



Site Selection Background Paper Bassetlaw Local Plan (2018 – 2037)

November 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 Paragraph 80 of the NPPF also states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 2.5 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).
- 2.6 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.
- 2.7 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.
- 2.8 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

- 2.9 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.
- 2.10 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 document is the Bassetlaw Land Availability Assessment (LAA).
- 2.11 This site selection methodology uses the LAA 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 previous Bassetlaw Local Plan consultations, 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

- 2.12 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 site selection 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
Stage 1	<p>Identification and initial assessment of absolute constraints</p> <ul style="list-style-type: none"> • 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 in 2019 and 2020, in addition to any other evidence • 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 • Identification of any sites that were considered unsuitable for development due to the following absolute constraints: <ul style="list-style-type: none"> - Whole site is in Flood Zone 3 - An internationally or nationally designated site, such as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), or Ramsar site - Ancient Woodland - Sites containing a Scheduled Ancient Monument - Registered Park or Garden - HSE Consultation Zone inner zone <p>Sites assessed as unsuitable for further consideration due to absolute constraints do not progress to STAGE 2</p>
Stage 2	<p>Assessment of sites not discounted at Stage 1</p> <p>Land Availability Assessment process, involving:</p> <ul style="list-style-type: none"> • Site capacity threshold: • Site capable of accommodating 5 or more dwellings* or for non residential development 0.25ha or capable of accommodating 1000sqm floorspace • Assessment of suitability for employment taking into consideration the sites location, environmental constraints,

STAGE	DESCRIPTION OF PROCESS
	<p>physical constraints, accessibility to strategic road network and workforce, market attractiveness.</p> <ul style="list-style-type: none"> • Site size • Assessment of capacity, with appropriate gross to net ratio • Boundaries • Physical constraints; • Environmental constraints; • Landscape and heritage; • Area character; • Compliance with National Policy and guidance. • Assessment of site availability and deliverability: • Site confirmed by owner/promoter as available for development; • Consideration of viability/abnormal costs • Consideration of relevant planning history • Sites that have been granted planning permission • Sites that have previously been refused planning permission <p>The assessment of a sites suitability for housing also takes into consideration any bad neighbouring uses.</p> <p>The assessment of a sites suitability for employment also takes into consideration the employment market/accessibility to employment.</p> <p>Sites that did not meet the threshold, or were unsuitable, unavailable, or had relevant planning history do not progress to STAGE 3</p>
Stage 3	<p>Detailed Site Assessments of Reasonable Alternative Sites</p> <ul style="list-style-type: none"> • Detailed site assessments informed by and produced alongside: <ul style="list-style-type: none"> - Sustainability Appraisal - Bassetlaw Habitats Regulation Assessment - Infrastructure Delivery Plan - Landscape Character Assessment - Site Allocations Landscape Study - Green Gap Study - Strategic Flood Risk Assessment - Bassetlaw Transport Study - Bassetlaw Interim Whole Plan and CIL Viability Assessment • Assessment of constraints and opportunities (desktop and site visit) • High level assessment of whether constraints could be overcome • Consultation with key stakeholders (including the Highway Authority, Environment Agency, Highways England, BDC Conservation, and Service Providers). • Updated information from site promoters where provided • High level assessment of achievability of each site • Assessment of a sites potential to achieve the objectives of the emerging Local Plan <p>Sites that were not considered to have reasonable potential for development do not progress to STAGE 4</p>

STAGE	DESCRIPTION OF PROCESS
Stage 4	<p>Identification of Preferred Allocations</p> <p>Planning balance has been used to determine the most suitable sites for allocation. This has taken into consideration evidence from Stage 3. An analysis of settlements has been undertaken at this stage to identify areas with the greatest opportunities to deliver the Local Plan's strategic objectives on a range of sites of different sizes, including large urban extensions. It has involved the identification of opportunities to deliver development that:</p> <ul style="list-style-type: none"> • For employment, will deliver a step-change in the local economy by providing new jobs, including higher skilled jobs; • For employment, will contribute to delivering growth sectors identified by the D2N2 LEP Strategic Economic Plan and the emerging Bassetlaw Local Industrial Strategy • will regenerate vacant brownfield sites; • will deliver renewable/clean energy; • will provide a net increase in biodiversity, or no loss of biodiversity; • for housing , has the greatest ability to deliver the type of homes needed, including affordable housing, specialist housing, and self-build housing; • has good access to, or which can improve access to public transport/active travel, including bus and rail services; • Has the opportunities to create new walking and cycling routes connecting to existing routes; • has good access to a range of services and facilities, or which can deliver an improvement to/new services and facilities including education, health services, and open space.

Table 1. Site Selection Methodology Stages

*NB. 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. The Council therefore made the decision to review available housing sites in Harworth and Bircotes, Retford, Worksop, Tuxford, employment sites, 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 emerging Local Plan also needs 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, internationally or nationally designated sites, such as SSSIs, 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 has also been 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 Assessments¹. A desktop assessment was initially undertaken to identify any site constraints. A desk top assessment considered various criteria including noise, air and odour pollution; 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.

¹ [Housing and Economic Land Availability Assessment](#)

- 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.

The criteria used for housing sites does not support sites that are unconnected to existing settlements. Unlike housing, the NPPF is supportive of employment sites in rural areas and recognises the fact that sites "may have to be found adjacent to or beyond existing settlements (para 84). Therefore, the assessment process for employment sites differs in terms of the criteria chosen

The second part of the assessment considers suitability, in particular accessibility to the strategic road network, given the requirement for many businesses to be on strategic routes. Availability and achievability are also important considerations given the more fluid market demand for employment compared to housing, also bearing in mind the NPPF policy (para 120) on re-allocating land for more deliverable uses should the existing allocation not be brought forward.

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 site selection process has only considered sites in Harworth & Bircotes and Tuxford for allocation.
- 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 assessment of the suitability of each site and how it seeks to meet the objectives of the Bassetlaw Plan. At this stage, sites were taken through the Sustainability Assessment and Habitats Regulation Assessment process to determine how they scored against sustainability criteria.
- 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%

Table 2. Assumptions on developable area by site size

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

- E (g) uses floorspace will comprise 35% of site area;
- 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. For employment land the HEDNA involved discussions with site promoters/developers to determine the market interest and the approach being taken to delivery.
- 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 The Land Availability Assessment identifies that there is a requirement to allocate land in Worksop, Retford, and Tuxford. It is not necessary to allocate land in Harworth and Bircotes or in the small rural settlements due to there being sufficient land available with planning

consent and because the Neighbourhood Plan process is currently working well in addressing housing need these locations. As such, following Stage 3 of the Site Selection process, an analysis of opportunities and constraints in Worksop, Retford, and Tuxford has been undertaken; this also considers how each area can help to deliver the strategic objectives of the Local Plan. The wider rural area has also been analysed to inform the suitability of an area to accommodate a new settlement. More detailed information on the new settlement analysis can be found in the New Settlement Study Update (2020). The analysis seeks to identify the most appropriate areas which have the greatest opportunity to deliver the strategic objectives of the Bassetlaw Plan.

- 3.25 The analysis of each settlement has been taken into consideration in the assessment of sites at stage 4 of the site selection process. Conclusions have been 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 on small sites under 1 hectare, as required by the NPPF.
- 3.26 The Sustainability Appraisal and Habitats Regulation Assessment findings have also informed the site selection process. Results from the SA on each site have been summarised in the table in Appendix A. Infrastructure capacity has also been taken into consideration in the site selection process. Sites taken forward must be capable of being accommodated within the existing infrastructure network, or with suitable mitigation (as evidenced by work involving infrastructure partners). Taking all the evidence into consideration, each site has been considered on its own merits with regard to how it can meet the strategic objectives of the Bassetlaw Plan. A site that has been assessed as having a number of constraints is not necessarily unsuitable; it may mean that mitigation will be required. In some cases this may have an impact on viability and therefore deliverability of development.
- 3.27 An explanation of the reasons sites were taken forward for allocation and why sites were not taken forward is included in Appendix A.

Settlement profiles, opportunities, and constraints

- 3.28 The emerging Bassetlaw Plan is seeking to identify suitable land to address the housing requirement within the upper levels of the settlement hierarchy (Main Towns and Large Rural Settlements). As mentioned earlier in this report, Harworth and Bircotes currently have sufficient land to meet their housing requirement. With the exception of Tuxford, the Large Rural Settlements (Carlton in Lindrick, Hodsock and Langold, Misterton, and Blyth) have identified and allocated sufficient land in their Neighbourhood Plans.
- 3.29 Bassetlaw District does not contain any areas of Green Belt land and, as such, in terms of planning policy, land adjoining the development boundaries of Worksop, Retford, Harworth and Bircotes, and Tuxford is designated as countryside by the adopted development plan for Bassetlaw (Bassetlaw Core Strategy 2010 to 2028).
- 3.30 Whilst there are no areas of Green Belt land in Bassetlaw, there are areas of high landscape quality. The Green Gap Study (2019) identifies areas of landscape quality adjoining some settlements as suitable for designation as a Green Gap. Policy ST40 of the draft Bassetlaw Plan states that, where it can be demonstrated that appropriate forms of development are able to sit comfortably within the open character, role and function of the Green Gaps, they will be supported. It is also important that sites adjoining the Green Gaps have regard to

their landscape characteristics to ensure development is designed and situated appropriately to minimise negative impacts on the landscape qualities of that Green Gap.

- 3.31 In accordance with the NPPF paragraph 61, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 3.32 NPPF Paragraph 72 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.
- 3.33 Larger urban extensions and new settlements provide the critical mass to make infrastructure viable; including but not limited to infrastructure such as education services and facilities, health services and facilities, open space, highway improvements both on site and in the wider area, a range of different types of home including affordable homes, accessible homes for older and disabled people, and self and custom built homes or plots. The Council has therefore opted to allocate land for two large urban extensions, one in Worksop and one in Retford, to deliver a minimum of 1800 new homes collectively. The Council is also proposing to allocate land for a new settlement with development to commence towards the end of the Plan, delivering 500 homes by 2037.

Worksop

- 3.34 Worksop is split into two areas in the emerging Bassetlaw Plan, land within the Town Centre and land out of the Town Centre. A figure of 700 dwellings is proposed for Worksop Town Centre, with a further 2403 dwellings for the out of centre area (known hereafter as 'outer Worksop'). The emerging Plan is not proposing to allocate land within the Town Centre; land will be allocated through a separate Development Plan Document at a later stage. A call for sites is being undertaken for the Town Centre area.
- 3.35 At 1st November 2020 current housing land supply (sites with planning permission for residential development) in Worksop is 1320 homes, 40 within the Town Centre and 1280 dwellings out of the town centre. In accordance with proposed Policy ST1 in the emerging Bassetlaw Local Plan, this leaves a residual housing requirement of 1123 dwellings for outer Worksop.
- 3.36 The Land Availability Assessment has identified several sites which are suitable for allocation within the settlement boundary, mostly on brownfield sites. A minimum of 309 dwellings are proposed to be delivered within the settlement boundary in outer Worksop. This leaves a requirement to allocate land for a further 814 dwellings in outer Worksop.
- 3.37 With regard to opportunities to accommodate a minimum of 814 dwellings in outer Worksop, there are limited opportunities outside of the adopted development boundary due to heritage, settlements merging, and infrastructure constraints. Worksop is constrained

to the east, south, and west. The area to the North of Worksop is much less constrained and this is proposed to be the focus of a large urban extension.

Land to the east and south of Worksop (between Blyth Road to the north and Retford Road to the south)

- 3.38 The area to the east of Worksop adjoins Blyth Road to the north, a large area of land has been put forward for consideration. An assessment of the site has found that there are no opportunities to link this area to Worksop through Kilton Golf Course, and the south of this site is constrained by rail infrastructure and the fact that it is in the highest flood risk area, Flood Zone 3. No solution to this constraint has been identified through site assessment work and the land owner has not provided a solution to this constraint. As such, development is not deliverable or developable at the present time.

Land to the west of Worksop (Shireoaks, Rhodesia, and land north of Mansfield Road)

- 3.39 Land to the west of Worksop is tightly bound by the settlements of Shireoaks and Rhodesia. In planning for the expansion of Worksop, there is a need to ensure that settlements do not merge. Each settlement should retain its own identity and character. The Green Gap Study identifies this as having a higher sensitivity to development due to the need to maintain this separation.
- 3.40 To the north west of Worksop is Gateford unregistered Park and Garden, a heritage asset which forms an important gateway into Worksop. This site has been put forward for consideration for development. However, the LAA assessment indicates that development of this site would be contrary to national and local planning policy which seeks to conserve heritage assets. Paragraph 193 of the NPPF indicates “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 3.41 Also to the north west of Worksop is Lindrick Golf Course SSSI and Anston Stones SSSI, both designated Site of Special Scientific Interest. These are nationally important sites in terms of their biodiversity and geodiversity interest and there is a need to ensure they are protected. Development of Gateford Park and Garden would trigger the impact risk zone for Lindrick Golf Course SSSI and may also impact Anston Stones Woods SSSI depending on the level of air pollution generated. The SSSI occupies what was formerly common land, allowing the survival of a natural flora away from the greens and fairways. Development to the north-west has the potential to have a negative impact on the SSSIs due to increased recreational pressure and increased air pollution.
- 3.42 Land to the north of Mansfield Road, the A60, adjoins a Grade I Listed Building, Manor Lodge. Development here has the potential to harm this heritage asset. Planning permission was refused here in December 2018 due to the harm the proposal would have on the setting of Manor Lodge. The encroachment of further residential development into the setting would distract from the isolation and openness the Grade I listed building, resulting in harm to the historic significance of Manor Lodge. The harm is deemed to be less than substantial. The Green Gap Study also recognises this as an area of sensitive landscape.

Land to the south of Worksop (Worksop College, Worksop Golf Course, Manor Lodge Estate)

- 3.43 To the south and south west of Worksop the A57 forms a strong boundary, separating Worksop from heritage assets Worksop Manor (a Grade I Listed Building) and grounds, an unregistered Park and Garden, and Worksop College a Grade II Listed Building. Whilst land here is not available, a large urban extension in this location is likely to result in harm to these heritage assets and on their setting. The loss of Worksop Golf Course would also result in a loss of valuable recreational space.

Land to the north of Worksop (Gateford and land between Blyth Road and Carlton Road)

- 3.44 Land to the north of Worksop has fewer constraints to expansion than other areas of the town. Gateford has experience significant expansion in recent years. A natural progression to this would be the development of land between Blyth Road and Carlton Road. This would enable the highway network to expand and provide better connections to the A1 from Gateford, and to the M1 from the east of Worksop via a distributor road which will connect Carlton Road to Blyth Road.
- 3.45 There are fewer heritage constraints to the north of Worksop in comparison to other areas of the town. Whilst there is still potential for development to cause harm to non-designated and designated heritage assets, there are more opportunities for mitigation than land to the south and west which contains Grade I Listed buildings.

Retford

- 3.46 At 1st November 2020 current housing land supply (sites with planning permission for residential development) in Retford is 826 homes. In accordance with proposed Policy ST1 in the emerging Bassetlaw Local Plan, this leaves a residual housing requirement of 1181 dwellings for Retford.
- 3.47 The Land Availability Assessment has identified several sites which are suitable for allocation within the settlement boundary, mostly on brownfield sites. A minimum of 76 dwellings are proposed to be delivered within the settlement boundary in Retford. This leaves a requirement to allocate land for a further 1105 dwellings on land adjoining the development boundary.
- 3.48 With regard to opportunities to accommodate a minimum of 1105 dwellings in Retford, there are a number of potentially suitable sites that are available and developable adjoining the adopted development boundary.
- 3.49 The area to the north and east of Retford is constrained by larger areas of high flood risk. Site availability and suitability is also more constrained in terms of access to the public highway on sites in the north and east. As such, opportunities currently tend to be for small and medium scale development in these locations.
- 3.50 There is a large swathe of developable land to the south and west of Retford, in Ordsall, the majority is within the lowest flood risk zone, Floodzone 1. This area has good connections to the public highway and the size of the site provides an opportunity to deliver meaningful infrastructure and a better range of housing to meet the needs of the community. However,

there are landscape impact constraints due to the openness of the area, as confirmed by the Bassetlaw Landscape Study and Green Gap Study. In response to the last public consultation in January/February 2020, the site promoter has put forward a proposal to address the landscape constraints. This involves a sensitively designed scheme which incorporates a significant amount of well-located Green Infrastructure. The Green Gap Addendum 2020 states that on balance, a housing scheme could be accommodated in the Green Gap provided that it is well planned and landscaped and addresses the principles of the Green Gap Study 2019 and the Green Gap Addendum 2020 and emerging Local Plan policy. As up to date robust evidence these have been given appropriate weight in the site selection process.

Land East and South East of Retford (London Road area)

- 3.51 The Bassetlaw Landscape Study and Green Gap Study identifies land to the east of Retford as being of good quality. Any future development should be designed to reflect the sensitivities of this landscape, including its openness and landscape features.
- 3.52 The area is constrained by large swathes of land within high flood risk zones which, in terms of housing development, should be avoided. Some of the sites to the east of Retford have highway constraints which would need to be mitigated if sites are developed in the future. This creates uncertainty with regard to the deliverability of development on some sites to the east.
- 3.53 Whilst LAA sites to the east of Retford lack the critical mass to be able to deliver significant benefits in terms of infrastructure and mix of homes required, there are advantages to taking forward smaller sites in terms of delivering development more quickly. As such, where suitable, smaller sites have been selected to be taken forward for allocation.

Land West and South West of Retford (adjoining Ordsall)

- 3.54 The Bassetlaw Landscape Study and Green Gap Study identifies land to the west and south of Retford, in Ordsall, as being of good quality. Any future development should be designed to reflect the sensitivities of this landscape, including its openness and important features.
- 3.55 The area is less constrained in terms of high flood risk zones which makes it more suitable for housing development. A large area of land to the south is within the lowest flood risk area, Floodzone 1.
- 3.56 Sites in Ordsall have no significant highway constraints which makes housing delivery less constrained and it provides more certainty with regard to deliverability. There are opportunities to enhance green infrastructure, including walking and cycling routes in the area.
- 3.57 LAA sites to the west and south of Retford have the critical mass to be able to deliver significant benefits in terms of infrastructure and mix of homes required.

Land to the North of Retford (including North Road, Tiln Lane, and Bigsby Road)

- 3.58 Large swathes of land to the north of Retford are within the highest flood risk zones, Floodzones 2 and 3. This is a significant constraint to development and residential development would be contrary to national and local policy within Floodzones 2 and 3.
- 3.59 The Landscape Study identifies constraints to the north of Retford, in the Bigsby Road area. The landscape is open in character and large scale development would have an adverse impact. The study finds that there may be opportunities for small scale development. Land on North Road is far less constrained in terms of landscape impact. The Landscape Study indicates that the site is potentially suitable for larger scale development. There are also opportunities to enhance green infrastructure routes.
- 3.60 In terms of heritage assets, the area to the north is also constrained. Development within the Bigsby Road and Tiln Lane area has the potential to impact on the setting of designated and non-designated heritage assets. Moorgate House on Tiln Lane, a Grade II Listed Building, sits within an open countryside setting. Similarly, Bolham Pumping Station and Bolham Villas, both non-designated heritage assets, are set within open countryside. Large scale development is likely to cause harm to the setting of these heritage assets. Whitsunday Pie Lock Bridge, located on the Chesterfield Canal to the east of Bigsby Road, is a Grade II List Building. Large scale development has the potential to harm the setting of this heritage asset.
- 3.61 In terms of nature conservation, Chesterfield Canal, to the east of Bigsby Road, is a SSSI. Trinity Farm on North Road is opposite Idle Valley Nature Reserve, a SSSI. Development has the potential to have an adverse impact on the SSSIs due to increased recreational activity and air pollution. The Habitats Regulation Assessment has taken this into consideration in the assessment of sites. More detailed assessments will be required at a later stage in the planning process where sites are taken forward to ensure potential impacts are identified and appropriately mitigated.
- 3.62 In terms of highway constraints, sites in the Tiln Lane and Bigsby Road area are more constrained than sites to the south. A large urban extension is likely to require significant highway improvements to connect the site to the public highway. The Highway Authority has indicated that this would be challenging due to the built form of this area. This creates uncertainty with regard to the deliverability of large scale development. Land on North Road, at Trinity Farm, directly adjoins the public highway. There are no significant highway constraints in this location.

Harworth & Bircotes

- 3.63 The towns of Harworth and Bircotes have experienced significant growth in recent years since the closure of the Colliery. The former colliery site was granted outline planning consent for up to 996 dwellings in 2011. Since that time more sites within and adjoining the towns have been granted planning permission. There is currently planning consent for approximately 1700 dwellings in and adjoining Harworth and Bircotes. As such, there is sufficient supply to meet needs of the towns at the present time.
- 3.64 The Neighbourhood Plan for Harworth and Bircotes covers the period 2015 to 2028. Whilst this does not contain site allocations, a review of the Neighbourhood Plan can address

further expansion of the town. Not allocating sites at this point will enable the community to work together to decide where further development will be appropriate.

- 3.65 Alternatively, if the Neighbourhood Plan group does not want to allocate sites, the five year review of the Bassetlaw Local Plan will review growth in Harworth and Bircotes. This will inform revisions to determine whether the approach is still appropriate.

Tuxford

- 3.66 Since the Bassetlaw Core Strategy was adopted in 2011, Tuxford has experienced very little growth, despite the fact that it is defined as a service centre within a higher tier of the settlement hierarchy. Tuxford Neighbourhood Plan was made (adopted) in October 2016 but it did not allocate land for development.
- 3.67 In terms of new housing development, the Local Plan proposes a requirement to deliver 250 dwellings in Tuxford up to 2037. There are various opportunities on sites which are potentially suitable and available throughout Tuxford. The Neighbourhood Plan Group will be able to determine the most suitable sites for allocation through the review of Tuxford's Neighbourhood Plan within the first five years of the Bassetlaw Plan. However, the Council is proposing to allocate one site to ensure a sufficient amount of development is being delivered in the initial years of the Local Plan. The site is considered suitable for allocation and it has fewer constraints than other sites put forward for consideration.
- 3.68 If sufficient sites have not been identified by the NP group within that time, BDC will look to allocate more sites for years 6 onwards.

Appendix A: Sustainability Appraisal Appendix 8 - Table A8.1 Council's justification for selecting or discounting sites for allocation in the Bassetlaw Local Plan (November 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
Sites considered for Housing (at Stage 4 of the Site Selection Process)					
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	<p>The site has not been taken forward for allocation as it is not known if the site is available. At the time of writing, the site is for sale and is being marketed as one dwelling.</p> <p>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.</p>
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.

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
LAA012, LAA022, LAA221	Bigsby Road and The Drive		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 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.		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) 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. Parts of the site are also within Floodzone 2. Residential development would be contrary to policy here.
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 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	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) 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

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
			located within Source Protection Zone 3). Part of the site is located in floodzone 2.		quality. Parts of the site are also within Floodzone 2. Residential development would be contrary to policy here.
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 majority of this site has planning consent for residential development, which has commenced. A small part of the site does not have planning consent for development but is available and has been assessed as potentially suitable through the LAA process. 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. The Council is not proposing to take the remaining area forward as a site allocation.
LAA034, LAA165, LAA275	Combination of the smaller area of Kennilworth Nurseries (LAA034) and sites off Grove Coach Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores a major positive for housing, and a minor positive for 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. Part of the site is located within Source Protection Zone 3.	No	The combined sites are not being taken forward as a larger site 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

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>The SA also identifies a significant negative effect with regard to heritage. The western part of the site is in Retford South Conservation Area. In terms of archaeology, part of the site has already undergone evaluation and excavation with Late Iron Age and Romano-British features identified including enclosure ditches and a probably LIA round house structure. Therefore, further work will be required in the form of a desk based heritage assessment and possible evaluation to formulate an appropriate mitigation strategy. As such, a significant negative effect is likely in relation to archaeology.</p>		<p>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) 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. This creates uncertainty with regard to the delivery of development and it has not been demonstrated that this could be mitigated.</p> <p>To the south of the site, archaeological findings have been identified. This would require further investigation if the site was taken forward.</p>
LAA035	South of Railway, London Road	Retford	<p>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,</p>	No	<p>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</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
			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.		Area, is quite open in character and has no access to the public highway. It has not been demonstrated how access constraints can be mitigated and this creates uncertainty regarding the deliverability of development.
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 landscape assessment study and Green Gap Study to assess landscape quality in more detail.	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, however it could form part of a larger site if developed with the site to the north. 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. 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. The public

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
					right of way to the north of the site forms a natural boundary to the proposed allocation to the north of this site. It is not considered appropriate to extend development south of the POW due to the impact on the landscape.
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 selected to be 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').	Yes	The site has been taken forward as a proposed housing allocation in the Bassetlaw Plan. It forms a logical extension/infill to the settlement and adjoins residential development to three sides and the East Coast Main Line to the west. No significant physical or environmental constraints have been identified.
LAA133 & LAA134	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 Council is proposing to take this site forward as an allocation in the Local Plan. The proposed allocation is an extension to a site with 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

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
					northern boundary is located in floodzone 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 being taken forward as part of a larger urban extension. See LAA141, LAA270, and LAA276 for the reasoned justification.
LAA141, LAA270, LAA276	Ollerton Road, South 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	Yes	The site is proposed to be allocated as a large urban extension with LAA246 and LAA247. Whilst there are constraints regarding the impact development would have on the landscape, confirmed by the Bassetlaw Landscape Study and Green Gap Study, this needs to be balanced with the benefits a site of this size with no significant physical constraints can deliver. Development of the site would provide 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
			<p>(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 site scores a significant negative for archaeology. The Council's archaeology officer notes that there are undated cropmarks contained within part of the site. Further information is also required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</p>		<p>opportunity to create a softer landscape edge to the south of Ordsall. The site promoter has submitted a proposal which seeks to address the impact development would have on the landscape. Taking this new evidence into consideration, the Council recognises the potential to deliver a sensitively designed scheme which incorporates a significant amount of Green Infrastructure.</p> <p>Most of the site is located with the lowest flood risk zone (Floodzone 1) and it has good access to the public highway. A site of this size can deliver a significant amount of housing to meet the needs of the community. It provides an opportunity to deliver more affordable homes, more accessible homes, and self-build plots. It also provides an opportunity to deliver a significant amount of new open space, which is currently more limited in this area in comparison with other parts of Retford, and improved green infrastructure routes for walkers and cyclists.</p> <p>The site has good access to public transport and the public highway, and there are opportunities to improve access and provide highway 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
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 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.
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	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

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
			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').		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 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	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
			Land) and on water quality (the site is located within Source Protection Zone 3).		has planning permission and development has commenced.
LAA206	North of 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 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).	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 (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	The Council is proposing to take this site forward as a site allocation in the Local Plan. 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

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>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 link road from the A60 to the B6045 (Blyth Road) at distribution road standard.</p> <p>Given the size of the site, it also provides the scope to deliver a significant amount of new housing of the right type and mix, including affordable housing, specialist housing for older and disabled people, and self-build plots. It will also provide good access to services and facilities. The site is expected to deliver a new primary school, new sports facilities, and a local centre providing convenience goods.</p> <p>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, the Tree Survey indicates that there is a route possible without the loss of significant trees. Some hedgerow loss</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
					would be unavoidable, and mitigation will be sought to retain as much as possible.
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 Carlton Road and 700 dwellings to the East of Carlton Road), and west of Blyth Road to link the site to Gateford Park	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 within Source Protection Zone 3), on Minerals (located within a minerals safeguarding area), and on heritage assets.	No	<p>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.</p> <p>Part of the site to the west of Carlton Road forms part of the setting of a Grade II Listed Building and is considered unsuitable for allocation. Development is likely to have an adverse effect on the setting of the Listed Building. In addition to this, the Site Allocations Landscape Assessment (2019) for the site 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.</p>
LAA218	Sandhills	Retford	The SA finds that, in terms of its sustainability credentials, there is likely to	No	The site is not being taken forward as an allocation in the Bassetlaw Plan. There are

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
			be a minor positive impact in terms of housing delivery, access to employment, social inclusion and access to transport. There are likely to be negative effects on Land use and soils (and on water quality (the site is located within Source Protection Zone 3). There is a mixed negative/positive effect for health and wellbeing due to the site being a recreational space i.e. loss of a small part of the space but good access to the existing open space.		other, more suitable sites available which can deliver greater benefits.
LAA219	Radford Street	Worksop	The SA finds that, in terms of its sustainability credentials, there is likely to be a major positive impact in terms of housing delivery, regeneration and access to transport. It scores a minor negative for biodiversity due to the site being within 5Km of Sherwood Forest ppSPA. The SA finds that there are likely to be significant negative effects on water quality (the site is located within Source Protection Zone 3). There are mixed effects with regard to Health and Wellbeing due to the loss of former allotments which is balanced with the provision of affordable housing.	Yes	The site has been vacant for many years. It is located within a residential setting and there are no significant constraints.
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	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

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. 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).		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. 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.
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.

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
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 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.
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	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

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
			Biodiversity, Land use and soils (site is Grade 3 Agricultural Land) and on water quality (the site is located within Source Protection Zone 3).		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 water quality (the site is located within Source Protection Zone 3).	No	The site has been selected to be taken forward as part of a large urban extension allocation with LAA141, LAA270, and LAA276. Please see the Reasoned Justification for LAA141, LA270, and LAA276.
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

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
					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 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. It has not been demonstrated how this can be mitigated and this creates uncertainty with regard to deliverability of development.
LAA276/ LAA270	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 being taken forward as a housing allocation along with LAA site LAA141. Please refer to the reasoned justification within this report for sites LAA141, LAA270, and LAA276.

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
LAA279	Blyth Road	Worksop	The site has been granted planning permission.	No	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 has planning permission and development has commenced.

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
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. Identified as a commitment.
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 social inclusion, landscape impact, and access to transport. There are likely to be significant negative effects on Land use	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
			and soils (site is Grade 3 Agricultural Land) and water quality (Source Protection Zone 3).		
LAA413	Former Elizabethan School, Leafield	Retford	The SA finds that, in terms of its sustainability credential, the site scores a positive for housing, access to employment, regeneration, and land use and soils. It scores a significant positive for health and wellbeing. The only negative score relates to water quality, which is the same for the majority of sites.	Yes	This is a vacant brownfield site located within a residential area. It has good access to services and facilities.
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	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
			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).		
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. The site will be considered for allocation through the development of the Worksop Town Centre Development Plan Document.
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	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
			heritage (potential impact on conservation area character).		
LAA485	Milnercroft/ Trinity Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores positively with regard to housing, employment, health and wellbeing, regeneration, and transport. It is neutral on the remaining categories with the exception of water and land use/soils which have a negative score. The site is located within Water Source Protection Zone 3 and development would result in the loss of a greenfield site.	Yes	The site is vacant and is located within a residential setting. It provides an opportunity to deliver a small residential development and a community garden.
LAA490	St Michael's, Hallcroft Road	Retford	The SA finds that, in terms of its sustainability credentials, the site scores positively with regard to housing, employment, health and wellbeing, regeneration, land use and soils, and transport. It is neutral on the remaining categories with the exception of water and cultural heritage, which have a negative score. The site is located within Water Source Protection Zone 3.	Yes	This is a vacant former care home/brownfield site located within walking distance of Retford Town Centre. It provides an opportunity to deliver a well-designed small residential scheme. The site is located within the setting of several listed buildings and adjacent to a Conservation Area. Any future development should preserve the setting of the nearby Conservation Area and Listed Buildings.
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	No	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.

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
			significant negative effects on land use and soils (site consists of Grade 2 agricultural land) and heritage (potential impact on conservation area character).		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>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <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 & 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</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
					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.
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	With regard to the north part of the site (alongside Ollerton Road), this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details. In relation to the southern part of the site (north of the railway line), this would stretch into the open countryside and would be visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, BDC Conservation would not

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>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> <p>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 Egmanton Road/Newcastle Street.</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
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	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected. With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church). It must be proven that adequate visibility splays would be available from any potential site access commensurate with the speed of traffic due to the proximity to the bend prior to allocation. A development in excess of 50</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
					<p>dwelling 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.</p>
NP06	Triangular site north of railway line and south of St John's College Farm NP16 site	Tuxford	<p>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).</p>	No	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>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</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
					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 transport. There are likely to be significant negative effects on land use and soils (site consists of Grade 3 agricultural land).	No	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>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 incorporate footways connecting to the existing footway.</p>
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	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>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</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
					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	<p>The SA assesses the combined NP11/18 site, which has been allocated by the Council, therefore this commentary relates to the combined site.</p> <p>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).</p>	No	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns.</p> <p>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 if taken forward.</p> <p>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.</p> <p>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</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
					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	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>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.</p> <p>The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the character and</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
					<p>appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting. With the above in mind, Conservation has no concerns in principle, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the character of the Conservation Area and setting of the nearby Listed Building. The development should provide a road link with both ends of Lexington Gardens as a circular route. Assess 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.</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
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	<p>The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be considered for allocation through this process.</p> <p>Part of the site is within the Conservation Area and contains no. 56, a building range regarded as having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is removed from the boundary. In addition, the site is in the immediate setting of 42 Lincoln Road, a grade II Listed Building. With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building. No objection subject to satisfactory details of access which should be taken from Faraday Avenue.</p>
NP18	Land south of Gilbert Avenue	Tuxford	See NP11.	Yes	The Council is not proposing to take the site forward as an allocation in the Local Plan. Tuxford Neighbourhood Plan is in the process of being reviewed and all potentially suitable sites in the LAA can be

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
					considered for allocation through this process.
Sites considered for a New Settlement (at Stage 4 of the Site Selection Process)					
LAA369	High Marnham Former Power Station	Marnham	<p>The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery, and significant positive/uncertainty with health and wellbeing. The site contains CROW open access land, although this appears to be restricted to a footpath, which could be lost by the development of the site resulting in a minor negative effect. However, this is uncertain as existing footpaths could be retained and improved as part of any new settlement. New settlements would be expected to provide a high level of open greenspace and a GP surgery. Therefore, a mixed significant positive and uncertain minor negative effect is likely.</p> <p>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.</p>	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 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.
LAA453/455	Upper Morton Garden	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a	Yes	This site is proposed for allocation in the Local Plan.

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
	Village (Bassetlaw Garden Village)		<p>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.</p> <p>It scores a significant negative for biodiversity. A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. The HRA identifies that this site could support ppSPA birds. There could be a negative effect on the Clumber Park SSSI as a result of increased recreation pressure.</p> <p>There are likely to be significant negative effects on soils (loss of Grade 3 Agricultural land) and water quality (within Source Protection Zone 3).</p>		<p>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.</p> <p>The Bassetlaw Garden Village policy addresses any potential for an impact on biodiversity by requiring future planning applications to be supported by a project level Habitats Regulations Assessment, including winter bird surveys to ensure there are no adverse impacts upon Clumber Park SSSI and Sherwood Forest ppSPA. The Council is working with Natural England and will seek to agree any mitigation measures accordingly.</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
LAA432	Gamston Airport	Gamston	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 negative effects on biodiversity, soils, water (SPZ3), and heritage in relation to archaeology.	No	The site has been assessed in terms of its ability to deliver a sustainable new garden settlement. The responses to the Bassetlaw Plan Consultation from January to March 10th 2019, including a response from the Department for Transport, 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	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 and water (SPZ3).	No	Following the removal of Gamston as a new settlement, the suitability of Bevercotes as a new settlement has been reviewed. Given the environmental constraints (ppSPA/HRA recommendations/Local Wildlife Site status/Tree Preservation Orders), physical constraints (highway improvements/Twyford Bridge improvements), location, and the size of the developable area, which is constrained in comparison to other sites considered, the Council has concluded that the site is not suitable. 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

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 loss of trees. These are a significant constraints to development.
n/a	Cottam Power Station (Cottam Priority Regeneration Area)	Cottam	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 and water (SPZ3) and flooding.	No	<p>Proposed as a broad location for regeneration in the Local Plan.</p> <p>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.</p> <p>Following the consultation in January/February 2020 which proposed to allocate the site as a new settlement, the Council has reviewed the evidence put forward by the landowner and other stakeholders. Given the complexities of such a scheme, the Council considers that more evidence is needed to demonstrate the suitability and deliverability of the site as a new settlement. The Local Plan will be reviewed within five years from adoption and this time will enable more detailed work to be undertaken.</p> <p>There are environmental constraints, large parts of the site are in the highest flood riskzone (Floodzone 3) and part of the site is designated as a Local Wildlife Site.</p> <p>As identified by the SA, existing services are located over 2 kilometres away, and</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
					<p>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.</p> <p>If it can be demonstrated that the site is suitable and deliverable as a new settlement, it could accommodate approximately 1,600 new homes and 14.4 hectares of employment, along with associated infrastructure (schools, health provision, recreation space, convenience retail) and renewable energy generation.</p> <p>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>
Sites considered for a Employment (at Stage 4 of the Site Selection Process)					
LAA133 & LAA134	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	Yes	The site (LAA454) has planning permission for housing and employment. LAA133 and LAA134 have 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)

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
			Agricultural Land), water quality (located within Source Protection Zone 3), flood risk (approximately 4% of the site is in Floodzone 3).		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.
LAA263	East of Markham Moor	Markham Moor	<p>Significant negative for biodiversity. Cliff Gate Grassland Local Wildlife Site is within the site option and Beacon Hill Grassland is adjacent to the site. As such, a significant negative effect is likely.</p> <p>Minor positive for health and wellbeing (creates new jobs).</p> <p>Significant negative for land and soil (loss of Grade 2 and 3 agricultural land.</p> <p>Significant negative for water (SPZ 3).</p> <p>Significant negative for heritage: The Council's heritage officer notes that the site is located within the setting of several listed buildings, including Markham Moor Hotel, Markham Moor House and the Milestone (all Grade II) and development could harm the settings of these. The</p>	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.

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
			Council's archaeology officer notes that there is no specific site information, but that the site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument. Further information is required to evaluate impact.		
LAA338	Land off A57	Worksop	<p>The site is approximately 500m from a SSSI and a local wildlife site is located within the site option (Top Wood/Great Whin Covert). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. The HRA identifies that this site could support ppSPA birds. As such, a significant negative effect is likely.</p> <p>Significant positive for employment.</p> <p>Significant negative for land and soils (loss of grade 3 agricultural land).</p> <p>Significant negative for water (SPZ3).</p> <p>Significant negative effect in relation to archaeology. Further desk base assessments required.</p>	Yes	<p>The policy addresses any potential for an impact on biodiversity by requiring future planning applications to be supported by a project level Habitats Regulations Assessment, including winter bird surveys to ensure there are no adverse impacts upon Clumber Park SSSI and Sherwood Forest ppSPA. The Council is working with Natural England and will seek to agree any mitigation measures accordingly.</p> <p>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 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.</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
			Minor negative in relation to heritage.		
LAA368	South of Markham Moor	West Markham	<p>Minor negative for biodiversity – within 5Km of Sherwood ppSPA.</p> <p>Significant positive for economy.</p> <p>Significant negative for land use/soils and water (loss of agricultural land and within SPZ3).</p> <p>Significant negative for resource use and waste:</p> <p>This site is within a Mineral Safeguarding Area (Sneinton Gunthorpe Clay). As such, a significant negative effect is likely.</p> <p>Significant negative for heritage:</p> <p>The Council's heritage officer notes that the site is located in the setting of various designated heritage assets, such as Milton Mausoleum (Grade I) and West Markham DMV (scheduled Ancient Monument). The Council's archaeology officer notes that there is no specific site information, but that the site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument. Further information</p>	No	<p>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.</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
			is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. As such, a significant negative effect is likely in relation to heritage and archaeology.		
LAA369	High Marnham Power Station	Marnham	<p>There are local wildlife sites within the site option and within 100m of the site, including Marnham Railway Yard and Fledborough to Harby Dismantled Railway, respectively. As such, a significant negative effect is likely.</p> <p>The eastern side of the site is within Flood Zone 3. As such, a significant negative effect is likely.</p> <p>A significant portion of this site is within a Mineral Safeguarding Area (Sand and Gravel Resource). As such, a significant negative effect is likely.</p> <p>Significant negative for heritage. With the setting of several listed buildings.</p> <p>Minor negative for archaeology: Undated cropmarks are located close to the site. In addition, there is no specific site information and further information is</p>	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 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

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
			required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.		will be allocated for 60ha of employment land.
LAA432	South of Gamston Airfield	Elkesley	<p>Minor negative for biodiversity: within 5Km of Sherwood ppSPA.</p> <p>Significant positive for employment.</p> <p>Minor positive for health and wellbeing and transport (within 400m of a bus stop) and creation of new jobs.</p> <p>Significant negative for water (SPZ3)</p> <p>Significant negative for heritage: The archaeology officer notes that the site is located in an area of Roman settlement activity. Further information is required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</p>	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 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.

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
LAA456	Coalfield Lane	Elkesley	<p>Minor negative for biodiversity: within 5Km of Sherwood ppSPA.</p> <p>Significant positive for employment.</p> <p>Minor positive for health and wellbeing and transport (within 400m of a bus stop) and creation of new jobs.</p> <p>Significant negative for water (SPZ3)</p> <p>Significant negative for heritage: The archaeology officer notes that the site is located in an area of Roman settlement activity. Further information is required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</p>	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	Minor positive for economy, transport and health and wellbeing.	No	Misson Mill is located to the west of the village of Mission and has been, partially,

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>Significant negative for resources and waste:</p> <p>This site is within a Mineral Safeguarding Area (Sand and Gravel Resource). As such, a significant negative effect is likely.</p> <p>Significant positive for soils (brownfield site).</p> <p>Minor negative for flooding. The site is within Flood Zone 2.</p> <p>Minor negative for heritage:</p> <p>The Council's heritage officer notes that the eastern boundary of the site is located within 100m of the Misson Conservation Area and is located in the wider setting of a Grade I Listed Church. In addition, the Council's archaeology officer notes that further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</p>		allocated for a mixed use development in the Mission Neighbourhood Plan through Policy 7.
LAA468	Carlton Forest	Carlton in Lindrick	A Local wildlife sites and a Regionally Important Geological Site are located within the site option. This assessment	No	Carlton Forest is identified as an existing employment site and part of it has recently been granted planning permission.

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 is located entirely within a 5km buffer around the Sherwood Forest ppSPA. As such, a significant negative effect is likely.		
LAA473	Cottam Power Station	Cottam	<p>A Local Wildlife Site (Cottam Wetlands) is located within the site and the site is also within 100m of other Local Wildlife Sites. Due to the small size of the area of overlap between the site and Local Wildlife Site, a significant negative but uncertain effect is likely.</p> <p>This site could provide 117.7ha of employment land. As such, a significant positive effect is likely.</p> <p>Minor positive for health and wellbeing and transport.</p> <p>Significant positive for economy.</p> <p>Significant positive for land use and soils (brownfield).</p> <p>This site is within a Minerals Safeguarding Area (Sand and Gravel Resource). As such, a significant negative effect is likely.</p>	Proposed Broad Location	<p>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 1600 new homes and 14.4 hectares of employment, along with associated infrastructure (schools, health provision, recreation</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
			<p>Minor negative for flooding (within FZ2 and a small area in FZ3).</p> <p>Significant negative for heritage (potential loss of non-designated heritage assets).</p> <p>The Fleet Plantation moat, a Scheduled Ancient Monument is within the site and there are other important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. There is therefore an opportunity to preserve and enhance the heritage assets and the setting in which they are located.</p> <p>The Council's archaeology Officer notes that the Scheduled Ancient Monument and a significant area around it should be removed from the allocation site boundary to preserve the SM and its setting, and that the setting of SMs relating to Torksey Castle and Torksey Medieval town also need to be considered carefully in relation to plan. Further information required in the form of initial desk based heritage</p>		<p>space, convenience retail) and renewable energy generation. 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>

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
			assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy. As such, a significant negative effect is likely in relation to both heritage and archaeology.		