental to nature of Scrooby village and the surrounding buildings.• Poor Land.• Flood Risk.• Flood Land and Heritage Site.• Flooding at the back of Mayflower Avenue and Station Road and access.• Floods, roads not suitable.• Could be liable to flooding.• British Rail own the bottom of station road and site floods.

Site details NP08

Current use:	Fields
Site Availability:	Site is considered available by the Landowner
Previous use:	Equestrian
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	5.1
Surrounding land use(s):	North – Archaeological site/ grassland East – Railway Line South – Former Gravel extraction site West – Dwellings and paddocks

These are the relevant designations/constraints that may affect the suitability of the site	
Listed Building:	There are some Listed Buildings in close proximity to the site.
Conservation Area:	Directly adjoining the Conservation Area of Scrooby.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	Part of the site is within an identified area of archaeological interest.
Trees:	There are a few mature trees on the site.

NP08



[illegible]

Feedback from Statutory Consultees on the proposed sites

Conservation comments:

This site is in the setting of the Scrooby Conservation Area and the former Bishop's Palace Scheduled Ancient Monument. The site affords views over the wider countryside, which form an important part of the setting of the Conservation Area and Scheduled Ancient Monument. With this in mind, Conservation would likely object to the principle of development on this 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.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Station Road would have to be widened such that it was to modern standards from a point passed Mayflower Avenue (5.5m carriageway, 2.0m footway development side, at least a 0.6m margin opposite if no development). It is not clear as to whether this is possible due to land constraints. Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application. Access should be safeguarded to site NP10 so a connection could be provided through to the A638.

Nottinghamshire County Council Minerals and Waste Comments:

In terms of the sand and gravel safeguarding, NP08 and some of NP10 fall within the safeguarding area identified, however given the proximity to the existing built up area it is unlikely that you could meaningfully work any of the sand and gravel as a stand-alone quarry once suitable standoffs etc were put in place. However it would be useful if the neighbourhood plan made reference to the fact that sand and gravel lies beneath the development areas, and that the developers (through the planning application process) should consider the potential for prior extraction or that discussions are undertaken with nearby mineral operators to make the best use of any 'waste' sand and gravels generated from the development such as from excavating foundations or sewers etc . In this area there are a number of mineral operators close by such as Rotherham Sand and Gravel and so there could be potential for sand and gravel to be easily and quickly transported to their processing plant rather than simply disposing the sand and gravel.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, only 19% supported the site NP08 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP08.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • No objection – only note would be small development. • No objection to sympathetic buildings. • Subject to suitable development in line with village character. • May count as a conversion from existing farm buildings. • If building is required, it is a better size. • Possible as an infill plot only where it is needed. 	<ul style="list-style-type: none"> • This area would need considerable development for access from Great North Road and destroy the current aspect. • Flood land/ risk. • Poor access. • Not suitable due to heritage and flooding problems. • Site is too big. • Wash land. Not suitable for building. • It would have an impact on the local wildlife. • Flooding issues and poor access. • Floods up to 5ft in water. • Not suitable: Not counting the potential for constant flooding and it's proven track record. This site is huge and would create housing which would swamp the village overnight. It would exceed any requirement for the next 100 years. Access to a road and the main road would be horrendous, Station Road is too narrow and so is going north or south along Low Road. • The site is in a flood risk zone and its development would have a detrimental impact on the setting of the Conservation Area and a Scheduled Ancient Monument. • Change the character of the village too much. • Subject to regular flooding. • Prone to flooding. • Impact on the historic moat and

Feedback from the public consultation event

General comments in support of the site	General comments not in support of the site
	<ul style="list-style-type: none">• Change the character of the village too much.• Subject to regular flooding.• Prone to flooding.• Impact on the historic moat and earthworks and subject to flooding

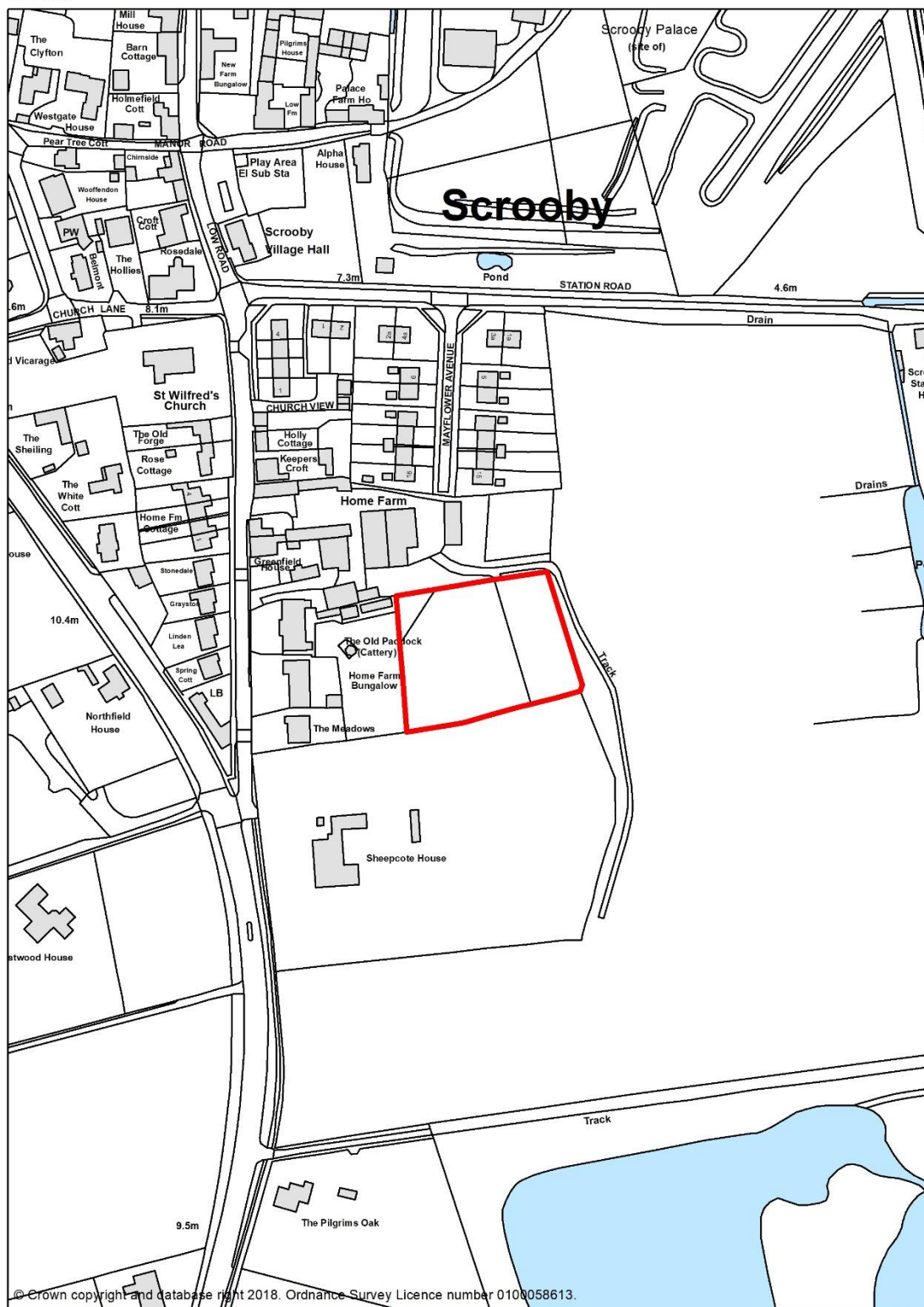
Site details NP09

Current use:	Paddock
Site Availability:	Site is considered available by the Landowner
Previous use:	Equestrian
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	0.07
Surrounding land use(s):	North – Farm buildings East – Field South – Dwelling and garden West – Farm buildings and dwellings

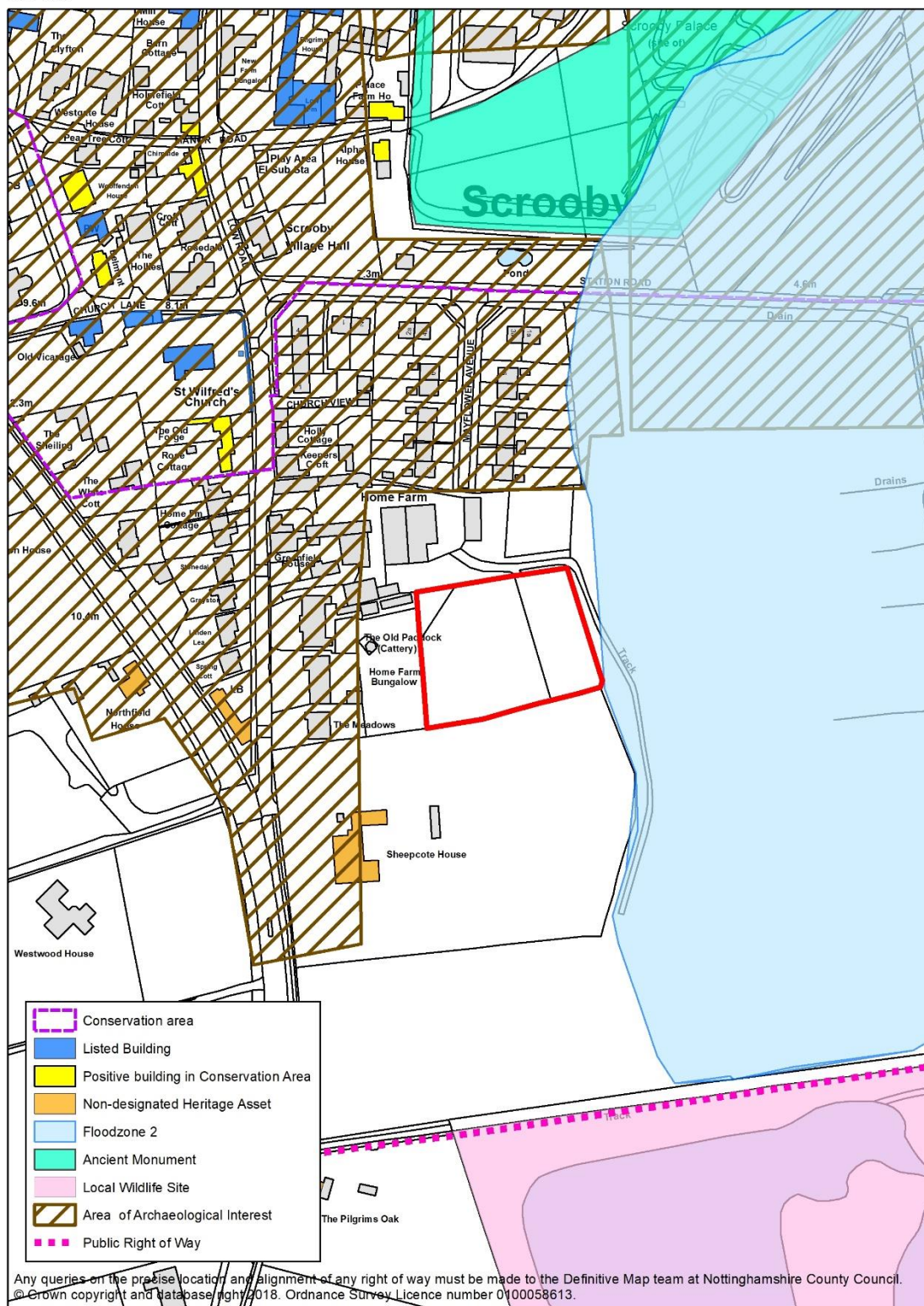
These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The site is not located within the Conservation Area of Scrooby.
Other Heritage Matters:	There are some non-designated heritage assets in close proximity to the site.
Archaeology:	The whole site is not within an identified area of archaeological interest.
Trees:	There are a few mature trees on the site.

NP09



NP09



Feedback from Statutory Consultees on the proposed sites

Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

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 runoff and designed in line with Environment Agency requirements.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

It is not clear how the site would be accessed unless NP08 were to come forward. Access through Home Farm would not be acceptable due to the substandard level of visibility that would be available onto Low Road.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, 50% supported the site NP09 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP09.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • Development would have minimal impact. However, access could be an issue. • Subject to suitable development in line with village character. • No objection only note would be small development. • No objection to sympathetic buildings. • May count as a conversion from existing farm buildings. • If building is required, it is a better size. • Possible as an infill plot only where it is needed. 	<ul style="list-style-type: none"> • Access would depend on other proposals being offered. • Don't want more traffic through the village. Station Road is not wide enough, and it floods. • Access onto narrow village road. • Flooding, heritage and access issues. • Unsuitable due to lack of access. • This area would need considerable development for access from the Great North Road and destroy the current aspect. • Unsuitable, whilst flooding is not an issue the access to any form of connecting road is most certainly a huge issue. Access could not be through Home Farm but maybe with agreement through the Barn to Mayflower Avenue, but that could only ever be for 1 or 2 properties. • This site is too small to make a worthwhile contribution to the housing supply and mix needed for the village and does not appear to have suitable access. • Change the character of the village too much.

Site details NP10

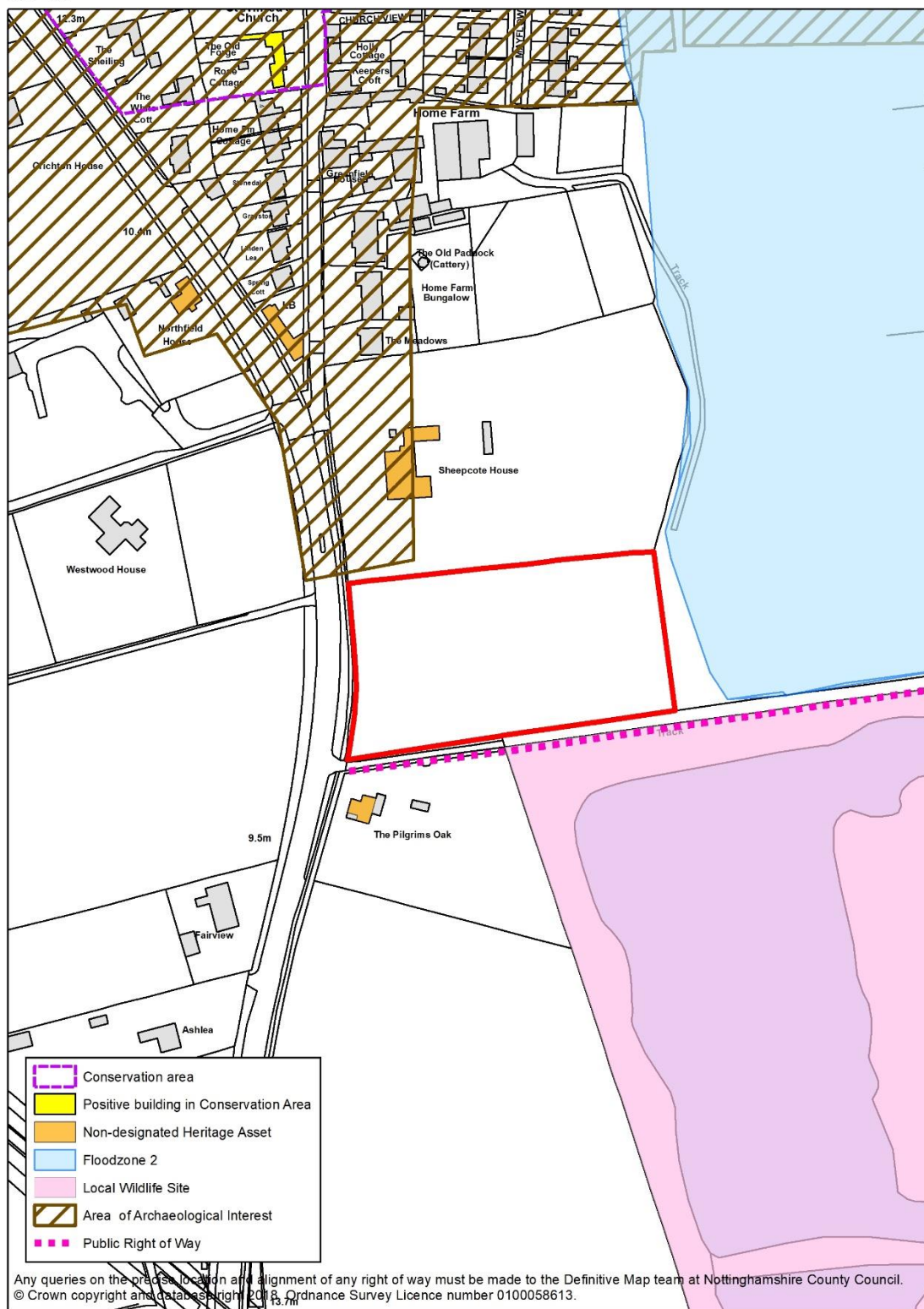
Current use:	Field/ Paddock
Site Availability:	Site is considered available by the Landowner
Previous use:	Equestrian
Brownfield/ Greenfield:	Greenfield
Current status within the Core Strategy:	Located within open Countryside Policy CS9 and DM1
Site Area (Ha):	0.9
Surrounding land use(s):	North – Dwelling and Garden East – Field South – Dwelling and former gravel extraction West – Road and field

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.
Conservation Area:	The site is not located within the Conservation Area of Scrooby.
Other Heritage Matters:	There are some non-designated heritage assets in close proximity to the site.
Archaeology:	The site is adjacent to an identified area of archaeological interest.
Trees:	There are a few mature trees on the western boundary.

NP10



NP10



Feedback from Statutory Consultees on the proposed sites

Conservation comments:

The site is located between two non-designated heritage assets, namely Sheepcote House and Pilgrims Oak. Notwithstanding this location, the setting of those assets is somewhat limited to their immediate curtilages, both being surrounded by trees and hedges. With this in mind, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

Flooding comments:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road. Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. A footway would be required on the A638 linking the site to the existing footway at the junction of Low Road. Levels could be challenging. Access should be safeguarded to site NP08 so a connection could be provided through to an improved Station Road.

Nottinghamshire County Council Minerals and Waste Comments:

In terms of the sand and gravel safeguarding, NP08 and some of NP10 fall within the safeguarding area identified, however given the proximity to the existing built up area it is unlikely that you could meaningfully work any of the sand and gravel as a stand-alone quarry once suitable standoffs etc were put in place. However it would be useful if the neighbourhood plan made reference to the fact that sand and gravel lies beneath the development areas, and that the developers (through the planning application process) should consider the potential for prior extraction or that discussions are undertaken with nearby mineral operators to make the best use of any 'waste' sand and gravels generated from the development such as from excavating foundations or sewers etc. In this area there are a number of mineral operators close by such as Rotherham Sand and Gravel and so there could be potential for sand and gravel to be easily and quickly transported to their processing plant rather than simply disposing the sand and gravel.

Feedback from the Public Consultation

Feedback from the public consultation event

The feedback from the public consultation concluded that out of the people who responded, 52% supported the site NP10 being included as an allocation within the Neighbourhood Plan. Below are some extracts from the public's general comments on site NP10.

General comments in support of the site	General comments not in support of the site
<ul style="list-style-type: none"> • This site would create the least congestion to the village. However, it will impact on traffic on the Great North Road. • Subject to suitable development in line with village character. • Potential for small development without being too detrimental to village character. • Possibilities depending on access to the site. • Potentially ok for development although access issues for construction and development. • If access solved suitable for housing without affecting the village. • No objection only note would be small development. • No objection to sympathetic development. • Yes and not in favour. A) Outside of the village envelope but could be considered Infill. However, B) access to the Great North Road is major issue again, it is on a bend (opposite site NP06) and is in fact significantly lower than the main road. It rises sharply as it meets the existing footpath which is some 3 feet lower than then road. 	<ul style="list-style-type: none"> • This area would need considerable development for access from the Great North Road and destroy the current aspect. • Flooding, heritage and access issues. • Highway problem. • Access to the site from A638 gives problems. • Don't want more traffic through the village. It would also have a negative impact on local roads and wildlife site. • Concerned about access as it is on a bad bend on the A638 and there is an island in place. • Access to busy road, potential obstruction to the bridleway. • Yes and not in favour. A) Outside of the village envelope but could be considered Infill. However, B) access to the Great North Road is major issue again, it is on a bend (opposite site NP06) and is in fact significantly lower than the main road. It rises sharply as it meets the existing footpath which is some 3 feet lower than then road. • The site is outside the built-up area of the village and not a sustainable location for new development. The site is on a bend in the road and it would be difficult to achieve suitable sight lines for safe vehicular access.