



**Site Selection Methodology  
Bassetlaw Local Plan (2018 – 2037)**

January 2020

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## **1.0 Introduction**

- 1.1 Bassetlaw District Council is preparing a new Local Plan to guide development in the District to 2037. This paper provides a review of how the Council has selected potential development sites for inclusion in the Local Plan.
- 1.2 When preparing local plans, the Council should objectively filter and then assess sites that are being considered for allocation for development taking into account a wide range of factors to guide choices over site allocations. An objective and transparent method for assessing sites should be developed to provide a clear audit trail to support the site allocations. This should include reasons why sites were selected or rejected as allocations.
- 1.3 This paper sets out the site selection methodology being used to assess sites for allocation in the Bassetlaw Local Plan. The methodology is being used to assess the following types of site allocations:
  - a) Housing Sites – allocated for residential development;
  - b) Employment Sites – allocated for employment development;
  - c) Mixed Use Sites – allocated for mixed use development;

Gypsy & Traveller and Travelling Show Person Sites will be considered separately in the Gypsy and Traveller and Travelling Showpeople Assessment.
- 1.4 The Plan may also designate sites as safeguarded land. These sites will be assessed using the site selection methodology. As a result, some sites put forward to the Council for a specific use may be designated in the Plan as safeguarded land, alongside sites proposed for a specific designation.
- 1.5 The site selection methodology brings together information from a range of sources and relies on information from a number of bodies – including the development industry, statutory agencies and infrastructure providers.

## **2.0 Policy context**

### **National Planning Policy Framework (NPPF)**

- 2.1 Local Plans should be prepared in accordance with the NPPF to provide a positive vision for the future, to include an overarching framework for addressing housing needs and other economic, social and environmental priorities. Within the Local Plan, strategic policies should set out an overall strategy for the pattern, scale and quality of development, which includes making adequate provision for housing and employment.
- 2.2 Further to the publication of the NPPF the Council has extended the plan period to ‘look ahead over a minimum 15 year period from adoption’ (MCHLG, 2018). Sites will be selected on the basis that they can help meet objectively assessed needs to 2037.
- 2.3 In support of the government’s objective of significantly boosting the supply of homes the NPPF reiterates the importance of identifying a sufficient amount and variety of land that can come forward, to meet local housing needs. It requires that the Council should have a ‘clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment’ (paragraph 67).

- 2.4 Local planning authorities should use a robust and up-to-date evidence base to ensure that their Plan meets the identified local housing need for market and affordable housing, conducted using the standard method outlined in Planning Practice Guidance (PPG). Planning policies should identify 'specific, deliverable sites for years 1-5 of the plan period, specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan' (NPPF, 2019, paragraph 67).
- 2.5 The NPPF also supports the supply of large numbers of new housing through settlement extensions or new settlements. Paragraph 72 outlines the key considerations to identify well located, sustainable proposals, supported by the necessary infrastructure and services. There is an important role for the Local Plan to ensure delivery of sufficient homes across the District, identifying the most suitable locations whilst considering the key constraints to development, such as designated areas.
- 2.6 Additionally, the NPPF introduces the requirement to 'identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than 1 hectare' (paragraph 68). This will help ensure that a good mix of small and medium size sites are available to deliver housing over the plan period.
- 2.7 In terms of employment land the NPPF states that the Local Plan 'should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations' (paragraph 82).

#### **Planning Practice Guidance**

- 2.8 Planning Practice Guidance (PPG) on the Housing and Economic Land Availability Assessment sets out the approach to identify land that is suitable, available and achievable for housing and economic use over the plan period.
- 2.9 The assessment is a key part of the evidence base to inform the site selection process. However, it is important to note that it does not determine whether a site should be allocated for development. Rather it assesses and identifies a catalogue of sites that are potentially suitable for further consideration. In Bassetlaw this work is in two documents:
- a) housing in the Land Availability Assessment (LAA); and
  - b) employment in the Economic Development Needs Assessment (EDNA).
- 2.10 This site selection methodology will use these documents as a starting point to identify strategic housing and employment sites for allocation in the local plan. As noted in PPG, the Council should be proactive in identifying a wide range of sites and broad locations for development. Therefore, sites submitted via a call for sites and through the Bassetlaw Local Plan consultation 2019, as well as those on the Brownfield Land Register will also be considered. This report has been produced to explain the process in a detailed and transparent manner.
- Bassetlaw Core Strategy and Development Management Policies DPD**
- 2.11 The Bassetlaw Core Strategy was adopted in 2011 and set out the vision for the District to 2028. The Core Strategy is a key policy document, setting out the approach for delivering housing and employment needs. The intention was that sites for housing and employment were to be allocated through a subsequent Site Allocations DPD. Following changes to

national legislation and in relation to the local approach to delivery, the DPD has not been taken forward. In the meantime, some of the potential sites identified in the LAA have been completed and some have planning permission but have not yet been delivered; others remain unimplemented. Committed and unimplemented sites will be considered throughout this site selection process.

### 3.0 Site Selection Methodology

3.1 The purpose of the methodology is to provide a robust framework to guide the preparation of a clear and reasoned evidence base to support the proposed site allocations in the Local Plan.

3.2 There are four stages in the methodology (further detail follows the table):

STAGE	DESCRIPTION OF PROCESS
<p><b>Stage 1</b></p>	<p><b>Identification and initial assessment of absolute constraints</b></p> <ul style="list-style-type: none"> <li>• Identification of potential sites through Land Availability Assessment (LAA), Economic Development Needs Assessment (EDNA), the Brownfield Land Register, call for sites process or through representation to the consultation for the draft Bassetlaw Local Plan 2019, in addition to any other evidence</li> <li>• Identification of existing use. Should this involve a loss of an alternative land use, consideration will need to be given to whether the use needs to be kept or can be appropriately re-located</li> <li>• Identification of any sites that were considered unsuitable for development due to the following absolute constraints: <ul style="list-style-type: none"> <li>- Whole site is in Flood Zone 3</li> <li>- Sites of Special Scientific Interest (SSSI)</li> <li>- Special Area of Conservation (SAC)/Special Protection Area (SPA)/Ramsar site</li> <li>- Ancient Woodland</li> <li>- Sites containing a Scheduled Ancient Monument</li> <li>- Registered Park or Garden</li> <li>- HSE Consultation Zone inner zone</li> </ul> </li> </ul> <p>Sites assessed as unsuitable for further consideration due to absolute constraints do not progress to <b>STAGE 2</b></p>
<p><b>Stage 2</b></p>	<p><b>Assessment of sites not discounted at Stage 1</b>  <b>Land Availability Assessment process, involving:</b></p> <ul style="list-style-type: none"> <li>- Site capacity threshold:</li> <li>- Site capable of accommodating 5 or more dwellings* or for non residential development 0.25ha or capable of accommodating 1000sqm floorspace</li> <li>- Assessment of site suitability for housing taking into consideration:</li> <li>- Site size</li> <li>- Assessment of capacity, with appropriate gross to net ratio</li> <li>- Boundaries</li> <li>- Physical constraints;</li> <li>- Environmental constraints;</li> <li>- Landscape and heritage;</li> <li>- Bad neighbouring uses;</li> <li>- Area character;</li> </ul>

	<ul style="list-style-type: none"> <li>- Compliance with National Policy and guidance.</li> <li>- Assessment of site availability and deliverability:</li> <li>- Site confirmed by owner/promoter as available for development;</li> <li>- Consideration of viability/abnormal costs</li> <li>- Consideration of relevant planning history</li> <li>- Sites that have been granted planning permission</li> <li>- Sites that have previously been refused planning permission</li> </ul> <p>Sites that did not meet the threshold, or were unsuitable, unavailable, or had relevant planning history do not progress to <b>STAGE 3</b></p>
<b>Stage 3</b>	<p><b>Detailed Site Assessments of Reasonable Alternative Sites</b></p> <ul style="list-style-type: none"> <li>• Detailed site assessments informed by and produced alongside: <ul style="list-style-type: none"> <li>- Sustainability Appraisal</li> <li>- Bassetlaw Habitats Regulation Assessment</li> <li>- Infrastructure Delivery Plan</li> <li>- Landscape Character Assessment</li> <li>- Site Allocations Landscape Study</li> <li>- Green Gap Study</li> <li>- Strategic Flood Risk Assessment</li> <li>- Bassetlaw Transport Study</li> <li>- Bassetlaw Interim Whole Plan and CIL Viability Assessment</li> </ul> </li> <li>• Assessment of constraints and opportunities (desktop)</li> <li>• High level assessment of whether constraints could be overcome</li> <li>• Consultation with key stakeholders (including the Highway Authority, Environment Agency, Highways England, BDC Conservation, and Service Providers).</li> <li>• Updated information from site promoters where provided</li> <li>• High level assessment of achievability of each site</li> <li>• Assessment of a sites potential to achieve the objectives of the emerging Local Plan</li> </ul> <p>Sites that were not considered to have reasonable potential for development do not progress to <b>STAGE 4</b></p>
<b>Stage 4</b>	<p><b>Identification of Preferred Allocations</b></p> <p>Planning balance has been used to determine the most suitable sites for allocation. This has taken into consideration evidence from Stage 3; and it has also involved the identification of opportunities to deliver development that:</p> <ul style="list-style-type: none"> <li>• will deliver a step-change in the local economy by providing new jobs;</li> <li>• will regenerate large vacant brownfield sites;</li> <li>• will deliver renewable/clean energy;</li> <li>• will provide a net increase in biodiversity, or no loss of biodiversity;</li> <li>• has good access to, or which can improve access to public transport;</li> <li>• has good access to a range of services and facilities, or which can deliver an improvement to/new services and facilities.</li> </ul>

\*There are enough sites with planning permission to meet the NPPF's 10% requirement. The Neighbourhood Plan process will also continue to deliver small scale housing development.

## **Stage 1: Identification and Initial Assessment of Absolute Constraints**

- 3.3 It is important to focus development in the most sustainable locations in accordance with the vision and objectives of the emerging Local Plan and up to date evidence. Although the Council published its Land Availability Assessment in November 2018 and Economic Development Needs Assessment in January 2019, additional information in relation to some sites was submitted as part of the consultation for Draft Bassetlaw Plan: Strategic Policies Part 1 in 2019. The Council therefore made the decision to reassess available housing sites in Harworth and Bircotes, Retford, Worksop, Tuxford, and sites which could deliver a large new settlement of over 1000 dwellings. In all other areas, the Council is seeking to enable the Neighbourhood Plan process to identify sites for allocation. Therefore, at this stage, it is unnecessary to assess available sites in other areas.
- 3.4 The Local Plan will also need to take account of a significant number of developments which already have planning permission or which are allocated within Neighbourhood Plans as these will contribute to the overall Local Plan requirements for housing and employment land.
- 3.5 There is inevitably far more land being put to the Council for assessment compared to what will actually be required for the next 15 years or so. Stage 1 of the site selection process filters out sites that are subject to absolute constraints that would significantly outweigh the benefits of development. The reasons for exclusion at this stage are where the site is wholly or significantly within flood zone 3, designated SSSI, Registered Park or Garden, ancient woodland or SAC/SPA/RAMSAR. Sites that are partly covered by constraints but still had capacity for potential development progressed to Stage 2 for further consideration.
- 3.6 The existing use of each site was noted to determine whether the site is brownfield and/or greenfield and whether there is any infrastructure on site that would be adversely affected.

## **Stage 2: Assessment of sites not discounted at Stage 1**

- 3.7 Following the initial assessment of absolute constraints, sites were assessed for their suitability and availability as sites for housing and employment development in the District through the LAA process.
- 3.8 Sites that are identified as available have been reviewed for relevant planning history. If a site had an extant planning permission, then it was discounted from the process as the site is acceptable for development and will be identified as a commitment in the Local Plan. If the planning history indicates that the site was refused planning permission, the reasons for refusal are noted but the site assessment will still be undertaken as the circumstances may have changed – for instance planning permission may have been refused because the site was in an unsustainable location, but the settlement is now considered by the emerging Local Plan as being a location where development would be supported subject to the detailed requirements of other Local Plan policies being met.
- 3.9 This stage involved the consideration/assessment of physical and environmental constraints, in accordance with Planning Practice Guidance on Land Availability Assessments<sup>1</sup>. A desktop assessment was initially undertaken to identify any site constraints. A desk top assessment considered various criteria including noise, air and odour pollution;

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<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

biodiversity and heritage impact; land stability; land contamination; and vehicular access. Officers then visited each site to reach a view of the site in its setting.

- 3.10 The Council consulted Nottinghamshire County Council Highways to determine the severity of any highway constraints. Bassetlaw DC Conservation Officers were consulted on sites with regard to any potential impact on heritage assets. Where significant environmental and/or physical constraints were identified, sites were not taken forward for further consideration. The LAA explains why each site has been discounted.
- 3.11 The latest information on availability was assessed after the planning history as there may have been some evidence of progressing planning permission, which may have been more recent than the latest submission on availability, including any legal or ownership issues.

**Relationship with the emerging Bassetlaw Local Plan**

- 3.12 The preferred sites are intended to be identified as allocations within the emerging Bassetlaw Local Plan. So it is important that the sites selected are consistent with the emerging spatial strategy and other relevant policies.
- 3.13 The scale of the development which might be accommodated on each site has been considered in relation to the:
- a) Settlement hierarchy in the emerging Plan
  - b) Settlement's size;
  - c) Regeneration benefits accruing from development of the site.

Development boundaries within the adopted Bassetlaw Core Strategy and Development Management Policies DPD have also be used to help inform whether the site relates well to a particular settlement.

**Relationship with Neighbourhood Plans in Harworth and Bircotes and in Service Centres**

- 3.14 Stage 2 also identify if sites have been allocated in a neighbourhood plan in the Service Centres (Carlton in Lindrick, Langold, Misterton, Blyth, and Tuxford), noting the status of the plan and the designation.
- 3.15 Due to the fact that Carlton in Lindrick, Langold, Misterton, and Blyth have allocated sites, or are seeking to allocate sites, the Bassetlaw Plan process has only looked at sites in Harworth & Bircotes and Tuxford.
- 3.16 Part of the assessment has involved examining evidence or strategies that the Parish Councils have for their area. The Council has sought to allocate sites which accord with both the Neighbourhood Plan Strategy and the emerging Bassetlaw Plan Strategy.

**Stage 3: Detailed Site Assessments of Reasonable Alternative Sites**

- 3.17 Stage 3 involves a more detailed study of the suitability of each site and how it seeks to meet the objectives of the Bassetlaw Plan.
- 3.18 The capacity of each site was also considered. The LAA recognises that higher densities may be appropriate on sites where less on-site infrastructure is required e.g. sites with a more urban character or where surrounding development density is at a higher level; whereas in rural areas lower densities may be more appropriate, typically 20 dpa. Additionally density of development will not be uniformly imposed across a site. It is expected that more



information may become available through the site selection process so the capacity of a site may differ to the LAA.

- 3.19 The developable area will also inform the capacity of each site. The LAA sets out the proportion of land to be given over to onsite infrastructure requirements such as access roads, public open space, drainage or other ancillary uses. Developable housing areas are calculated on the following assumptions (Site size (hectares) = Developable area):

Site size	Developable area
<0.65 hectares	100%
0.65 – 5.99 hectares	90%
6.00 – 10.00 hectares	80%
>10.00 hectares	60%

In terms of employment land the EDNA makes the following plot ratio assumptions:

- For B1a/b office and R&D uses floorspace will comprise 35% of site area;
- For B1c and B2 industrial uses floorspace will be 40%;
- For B8 warehouse / distribution floorspace will be 50%.

- 3.20 Each site was also subject to advice from relevant specialist Council officers, those at Nottinghamshire County Council and from each of the statutory infrastructure providers relating to matters such as highways, environmental health and the environment. This included a strategic assessment of whether any constraints identified could be mitigated, for example through on site infrastructure provision or use of S106 financial contributions.
- 3.21 An important part of the process involved analysis of landscape impact and the cumulative impact of traffic through the Transport Assessment i.e. in terms of the capacity of the public highway. A detailed Landscape Assessment was undertaken of sites taken forward for further consideration. This identified areas of highest landscape quality. On a strategic level, a detailed analysis of important green gaps was undertaken. Sites located in areas of strategic landscape importance are considered unsuitable and are not proposed for allocation.
- 3.22 The achievability of the sites has also been assessed. This involved a high level assessment of whether development would be economically viable. This was informed by the Council's Interim Whole Plan & CIL Viability Assessment. This indicates whether there is a reasonable prospect of a site being delivered and when, a key requirement of national planning policy.
- 3.23 Individual site assessments of sites without planning permission are included in Appendix D, E, F, G, and H of the LAA. All sites without planning permission considered as reasonable alternatives have been subject to Sustainability Appraisal to ensure the preferred sites are sustainable. Sites with planning permission are included in the Housing Trajectory in Appendix C of the LAA. These have been assessed as either deliverable within five years or developable beyond five years. This will be reviewed on an annual basis and amended where necessary.

#### **Stage 4: Identification of Preferred Sites**

- 3.24 Following Stage 3, conclusions were drawn about the potential for each site to be allocated in the local plan. With regard to small and medium sized sites (up to 1ha), there are enough

sites with planning permission to deliver this requirement. It should also be noted that, based on past delivery in the rural areas of Bassetlaw, the Neighbourhood Plan process is expected to deliver in excess of the 10% requirement.

- 3.25 The Sustainability Appraisal has informed the site selection process. In addition to this, each site has been considered on its own merits with regard to how it can meet the objectives of the Bassetlaw Plan. A site that has been assessed as having a number of constraints is not necessarily unsuitable; it just means that mitigation will be required. In some cases this may have an impact on viability and therefore deliverability.
- 3.26 An explanation of the reasons sites were taken forward for allocation and why sites were not taken forward is included in Appendix A.

**Appendix A: Sustainability Appraisal Appendix 8 - Table A8.1 Council's justification for selecting or discounting sites for allocation in the Bassetlaw Local Plan (January 2020)**

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
<b>Housing</b>					
LAA002	Montagu House, London Road	Retford	The SA finds that, in terms of its sustainability credentials, there are no significant constraints to the allocation of the site for housing, provided that the building was retained and converted. The building is a locally listed heritage asset and forms a positive building within the Retford South Conservation Area. There are no other significant SA constraints.	No	The site has not been taken forward for allocation as it is not known if the site is available. Planning permission has previously been granted for conversion of the housing into flats. This has now expired. This site is within the settlement boundary and could come forward as windfall development if it becomes available within the Plan period.
LAA012	The Drive, Park Lane	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a minor positive for housing, regeneration and social inclusion, and access to public transport and cycle routes. However, it scores negatively for loss of soils (Grade 3 Agricultural land), water quality (within Source Protection Zone 3) and landscape impact. It finds that the site is located within a landscape which is deemed 'very good' in the Landscape Character Assessment. Part of the site is located in Flood Zone 2.	No	The site has not been taken forward for allocation as there are other, more suitable sites available. Access to the public highway is currently constrained as 'The Drive' is a narrow track. Therefore, availability and suitability of the site for housing development is uncertain.
LAA022	Bigsby Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing, and minor positives for regeneration and social	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The Landscape Site Allocations Study (2019)

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			inclusion, and access to transport. However, it scores a significant negative for heritage - the site forms part of the setting of two Grade II Listed Buildings. It also finds that the site is located within a landscape which is deemed 'very good' in the Landscape Character Assessment. Negative effects are also identified in relation to 'loss of Grade 3 agricultural land, and Water Quality (the site is located within Source Protection Zone 3). Part of the site is located in floodzone 2.		indicates that development would have an adverse effect on the quality of the landscape. This relates to important views and landscape features such as trees and hedgerows which add value to the character of the area. The open countryside, which the site forms an integral part of, is also an important feature, and development of this site would have an adverse impact on its landscape quality.
LAA034	Kennilworth Nursery	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing and soil loss (brownfield site). It scores a minor positive for economy and skills, regeneration and social inclusion, and access to transport. However, it score a significant negative on water quality - a proportion of the site is located within Source Protection Zone 3. Part of the site to the west is located in Retford South Conservation Area. The SA identifies a significant negative effect with regard to heritage and landscape impact (the landscape is deemed 'very good' in the LCA.	The majority of the site has been granted planning permission for housing. The Council is not proposing to allocate the smaller parcel of land to the east.	The site, if taken forward, would form the last phase in the development of a large housing site. This area forms part of a Green Gap that has been identified in the Green Gap Study (2019) as having important landscape quality which should be retained. This supports the outcome of the Bassetlaw Landscape Character Assessment which indicates the site is within a 'conserve' policy zone.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
LAA035	South of Railway, London Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a minor positive for housing, economy and skills, regeneration and social inclusion, landscape impact, and access to transport. However, there is likely to be a significant negative effect on water quality but this is uncertain. A proportion of the site is located within Source Protection Zone 3. The SA also identifies a significant negative effect with regard to heritage. Development of the site, located in a conservation area, requires careful consideration due to the views from the London Road over the Idle Valley and Whitehouses Road.	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The site, located in Retford South Conservation Area, is quite open in character and has no access to the public highway.
LAA067	Ollerton Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing. It also scores a minor positive for regeneration and social inclusion and access to transport. However, there is likely to be a significant negative effect on Land use and soils (loss of Grade 2 Agricultural land), water quality (located within a Source Protection Zone), and on minerals safeguarding. Whilst it only identifies a minor negative effect on the landscape, the LCA study is strategic and does not provide detail on specific sites. The Council has commissioned a detailed	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The site is separated from the settlement boundary. In landscape terms, the Landscape Character Assessment (2009) identifies this as a 'conserve and create' landscape policy area. The Bassetlaw Green Gap Study (2019) and the Site Allocations Landscape Study (2019) indicate that development of this site would extend the settlement southwards into open countryside and detract from the quality and character of the area. Even a partial development adjoining the existing housing

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			landscape assessment study and Green Gap Study to assess landscape quality in more detail.		north of the footpath would have an unacceptable, adverse impact on the wider area. This conclusion accords with the 'conserve' intent of the Bassetlaw Landscape Character Assessment 2009 and is considered an important part of the character of Retford and Eaton.
LAA071	Tiln Lane	Retford	The SA finds that, in terms of its sustainability credentials, the site scores significant positive for housing and regeneration and social inclusion. It also scores minor positive for economy and skills and health and wellbeing. However, there is likely to be a significant negative effect on land use and soils, water quality (located within a Source Protection Zone, cultural heritage and landscape and townscape. Additionally, minor negative effects were identified in relation to biodiversity and transport.	The north of the site has not been allocated. The southern half of the site has planning consent.	The site has not been taken forward as a housing allocation as there are other more suitable sites available. In comparison with sites taken forward for housing, it performs poorly with regard to access to public transport. Given the size of the site, there is no certainty that the nearest bus service (approximately 700 metres from the centre of the site) would be extended. The sites taken forward in Retford have much better access to a bus service and will meet the objectives of the Bassetlaw Plan and NPPF by providing opportunities to promote public transport use (NPPF, paragraph 102). In landscape terms, the Landscape Character Assessment (2009) identifies this as a 'conserve' landscape policy area. The Councils' heritage officer identifies that development to the south that is already approved would encroach into the countryside setting of heritage assets already, and that further development in the north would exacerbate this.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
LAA127	Fairy Grove Nursery	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a minor positive for housing, regeneration and social inclusion, and access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 3 Agricultural Land), water quality (located within Source Protection Zone 3), heritage (located within Retford South Conservation Area), and landscape quality (located within an area where the landscape is deemed to be 'very good').	Site has planning consent. Shown as a commitment on Policies Map.	
LAA133	Trinity Farm land North Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing and economy and skills due to the fact that it is proposed to deliver housing and employment. It scores a minor positive for access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 2 Agricultural Land), water quality (located within Source Protection Zone 3), flood risk (approximately 4% of the site is in Floodzone 3).	Yes	The proposed allocation is an extension to a site with a resolution to grant planning permission for housing and employment. It has good access to employment and to services and facilities in Retford, and is located on a strategic transport route (North Road) with a regular bus service to Retford Town Centre and Doncaster Town Centre. The Site Allocations Landscape Study (2019) indicates that the landscape is unexceptional, being flat and low-lying. In terms of any adverse impact on the landscape, results from the assessment have led to the conclusion that development is more suitable in this location. Approximately 1.2 hectares on the northern boundary is located in floodzone

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					3. This has been excluded from the developable area.
LAA141	Land south of the common, Ordsall	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive for housing. It scores a minor positive for regeneration and social inclusion and access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 2 Agricultural Land), water quality (located within Source Protection Zone 3), and Mineral Safeguarding (Sneiton Gunthorpe Clay). Whilst it only identifies a minor negative effect on the landscape, the LCA study is strategic and does not provide detail on specific sites. The Council has commissioned a detailed landscape assessment study and Green Gap Study to assess landscape quality in more detail.	No	The site is not being taken forward as a housing allocation as there are other, more suitable sites available. In terms of landscape impact, the Site Allocations Landscape Assessment (2019) indicates that the elevation and flatness of the site and the fact that it extends clearly into Retford's southern open countryside setting creates a significant constraint to development. The prominence of the site, as part of an extensive tract of open countryside mean that development would result in an adverse landscape impact. The Green Gap Study (2019) indicates that the green gap to the west of Retford concludes intrinsically attractive landscapes which also have high heritage, recreational, and biodiversity value. As with the east of the town, it is important to the character of Retford that a compact form, respecting valleys and higher ground within and around it is maintained.
LAA142	Former Bassetlaw Pupil Referral Centre	Worksop	The SA finds that, in terms of its sustainability credentials, development is likely to have a significant negative effect on water quality (located in Source Protection Zone 3). There are mostly	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.



Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			positive effects with regard to the findings of the SA.		
LAA147	Manton Primary School site	Worksop	The SA finds that, in terms of its sustainability credentials, development is likely to have a significant negative effect on water quality (located in Source Protection Zone 3). There are mostly positive effects with regard to the findings of the SA.	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.
LAA149	Talbot Road	Worksop	The SA finds that, in terms of its sustainability credentials, development is likely to have a significant negative effect on water quality (located in Source Protection Zone 3). There are mostly positive effects with regard to the findings of the SA.	Yes	The site is located within the settlement boundary in a predominantly residential area. It forms an open space of poor quality but high value. A small part of the site is being taken forward as a housing allocation. This will enable the remainder of the site to be improved as a recreational space for community use.
LAA165	South of Grove Coach Road	Retford	The SA finds that, in terms of its sustainability credentials, there are no significant positive effects. The site scores a minor positive for housing, regeneration and social inclusion, and access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 3 Agricultural Land) and on the landscape (located within an area where the landscape is deemed to be 'very good').	No	The site is not being taken forward as an allocation as there are other, more suitable, sites which can meet the housing needs of Retford. Whilst the Site Allocations Landscape Assessment (2019) indicates that the site may be suitable for low-key development, it also concludes that the landscape could be harmed. It states: "the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					site." The Green Gap Study (2019) also concludes, this green gap includes some important landscape features such as important views, trees, and hedgerow to the east of Retford. The area forms an important part of the character to this part of the town and this green gap accords with the recommendations of the Bassetlaw Landscape Character Assessment (2009) which identifies the area as a 'conserve' policy zone. There are also highway constraints. The Highway Authority has indicated the need for significant improvements due to the narrow width of the road (which doesn't meet highway standards) and the lack of footways.
LAA194	Whitehouse Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there are no significant positive effects. The site scores minor positive for housing, economy and skills, regeneration and social inclusion, landscape impact, and access to transport. However, there is likely to be a significant negative effect on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA206	Mansfield Road	Worksop	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive effect on housing delivery. There are minor positive effects	No	The site is not being taken forward as an allocation as there are other, more suitable available in Worksop. This site forms part of the setting of a Grade I Listed Building

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			for the economy and skills, regeneration and social inclusion, and access to transport. A significant negative effect is likely on Land use and soils (site is Grade 2 Agricultural Land), on water quality (the site is located within Source Protection Zone 3), on Minerals (located within a minerals safeguarding area), and on heritage (the site is located within the setting of a Grade I Listed Building and Grade II listed Building).		(Manor Lodge) and Grade II Listed Building. A planning application for housing has previously been refused on heritage grounds. The Site Allocation Landscape Assessment (2019) identifies that there are significant constraints to development of the site. Part of the site is also located within an area identified as an important green gap in the Green Gap Study (2019).
LAA458 + LAA462	Peaks Hill Farm - medium urban extension to the west of Carlton Road and East of Blyth Road	Worksop (Carlton in Lindrick ward)	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive effect on housing delivery. There is likely to be a minor positive effect on regeneration and social inclusion and access to transport. negative effect on Land use and soils (site is Grade 3 Agricultural Land), on water quality (the site is located within Source Protection Zone 3), and on Minerals (located within a minerals safeguarding area).	Yes	Whilst the SA identifies negative effects on soils, water quality, and safeguarding minerals, these are issues affecting all available greenfield sites in countryside in Worksop. The impact on heritage assets is far less significant on this site than the other sites taken forward for consideration in Worksop. In terms of landscape, the Site Allocations Landscape Assessment (2019) indicates that the site could be developed provided that the woodland is retained and care is taken (i.e. in terms of design) with regard to the topography of the site. Also, the site provides more opportunities to improve infrastructure in Worksop than other available sites, both on a local and strategic level. The Bassetlaw Transport Assessment (2019) identifies a need for the development to provide contributions to the improvement of the Kilton Road/High Hoe Road roundabout and to provide a new

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					link road from the A60 to the B6045 (Blyth Road) at distribution road standard. Given the size of the site, it also provides the scope to deliver more services and facilities. The site is expected to deliver new sports facilities, a community centre, and a local centre. Green infrastructure will also be improved, including new cycle paths and footpaths improving connectivity in the wider area. With regard to trees and woodland on site, there is a route possible without the loss of significant trees, by way of slight deviation to the south of the site. In conjunction with this, the route could be moved farther South to run alongside Long Plantation. Some hedgerow loss would be unavoidable, and mitigation will be sought to retain as much as possible. Space for housing is possible in areas not occupied by trees – providing mitigation is given in addressing the space that mature trees require.
LAA210 (smaller part west of Carlton Road) + LAA462 + LAA470 + LAA458	Peaks Hill Farm - large urban extension to the west and east of Carlton Road (100 dwellings to the west of	Worksop (Carlton in Lindrick ward)	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery. There are likely to be minor positives in terms of regeneration and social inclusion and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land), on water quality (the site is located	No	This option includes the site which is being taken forward at Peaks Hill Farm and the site to the west of Carlton Road which adjoins Gateford Estate. Part of the site to the west of Carlton Road forms part of the setting of a Grade II Listed Building. Development could have an adverse effect on the setting of the Listed Building. In addition to this, the Site Allocations Landscape Assessment (2019) for the site

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
	Carlton Road and 700 dwellings to the East of Carlton Road), and west of Blyth Road to link the site to Gateford Park		within Source Protection Zone 3), on Minerals (located within a minerals safeguarding area), and on heritage assets.		indicates that extensive development is not desirable due to the character and quality of the landscape. The Green Gap Study (2019) identifies this area as having important landscape quality and seeks the protection of the open character of the area between Worksop and Carlton in Lindrick and is in accordance with the Bassetlaw Landscape Character Assessment (2009) 'conserve and reinforce' policy zones for the Idle Lowlands and Magnesium Limestone areas. As such, the area to the west of Carlton Road is not being taken forward as a housing allocation.
LAA221	Park Lane	Retford	The SA finds that, in terms of its sustainability credentials, there is likely to be a minor positive impact in terms of housing delivery, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).	No	The site has not been taken forward for allocation as there are other, more suitable sites available. Access to the public highway is currently constrained as 'The Drive' is a narrow track. Therefore, availability and suitability of the site for housing development is uncertain.
LAA222	Blyth Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery. There are likely to be minor positive effects with regard to economy and skills, regeneration and social inclusion, and access to transport.	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).		identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA225	East of Styrrup Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a minor positive impact in terms of housing delivery, economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA226	South of Common Lane	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a minor positive impact in terms of housing delivery, economy and skills, regeneration and social inclusion, landscape impact, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA227	Corner Farm, Tickhill Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a minor positive impact in terms of	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan.

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			housing delivery, economy and skills, regeneration and social inclusion, landscape impact, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).		As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA242	Brookside Walk, Thoresby Close & Dorchester Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and a minor positive in terms of economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Biodiversity, Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA246 + LAA247	South east of Ollerton Road	Retford	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and a minor positive impact with regard to economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land), minerals safeguarding, and on	No	The site has not been selected to be taken forward as an allocation because there are other, more suitable, sites available. The site is separated from the settlement boundary. In landscape terms, the Landscape Character Assessment (2009) identifies this as a 'conserve and create' landscape policy area. The Bassetlaw Green Gap Study (2019) indicates that development of this site would extend the settlement southwards into open

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			water quality (the site is located within Source Protection Zone 3).		countryside and detract from the quality and character of the area. Even a partial development adjoining the existing housing north of the footpath would have an unacceptable, adverse impact on the wider area. This conclusion accords with the 'conserve' intent of the Bassetlaw Landscape Character Assessment 2009 and is considered an important part of the character of Retford and Eaton.
LAA248 + LAA249	Bracken Lane	Retford	The site has been granted planning permission.	No	The site was recently granted planning permission. Identified as a commitment on the Policies Map.
LAA275	Grove Coach Road	Retford	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and a minor positive impact with regard to economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and landscape impact.	No	The site is not being taken forward as an allocation as there are other, more suitable, sites which can meet the housing needs of Retford. Whilst the Site Allocations Landscape Assessment (2019) indicates that the site may be suitable for low-key development, it also concludes that the landscape could be harmed. It states: "the site forms part of an extensive tract of land to the east and south of Retford that displays a particularly distinct and handsome rural character, which could be harmed by the development of this site." The Green Gap Study (2019) also concludes, this green gap includes some important landscape features such as important views, trees, and hedgerow to the east of Retford. The area forms an



Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					important part of the character to this part of the town and this green gap accords with the recommendations of the Bassetlaw Landscape Character Assessment (2009) which identifies the area as a 'conserve' policy zone. There are also significant highway constraints. Both Bracken Lane and Grove Coach Road (Restricted byway) will require improvement including road widening and the provision of footways fronting the site.
LAA276/LA A270	West of Brecks Road	Retford	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and a minor positive impact with regard to economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and landscape impact.	No	The site is not being taken forward as a housing allocation as there are other, more suitable sites available. In terms of landscape impact, the Site Allocations Landscape Assessment (2019) indicates that the elevation and flatness of the site and the fact that it extends clearly into Retford's southern open countryside setting creates a significant constraint to development. The prominence of the site, as part of an extensive tract of open countryside mean that development would result in an adverse landscape impact. The Green Gap Study (2019) indicates that the green gap to the west of Retford concludes intrinsically attractive landscapes which also have high heritage, recreational, and biodiversity value. As with the east of the town, it is important to the character of Retford that a compact form, respecting

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					valleys and higher ground within and around it is maintained.
LAA279	Blyth Road	Worksop	The site has been granted planning permission.	No	The site was recently granted planning permission. Identified as a commitment on the Policies Map.
LAA280	The Chase, Park Lane	Retford	The site has been granted planning permission.	No	Identified as a commitment. The site has full planning consent for 4 dwellings (17/01542/FUL)
LAA288	North of Thornhill Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and a minor positive impact with regard to regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site has planning permission and development has commenced.
LAA346	North View Farm, Bawtry Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a minor positive impact in terms of housing delivery, economy and skills, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).	No	The current housing land supply in Harworth & Bircotes is well in excess of the identified need in the draft Bassetlaw Plan. As such, there is no requirement for the Council to allocate additional land. It should be noted that Harworth & Bircotes has a made Neighbourhood Plan which identifies the regeneration of the former Harworth Colliery as a priority. This site

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					has planning permission and development has commenced.
LAA347	North of Essex Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, there is likely to be a significant positive impact in terms of housing delivery, and minor positive impact in terms of the economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).	No - identified as a commitment on the Policies Map.	The site has outline planning consent (17/01102/OUT) for 150 dwellings.
LAA365	Gateford Road	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive in terms of access to transport and a minor positive in terms of housing delivery, economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).	No	The site is not being taken forward as a housing allocation as there are other, more suitable sites available. The sites being taken forward will deliver well in excess of the number of dwellings required to meet the need identified in the draft Bassetlaw Plan. Peaks Hill Farm also provides more opportunities to deliver infrastructure (highways improvements and new services and facilities).
LAA370 & LAA459	Land off Tickhill Road	Harworth & Bircotes	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive in terms of housing delivery and a minor positive in terms of economy and skills, regeneration and	No	This site has now been granted planning permission for 650 dwellings and is identified as a commitment on the Policies Map.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			social inclusion, landscape impact, and access to transport. There are likely to be significant negative effects on Land use and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).		
LAA465	Car Park & builders Yard, Gateford Road	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive in terms of economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, landscape impact, and access to transport. There are likely to be significant negative effects on water quality (Source Protection Zone 3) and heritage (potential loss of positive building in conservation area).	No	The site is currently unavailable.
LAA466	Former Knitwear Factory	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on soils (no loss), and a minor positive in terms of housing, regeneration and social inclusion, health and wellbeing, landscape impact, and access to transport. There are likely to be significant negative effects on water quality (Source Protection Zone 3) and heritage (potential impact on setting of a listed building and on conservation area character).	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
LAA467	Warehouse, Priorswell Road	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on soils (no loss), regeneration and social inclusion, health and wellbeing, landscape impact, and access to transport. There is likely to be a minor positive with regard to housing delivery, and significant negative effects on water quality (Source Protection Zone 3) and heritage (potential impact on conservation area character).	Yes	The site is located within the settlement boundary in a predominantly residential area. Whilst a small area is located in Flood zones 2 and 3, this area has been omitted from the developable area. As such, it is suitable for allocation.
LAA472	Station Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on soils (no loss) and regeneration and social inclusion. It scores a minor positive with regard to housing delivery, economy and skills, health and wellbeing, landscape impact, and access to transport. There are likely to be significant negative effects on water quality (Source Protection Zone 3) and heritage (potential impact on conservation area character).	Yes	The site is located within the settlement boundary in a predominantly residential area. The site is brownfield land with no major physical or environmental constraints. As such, it is suitable for allocation.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
NP02	Land west of Eldon Street and south of Brickyard Cottage	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land) and heritage (potential impact on conservation area character).	No	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. 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.

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
NP03	Land north of Bevercotes Lane	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land) and heritage (potential impact on conservation area character).	No	<p>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 &amp; Management Plan.</p> <p>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.</p> <p>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. 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.</p>

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
NP04	Land south of Ollerton Road	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land).	Part Yes	<p>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.</p> <p>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, BDC Conservation would not support the allocation of that part of the site. 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.</p>



Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					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	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land).	No	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 <b>no concerns in principle</b> 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). It must be proven

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					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	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land).	No	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 Egmanton Road, Conservation has no concerns in principle with the allocation of this site, subject to details. The site would have to form part of site NP16 as there would be no other possible connection to the highway.
NP08	Land north east of Fountain Hotel and west of railway line, Lincoln Road	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on regeneration and social inclusion. It scores a minor positive with regard to housing delivery, economy and skills, health and wellbeing and access to	No	No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. The development must include a turning head suitable for a refuge vehicle adjacent the Fountain Hotel. This would need to

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 3 agricultural land).		incorporate footways connecting to the existing footway.
NP09	Eastfield Nurseries, Darlton Road	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on regeneration and social inclusion. It scores a minor positive with regard to housing delivery, economy and skills, health and wellbeing and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 3 agricultural land) and landscape character (it is within a landscape policy zone for 'conserve and reinforce').	No	No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. 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.
NP11	Land off Lodge Lane	Tuxford	The SA assesses the combined NP11/18 site, which has been allocated by the Council, therefore this commentary relates to the combined site. The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on regeneration and social inclusion. It scores a minor positive with regard to housing delivery, economy and skills, health and wellbeing and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land).	Part Yes	No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns. 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.

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					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
NP16	Land at St John's College Farm, off Newcastle Street	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on housing delivery and health and wellbeing. It scores a minor positive with regard to economy and skills, regeneration and social inclusion and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land) and cultural heritage (development could negatively affect the conservation area and historic buildings on site and nearby).	No	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

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					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. 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	Tuxford	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to its impact on regeneration and social inclusion and health and wellbeing. It scores a minor positive with regard to housing delivery, economy and skills and access to transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 2 agricultural land) and cultural heritage (development could have negative effects on the conservation area and historic buildings within and near to the site).	No	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

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					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. No objection subject to satisfactory details of access which should be taken from Faraday Avenue.
NP18	Land south of Gilbert Avenue	Tuxford	See NP11.	Yes	This site is allocated alongside NP11 for access. The remainder of NP18 will be retained as green space and enhanced. No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns.
<b>New Settlements</b>					
LAA369	High Marnham Former Power Station	Marnham	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery and health and wellbeing. It scores a minor positive on economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on biodiversity, flood risk, minerals safeguarding, and heritage.	Yes	High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate change and promoting a low carbon economy. This proposed use will provide far more benefits

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					in terms of tackling climate change and addressing the energy needs of the district than a new settlement would deliver, particularly given the closure of Cottam Power Station. There is a need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities.
LAA453/45 5	Upper Morton Garden Village (Bassetlaw Garden Village)	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery and health and wellbeing. It scores a minor positive on economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on soils (loss of Grade 3 Agricultural land) and water quality (within Source Protection Zone 3).	Yes	The site in Morton is located on the Lincoln to Sheffield Rail Line, which serves Sheffield, Worksop, Retford, Lincoln and Gainsborough. It is also adjacent to the A1 and A57 transport corridors and close to existing employment. This site is situated between the two main towns of Worksop and Retford and provides an opportunity to deliver a settlement which is highly sustainable and self-sufficient. It can provide many benefits, including a new Railway Station and associated park and ride car park, a significant amount of housing and employment, and associated infrastructure, such as new schools, a new health centre, a local centre with convenience retail, a bus service, recreation space, cycle and footpath routes to Clumber Park, Retford, Worksop and nearby villages.
LAA432	Gamston Airport	Gamston		No	The site has been assessed in terms of its ability to deliver a sustainable new garden settlement. The responses to the Bassetlaw

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					Plan Consultation from January to March 10th 2019, indicated that it is not appropriate to take the site forward as a new settlement at this time due to the Government's emerging Aviation Strategy. A review of aviation sites is currently being undertaken on a national level and this creates uncertainty with regard to the site's suitability and the deliverability of development.
LAA431	Bevercotes	Bevercotes		No	Following the removal of Gamston as a new settlement, the suitability of Bevercotes as a new settlement has been reviewed. Given the environmental (ppSPA/HRA recommendations/Local Wildlife Site status/Tree Preservation Orders) and physical constraints (highway improvements/Twyford Bridge improvements), and the size of the developable area, which is constrained in comparison to other sites considered, the Council has concluded that there is uncertainty with regard to viability and the ability of the site to deliver the required policy requirements. Therefore, it is not appropriate to take the site forward as a new settlement. The area is a designated Local Wildlife Site and it has a Tree Protection Order which seeks to prevent the loss of trees. These are a significant constraints to development. Bevercotes could only deliver a maximum of



Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					approximately 1500 homes and very limited employment.
n/a	Cottam Power Station (Cottam Priority Regeneration Area)	Cottam		Yes	The recent closure of Cottam Power Station has resulted in the site becoming available for consideration as a new settlement. This has resulted in the loss of approximately 300 jobs and there is a need to regenerate the site to address the subsequent effects on local businesses and communities. Whilst it is acknowledged that there are environmental constraints (i.e. flooding and LWS), the size of the site provides the opportunity to develop a sustainable new settlement that will deliver a mix of new homes, significant employment opportunities, and the creation of new habitats and recreational spaces. The development of this site will support neighbouring communities where local services are limited. As identified by the SA, existing services are located over 2 kilometres away, and are inaccessible to most people unless travelling by private vehicle. There are existing opportunities to connect the site to neighbouring settlements, such as Rampton, via Green Infrastructure routes. The site can accommodate a minimum of 1,500 new homes and 14.4 hectares of employment, along with associated infrastructure (schools, health provision, recreation space, convenience retail). There is

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					potential for a rail connection to Retford due to the existing minerals line being safeguarded in the Local Plan. With regard to deliverability, there is strong developer interest from a large company that specialises in the regeneration of large, constrained brownfield sites.
<b>Employment</b>					
LAA133	Trinity Farm land North Road	Retford		Yes	The proposed allocation is an extension to a site with a resolution to grant planning permission for housing and employment. It has good access to employment and to services and facilities in Retford, and is located on a strategic transport route (North Road) with a regular bus service to Retford Town Centre and Doncaster Town Centre. The Site Allocations Landscape Study (2019) indicates that the landscape is unexceptional, being flat and low-lying. In terms of any adverse impact on the landscape, results from the assessment have led to the conclusion that development is more suitable in this location. Approximately 1.2 hectares on the northern boundary is located in flood zone 3. This has been excluded from the developable area.

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LAA263	East of Markham Moor	Markham Moor		No	The site is located adjacent to the A1 and is adjacent to an existing service station area . Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The Sheffield City Region Economic evidence base suggest that sites to the south of the District and away from the A1M have not been tested in terms of their commercial attractiveness and therefore reduces their deliverability. The Bassetlaw Site Allocations Landscape Assessment identifies that due to the sites rise in topography, development here could negatively impact the local landscape character of the area.
LAA338	Land off A57	Worksop		Yes	The site is located on an important transport infrastructure node for the A1/57 and A614. The site is also close to existing large scale employment sites at Manton Wood and the town of Worksop. The frontage of the site is constrained by mature woodland but there is opportunities for this to be largely retained and act as a "screen". Land within this part of the District has significant commercial interest

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					with a recent large employment permission. there is also market interest in the site and therefore there is confidence that it will be deliverable over the plan period.
LAA368	South of Markham Moor	West Markham		No	The site is located adjacent to the A1 and just to the north of Elkesley village and is partly developed for existing employment uses. Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The Sheffield City Region Economic evidence base suggest that sites to the south of the District and away from the A1M have not been tested in terms of their commercial attractiveness and therefore reduces their deliverability. The site is identified as being within the setting of some important heritage assets in West Markham and Milton and the development of this could therefore have an negative impact on the setting of those identified heritage assets.
LAA369	High Marnham Power Station	Marnham		Yes	High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was

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					demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate change and promoting a low carbon economy. This proposed use will provide far more benefits in terms of tackling climate change and addressing the energy needs of the district than a new settlement would deliver, particularly given the closure of Cottam Power Station. There is a need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities. The site will be allocated for 60ha of employment land.
LAA432	South of Gamston Airfield	Elkesley		No	The site is located adjacent to the A1 and just to the north of Elkesley village and is partly developed for existing employment uses, but is of low quality with a lack of reliable infrastructure to access the site . Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In

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					addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The Sheffield City Region Economic evidence base suggest that sites to the south of the District and away from the A1M have not been tested in terms of their commercial attractiveness and therefore reduces their deliverability.
LAA456	Coalfield Lane	Elkesley		No	The site is located adjacent to the A1 and just to the west of Elkesley village and is partly developed for existing . Although the site is located close to the A1, it is isolated in its location and the Bassetlaw EDNA study identifies it as having good accessibility but is poor in its relation to the local labour supply. In addition, no significant housing growth is being proposed in the area to support a large allocation for employment. The Sheffield City Region Economic evidence base suggest that sites to the south of the District and away from the A1M have not been tested in terms of their commercial attractiveness and therefore reduces their deliverability.
LAA464	Misson Mill	Misson		No	Misson Mill is located to the west of the village of Mission and has been, partially, allocated for a mixed use development in

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					the Mission Neighbourhood Plan through Policy 7.
LAA468	Carlton Forest	Carlton in Lindrick		No	Carlton Forest is identified as an existing employment site and part of it has recently been granted planning permission.
n/a	Cottam Power Station	Cottam		Partly	The recent closure of Cottam Power Station has resulted in the site becoming available for consideration as a new settlement. This has resulted in the loss of approximately 300 jobs and there is a need to regenerate the site to address the subsequent effects on local businesses and communities. Whilst it is acknowledged that there are environmental constraints (i.e. flooding and LWS), the size of the site provides the opportunity to develop a sustainable new settlement that will deliver a mix of new homes, significant employment opportunities, and the creation of new habitats and recreational spaces. The development of this site will support neighbouring communities where local services are limited. As identified by the SA, existing services are located over 2 kilometres away, and are inaccessible to most people unless travelling by private vehicle. There are existing opportunities to connect the site to neighbouring settlements, such as Rampton, via Green Infrastructure routes. The site can accommodate a minimum of 1500 new

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					<p>homes and 14.4 hectares of employment, along with associated infrastructure (schools, health provision, recreation space, convenience retail). There is potential for a rail connection to Retford due to the existing minerals line being safeguarded in the Local Plan. With regard to deliverability, there is strong developer interest from a large company that specialises in the regeneration of large, constrained brownfield sites.</p>