

**Bassetlaw Land Availability Assessment Addendum:
New sites without planning permission and revised
assessments**

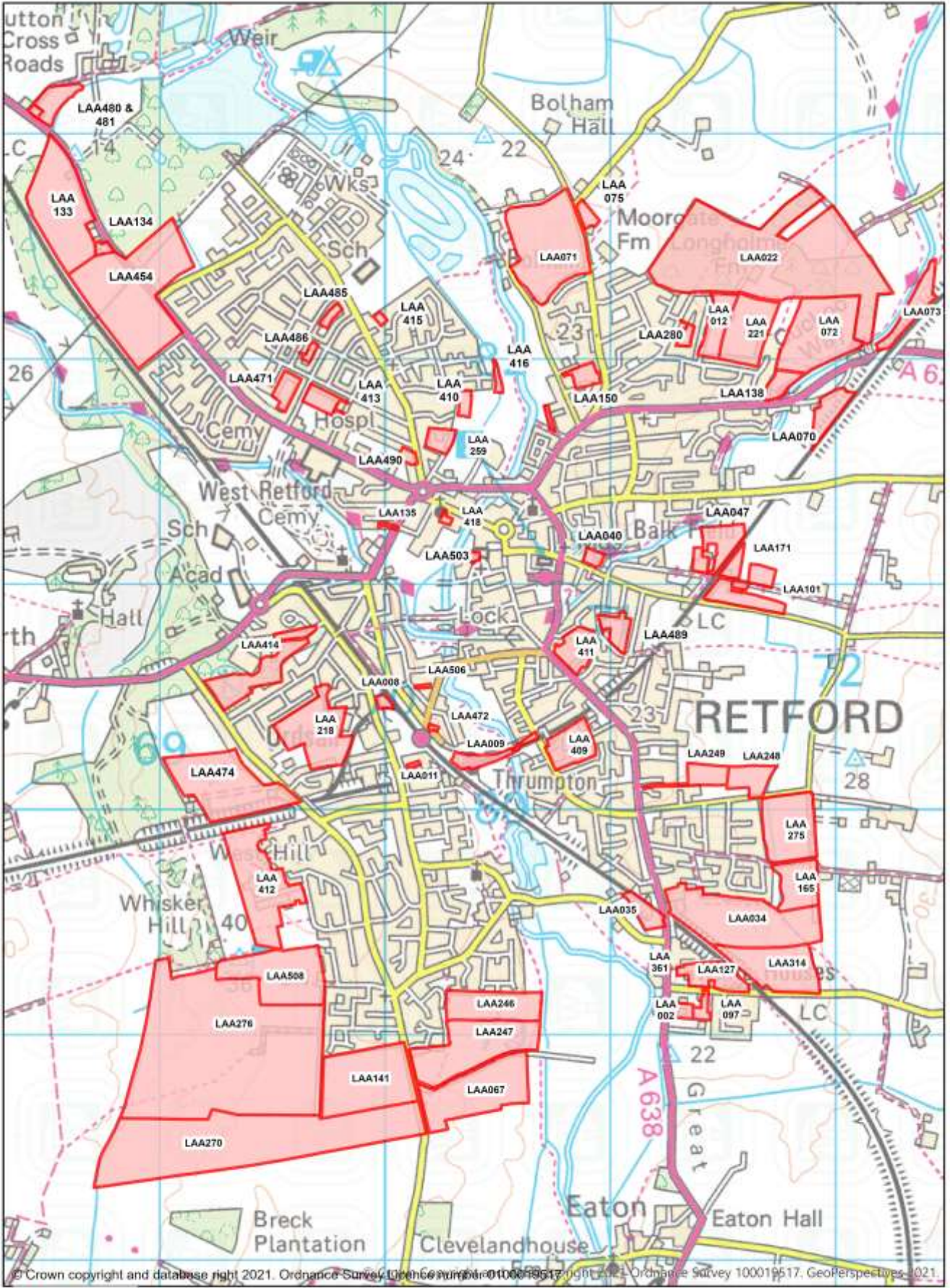
June 2021

This assessment is an addendum to the Bassetlaw Land Availability Assessment produced by the Council in November 2020. This is available to view on the Council's website www.bassetlaw.gov.uk/thebassetlawplan

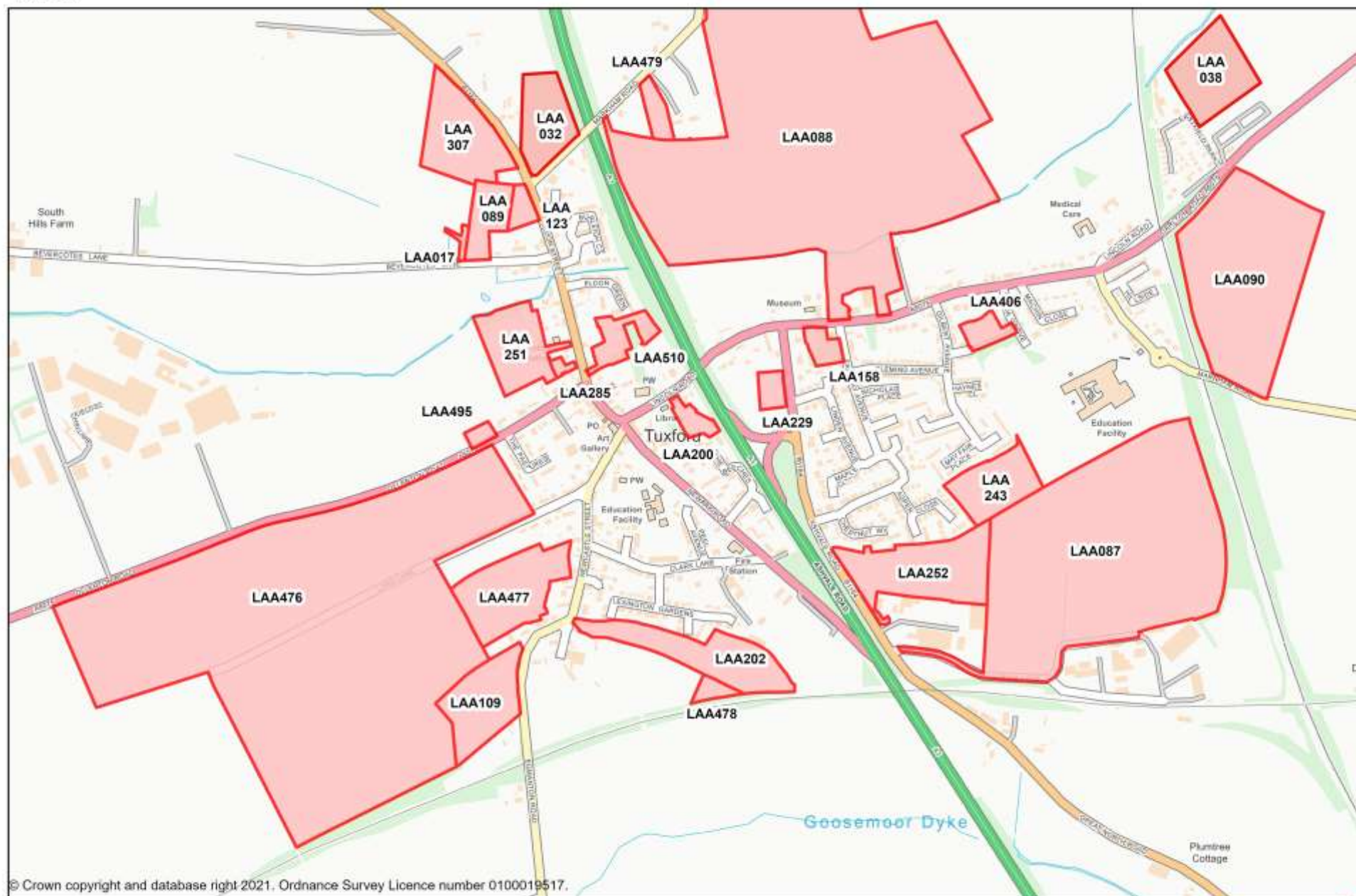
This assessment should therefore be read alongside that report.

Relevant maps are attached as Appendix 1

Retford



Tuxford



LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
Revised Existing LAA Site Assessments																			
LAA035	Retford	Land south of the railway, London Road	1.43	39	Railway line, open space	Agriculture	Open space adjoining railway line. Within wider residential setting.	The site doesn't appear to have a highway frontage. Access is not well established off London Road, there is potential access off Goosemoor Lane (this had previously been stopped up and therefore access would need to be reviewed). Visibility is acceptable onto Whitehouses Road.	Drainage channel runs through the site.	Potentially policy compliant if access/highway standards can be achieved.	Adjoins settlement boundary. Reasonable access to services and facilities	Potentially suitable if highways access can be achieved.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Open landscape within a conservation area. The site requires careful consideration due to the views from the London Road over the Idle Valley and Whitehouses Road. Potential for development to cause harm to the character of the CA. In terms of landscape impact, this relatively small site forms part of the open countryside in the River Idle Valley. Without appropriate mitigation, development would have an adverse impact on the openness of this landscape.	Available	Potentially suitable subject to landscape impact mitigation and a suitable highway solution.	Taken forward for further consideration	LAA assessment
LAA071	Retford	Land off Tilm lane	9.32	224	Hedgerow and trees on the boundary. Open countryside to three sides. New development to the south.	Agriculture	Countryside	Any future development would be required to meet highway standards with regard to access and footpaths.	No significant constraints identified.	The site is currently outside Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy. The site adjoins a residential development currently under construction.	The site is not located on a bus route. The nearest service is approximately 700 metres from the site.	BDC Conservation have raised concerns regarding the likely harm caused to the setting of nearby non-designated heritage assets. In response to this, the landowner has submitted a heritage assessment and a concept plan which demonstrates how any potential impact could be addressed. BDC Conservation	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site.	Whilst Conservation acknowledges that both Bolham Manor and the pumping station are non-designated heritage assets rather than designated, it is still important to consider the setting of these assets when assessing planning proposals, as required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non-designated heritage assets is very much a rural and open one, the pumping station being deliberately isolated from the town when constructed. Similarly, Bolham Manor was originally associated with the tannery site	Available	Part of the site has planning permission for 178 dwellings. The remainder of the site could be suitable for additional dwellings subject to a scheme which is landscape led. BDC Conservation considers that it is potentially possible to appropriately address any harm through sensitive design. However, the site currently has poor access to public transport and this should be taken into consideration in the site allocation selection process.	Taken forward for further consideration	The SA will provide analysis on any public benefit of developing the site. This will further inform the assessment of suitability.

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												have indicated that they are supportive of the proposal in principle.			<p>to the west (now a care home), but has always had the open countryside setting to the east, appearing as a large isolated villa when viewed from the east. In both cases, development on this site would fail to preserve the setting of the non-designated heritage assets, Bolham Manor in particular. Having a balanced view as required by NPPF paragraph 197. BDC Conservation have reviewed the additional evidence / a design solution submitted by the landowner. It is considered that, with an appropriate design which incorporates open space and landscape buffers, it is likely that the site may be suitable for residential development.</p> <p>Landscape impact: By virtue of the residential development currently under construction on the land to the south of the site the site adjoins the built-up area. However, it remains in open countryside, albeit contained by Tiln Lane and Bolham Way, beyond which is an extensive rural landscape. In landscape terms, it is arguable that these lanes provide a more identifiable</p>				

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															and robust edge of settlement boundary. Therefore, some new development could be accommodated provide that a landscape led approach is taken.				
LAA097	Retford	Land adjoining Montagu Cottage, Grove Road	0.6	18	Residential to 3 sides, countryside to north	Adjoining a residential area	Predominantly residential in character.	No significant physical constraints.	No significant constraints identified.	The site is currently outside but adjoining Retford’s development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	The site has direct access to public transport (bus route on Grove Road). It has good access to schools, health care, and other services and facilities.	Potentially suitable subject to design/impact on heritage assets.	Popular location/buoyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Within Retford South CA; comments suggest the adjacent building is a late 19th/early 20th century property designed to sit in extensive amenity. Demolition of this building would not be supported. Development to the front would undermine the primacy of the building from London Road. Opportunities for development at the side or rear is more limited due to potential harm to heritage assets.	Available	The site could be suitable for allocation for housing in the Local Plan subject to the scheme being sensitively designed, taking into consideration harm that may be caused to the sites heritage setting and assets. Other matters to consider relate to the distance of the site from services. However, there is a bus service directly adjoining the site on Grove Road.	Take forward for further consideration.	Potentially suitable for small scale, well designed development.
LAA127	Retford	Fairy Grove Nursery, Grove Road	2.7	61	Residential development to the north, south, and west, East Coast Mainline to the east.	Approx. 50% is a former horticultural nursery, the remaining 50% is agricultural land.	Predominantly residential in character.	No significant physical constraints. Access can be achieved via Grove Road. Network Rail has indicated that improvements would be required to the level	No environmental constraints identified.	The site is currently outside but adjoining Retford’s development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	The site adjoins an area which has good access to public transport, schools, health care, and other	The site is well contained within a residential setting and is within a conservation area. BDC Conservation have no objections in	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Minimal contribution - greenfield site in countryside. Development here could have a minor positive effect on town centre	Heritage conservation proposed mitigation - Retention of west and south boundary hedges/trees is essential. Suitable design, scale, layout and materials also key, as per the recently completed development	The site is available.	The site could be suitable for allocation for housing in the Local Plan subject to the scheme being sensitively designed, taking into consideration harm that may be caused to the sites heritage setting and assets.	Take forward for further consideration.	Potentially suitable subject to a suitable design which enhances the character of the Conservation Area.

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								crossing. A transport assessment would also be required.			services and facilities.	principle subject to a suitable design.		vitality and viability.	<p>immediately to the north</p> <p>Archaeological mitigation - Further information 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> <p>Landscape impact: The site sits between older residential development to the south and recent development to the north which is under construction on a brownfield site. It is part of the open countryside to the east of this part of Retford although has a sense of being slightly disconnected in landscape terms because of the electrified railway line which forms the north eastern boundary. It is a medium sized site which could make a reasonable contribution to the overall housing requirement.</p>		Other matters to consider relate to the distance of the site from services. However, there is a bus service directly adjoining the site on Grove Road		

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LAA138	Retford	Canal Turn, Welham Road	1.24	4	Residential to west and south, countryside to east and north	Industrial/ employment	Countryside adjoining residential area	A Transport Assessment will be required if the site is taken forward.	Parts of the site are within Floodzone 2	Contrary to policy. The site is partly within floodzone 2. The NPPF and its technical guidance set out the requirement to apply a sequential approach which assesses alternative potential sites for new development, to ensure that where possible, development can be brought forward in areas at little or no risk of flooding in preference to areas at higher risk. The overall aim is to steer new development to areas of lowest risk. Where there are no reasonably available alternative sites in Flood Zone 1, consideration should be given to the vulnerability of land uses and reasonably available sites in Flood Zone 2. Where there are no reasonably available alternative sites in Flood Zone 1 or 2, sites in Flood Zone 3 may be considered, taking into account the flood vulnerability of the land use proposed. The relative levels of flood vulnerability for different land	Being located within the development boundary, the site has good access to services and facilities.	Located within floodzone 2. Suitability to be informed by sequential and exceptions tests.	Popular location/buoyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	No significant constraints identified relating to heritage or landscape impact.	Availability unknown. Planning permission expired. Planning permission refused 20/00730/FUL due, amongst other reasons, to the site being located in a high risk flood zone.	A large part of the site is in floodzone 2. Whilst the site has had planning consent which expired in May 2019, development would be contrary to policy regarding flood risk. The site is located within the development boundary and could potentially come forward as a windfall site if it can be demonstrated that the proposal accords with the development plan and any other material considerations.	Not taken forward for further consideration	This is a small site located within a high risk flood area. As such, development would be contrary to policy. Furthermore, the site has previously been granted planning permission for residential development, but this has since expired. This creates uncertainty with regard to the sites deliverability.

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LAA491A	Worksop	Site A Gateford Hall Farm	13.6	245	The site adjoins countryside/ open landscape to all sides.	Agriculture	Countryside / unregistered park and garden adjoining residential area	With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a new bus route. NCC highways has indicated that it is unlikely that there is sufficient land available to enable the standards required for a bus service to serve the site. A Transport Assessment would be required if the site was taken forward for development.	This site has triggered the impact risk zone for Lindrick Golf Course SSSI ³ and may also impact Anston Stones Woods SSSI ⁴ 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. The SSSI supports the largest, and one of the most diverse, areas of Magnesian limestone grassland in South Yorkshire. Additional habitat includes gorse, scrub, woodland and the marshy fringes of the	uses are set out in the NPPF technical guidance.	The site is located a significant distance from a public transport route/bus stop.	The site is separated from the settlement boundary and adjoins an unregistered Historic Park and Garden. BDC Conservation has indicated that the site is unsuitable from a heritage perspective. The site is also unsuitable in isolation as it is poorly connected to the settlement. NCC Highways has also raised concern about the ability of the site to deliver the necessary highway improvements.	Development is considered inappropriate due to the harm it would cause to heritage assets.	The site is greenfield.	From a built heritage point of view, this site is totally unsuitable for development. As an area of open space, it contributes greatly to the character and appearance of the Conservation Area and its setting, and to the setting of its historic buildings including its Listed Buildings. The Conservation Area boundary was drawn specifically around Site LAA491C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). BDC Conservation can see no way in which harm from development here could be mitigated. Development of the scale proposed, particularly at site C, would likely constitute ‘substantial	The site is available.	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment. The site is also separated from the settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.	Not taken forward for further consideration.	See LAA conclusion

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									<p>River Ryton. There is also a small pond with associated fen vegetation. The scale of the proposed development could result in recreational pressure, any potential impacts would have to be assessed and the mitigation hierarchy followed. Air quality impacts must be assessed as Anston Stones Wood SSSI has a number of features that are sensitive to air pollution and the site is above it's critical load. The scale of the development may generate over 2000 AADT during the operational phase and over 200 AADT for HGV's during the construction phase. Impact on Ancient woodland should also be assessed if the site is taken forward.</p>	<p><i>environmental or amenity value.</i></p> <p><i>NPPF – historic Environment para 193 and 194:</i></p> <p>'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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'</p> <p>BDC Conservation has indicated that there is no clear and convincing justification for the harm development of</p>					<p>harm' for NPPF purposes.</p> <p><u>Archaeology</u></p> <p>Iron Age settlement activity and medieval moated sites are located within the site boundary. Cropmarks noted to the east of the east on NMP. Likely to be significant impact to both archaeology and built heritage (listed buildings, Gateford Hall, California Farm and Gateford Hill House). The Council's Archaeologist would not support plans for development in this area until a full site specific geophysical survey followed by targeted evaluation trenching and a heritage impact assessment for all identified archaeology and buildings has been undertaken. This is needed to provide an informed planning recommendation, however refusal would still be a high possibility given the likely impact to designated buildings and heritage assets.</p> <p>Landscape impact:</p> <p>The site adjoins the edge of the built-up area in this part of Worksop, but it is clearly an area of countryside and occupies a very significant position in the local landscape supported by the gently rising</p>				

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										the site is likely to cause to the setting of the Conservation Area.					topography. It comprises a mix of agricultural land, woodland and parkland, part of the site is within the Old Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is dependent upon the existing landscape character. As positive buildings in the Conservation Area, the landscape settings of California Farm and the Gateford Hall farm buildings must also be taken into account. The importance of the landscape has been recognised by its inclusion in a Green Gap in the Draft Local Plan and provision of new housing has been enabled by planning decisions focused on more sustainable sites to the east, adjoining existing housing, which are less sensitive in landscape terms. Overall, the site provides the western, landscape led, gateway to Worksop along the busy A57 and complements the rural character of the areas to the north and north west. There is a clear landscape distinction between the open character of the site, viewed from Gateford Road, and the existing housing to the east				

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															(Swinderby Close and Winthorpe Road). Therefore, while this is a large site which could make a reasonable contribution to the overall dwelling requirement, the harm to the open countryside and landscape interests that would result from the development of any part of it outweighs the benefits of new housing or other development.				
LAA491B	Worksop	Site B Gateford Hall Farm	21.7	390	The site adjoins residential development to the east, a conservation area to the south, and ancient woodland to the north.	Unregistered Historic Park and Garden	Countryside adjoining residential development site under construction.	With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a bus service. NCC highways has indicated that it is unlikely that there is sufficient land available to enable the standards required for a bus service to serve the site. A Transport Assessment would be required if the site was taken forward for development	The site adjoins ancient woodland.	<i>NPPF – historic Environment para 193 and 194:</i> ‘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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or	The site has poor access to public transport.	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).	Development is considered inappropriate due to the harm it would cause to heritage assets.	The site is greenfield	With regard to site B, BDC Conservation is concerned as to the impact on the setting of Gateford Hill (grade II listed), and on the setting of that part of the Conservation Area. That setting is typified by open views to the west of the footpath. Whilst the existing housing developments east of the footpath are far from ideal, the open countryside setting is still preserved to the west, and especially when approaching Gateford Hill in that direction. Without evidence to suggest that there are no alternative sites which are more suitable, Conservation cannot support development of this site for the reasons set out above. With regard to the site being part of the unregistered park & garden, this relates to	Available	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment. The site is also separated from the settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.	Not taken forward for further consideration.	LAA conclusion.

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										<p>destruction, or from development within its setting), should require clear and convincing justification.'</p> <p>BDC Conservation has indicated that there is no clear and convincing justification for the harm development of the site is likely to cause to the setting of the Conservation Area and unregistered Park and Garden.</p>					<p>the landscape having been very meticulously laid out to take advantage of views and topography, firstly in the context of Gateford Hall (possibly late-Medieval in origin), and later in relation to Gateford Hill (built 1824 as a replacement to the hall). Identification as an unregistered park & garden doesn't merely relate to manicured lawns and deer parks – many of the wooded plantations that surround the fields date to the early and mid-18th century and 19th century periods, and the relationship of the trees and fields to those Listed Buildings cannot be considered incidental. In this case, the boundary of the unregistered park & garden is partly an acknowledgement of this.</p> <p>There is also a concern relating to the encroachment of the settlement towards the historic village of Carlton in Lindrick. At present, when viewed from the south of that village, practically no part of the Gateford estate can be seen when looking southwards, other than an isolated view of the top of a roof from certain points</p>				

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															<p>along Owday Lane. However, development on site B would merely bring the estate closer to the village and to Owday Lane, very much eroding the open countryside setting to the Carlton in Lindrick Conservation Area and its key Listed Buildings, including the grade I listed Church of St John. Without evidence to show that this impact would be far less severe than appears, or could be mitigated against, I would also not support allocation of site B for this additional reason.</p> <p>Landscape impact: The site adjoins the edge of the built-up area in this part of Worksop, but it is clearly an area of countryside and occupies a very significant position in the local landscape supported by the gently rising topography. It comprises a mix of agricultural land, woodland and parkland, part of the site is within the Old Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is dependent upon the existing landscape character. As positive buildings in the Conservation</p>				

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															Area, the landscape settings of California Farm and the Gateford Hall farm buildings must also be taken into account. The importance of the landscape has been recognised by its inclusion in a Green Gap in the Draft Local Plan and provision of new housing has been enabled by planning decisions focused on more sustainable sites to the east, adjoining existing housing, which are less sensitive in landscape terms. Overall, the site provides the western, landscape led, gateway to Worksop along the busy A57 and complements the rural character of the areas to the north and north west. There is a clear landscape distinction between the open character of the site, viewed from Gateford Road, and the existing housing to the east (Swinderby Close and Winthorpe Road). Therefore, while this is a large site which could make a reasonable contribution to the overall dwelling requirement, the harm to the open countryside and landscape interests that would result from the development of any part of it outweighs the benefits of new				

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															housing or other development.				
LAA491C	Worksop	Site C Gateford Hall Farm					Countryside adjoining residential area	With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a new bus route. NCC highways has indicated that it is unlikely that there is sufficient land available to enable the standards required for a bus service to serve the site. A Transport Assessment would be required if the site was taken forward for development		<i>NPPF – historic Environment para 193 and 194:</i> ‘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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’ BDC Conservation has indicated that there is no clear and convincing justification for the harm development of	Adjoins an area which has good access to services and facilities	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).			From a built heritage point of view, sites A and C are totally unsuitable for development. As areas of open space, they contribute greatly to the character and appearance of the Conservation Area and its setting, and to the setting of its historic buildings including its Listed Buildings. The Conservation Area boundary was drawn specifically around Site C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). I can see no way in which harm from development here could be mitigated. Development of the scale proposed, particularly at site C, would likely constitute ‘substantial harm’ for NPPF purposes. There are also far more suitable sites around Worksop which do not have the same heritage constrains.	Available	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment. The site is also separated from the settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.	Not taken forward for further consideration.	See LAA conclusion

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										the site is likely to cause to the setting of the Conservation Area.									
New LAA sites																			
LAA509	Worksop	Worksop College	115.8	Up to 250 dwgs	Golf courses to the north and south, dense woodland to the east and west. Clumber Park adjoins the site to the south and east, Worksop Manor Estate adjoins the site to the west.	Private School (primary and secondary education)	Historic setting of a Grade II Listed school with extensive grounds mainly used for recreation. The site is surrounded by densely wooded areas and two golf courses.	The Highway Authority has previously considered a planning application (reference 16/00635/FUL) to provide a new nursery and junior school at this location. As part of that application, improvement measures were required at the Netherton Road, Cuthbert’s Avenue junction. That included junction bellmouth widening works, along with verge regrading to the north to achieve the necessary visibility splays. The operational capacity of the junction was modelled using the industry standard software package PICADY. The results estimated that the junction would operate beyond design capacity thresholds. That was accepted as the queues would be limited to the private college access road, and therefore would not impact on	Worksop College’s boundary to the south is approximately 1Km from the edge of Clumber Park SSSI. A Recreational Impact Assessment is currently being undertaken by the Council and Newark and Sherwood DC to assess the impact of proposed development in Bassetlaw Plan on Clumber Park SSSI. The close proximity of this site is likely to support an increase in visitor numbers to Clumber Park, which without mitigation, could have an adverse impact on the SSSI.	<i>NPPF – historic Environment para 193 and 194:</i> ‘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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’ BDC Conservation has indicated that there is no clear	The site is separated from Worksop’s development boundary and development here would mostly rely on the use of private vehicles to access services in the town. There is a bus stop opposite the site entrance on Sparken Hill. The separation of the site from Worksop also raises issues of safety for pedestrians walking from the site to the town in the evening. The lack of natural surveillance could impact on future residents’ fear of crime.	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).	Development on the scale proposed by the landowner is considered inappropriate.	None identified.	Worksop College is a grade II Listed Building, the main listed structure including a range of different elements dating from 1895 to the 1930s. It is primarily designed in the Tudor revival style, of red brick with rosemary tiled roofs. Due to its scale and design, it is a prominent landmark in the local area. Potential residential development sites A & D Although some distance away from the main Worksop College building and having a belt of mature trees to the south, Parts of site A are visible from the main driveway to the college, when viewed from points close to the College Pines Golf Club entrance. It does not appear in isolation; instead, it is part of a much larger area of open space, that includes site D, within which Worksop College and Sparken Hill Farm are experienced. Views along and from the tree-lined avenue radiate outwards in all directions, but especially into the open space to the north and south of it.	Available	The site is considered unsuitable for allocation for large scale residential development due to the harm it would cause to heritage assets and the landscape. Significant highway improvements would also be required and it has not been demonstrated that this could be achieved.	Not taken forward for further consideration.	See LAA conclusion.

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								Netherton Road. A proposal of this scale would likely require; major junction improvement works to address capacity, the limited visibility from the existing junction, and junction widening works. Furthermore, the internal residential street layout would be expected to be designed and/or made up to highway adoption standard. Windmill Lane is not considered appropriate to serve additional development that would materially increase the level of traffic using the lane due to the proximity of the Netherton Road junction with the A57, and the standard of the lane itself which is narrow and lacks footways. It is also heavily tree lined in parts which would restrict visibility from any proposed accesses/junctions in these areas unless a significant number of trees were removed. The National Planning Policy Framework requires significant development to		and convincing justification for the harm development of the site is likely to cause to the setting of the Conservation Area.					This gives the college a sense of grandeur and exclusivity normally only found locally in relation to the Ducal estates. Those areas of open space which are visible from the entrance driveway are indicated in yellow on the map below: A key part of the significance of the Listed Building lies in its open and landscaped grounds, which include the tree-lined avenue to the west, the various tree plantations, and a range of important open spaces including arable fields and sports pitches. Those open spaces form important views both to and from the main college complex. Approximately 370m west of the main college building is Sparken Hill Farm, identified as a non-designated heritage asset in line with the Council’s approved criteria. This asset includes a mid-19th century farmhouse in the Tudor Gothic style (contemporary with those built for the Duke of Newcastle’s Clumber estate), with a range of former agricultural outbuildings. This building range also forms part of the historic setting to Worksop College.				

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								be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Travel choices at this location appear limited, particularly due to the severance the A57 creates between the site and the main Worksop built up area. The Highway Authority would require a planning application to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance that addresses the above. The need for a reasonable level of public transport, pedestrian and cycle connection, and potentially significant highway works may present viability issues.							The site is also in close proximity to a range of other heritage assets nearby, including Clumber Park (Registered Park & Garden, grade I), Worksop Manor (unregistered park & garden) and Lion Gates (grade II listed). In any assessment of setting and wider setting, attention is drawn to the 2017 High Court ruling for a site near Kedleston Hall in Derbyshire (Case No: CO/5004/2016), which considered the matter of ‘setting’ and discussed the very issues in front of us here, quoting directly from the Historic England Good Practice Advice Note (GPA) 3 ‘The Setting of Heritage Assets’ in its judgement: “Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant				

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															<p>heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the ‘core’ elements, such as a formal park, it is important that the extended and remote elements of design are included in the evaluation of the setting of a designed landscape.”</p> <p>The GPA goes on to say:</p> <p>“While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is large-scale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site’s visual boundary.”</p> <p>Whilst the ‘formal’ tree planting for the original phase of Worksop College was limited to the avenue and the land closer to the main building (shown on the 1920 OS map below), the surrounding areas outside of that, in all directions but especially to the north</p>				

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															<p>and south, are still very much part of the open countryside setting to the important heritage assets affected and especially of Worksop College, very much visible through the broken hedges alongside the road. These sites also contribute much to the understanding of Sparken Hill Farm, this land being that formerly associated with it from the mid-19th century. The isolated and open setting around the farm contributes much to its historic understanding, it being constructed as one of the outlying farms supporting the Newcastle Estate of Clumber Park.</p> <p>With specific regard to site A, as an area of open countryside, this also contributes to the wider setting of Clumber Park (Registered Park & Garden, grade I). East of the golf course, Windmill Lane has very much a country estate character ,being relatively narrow and with woodland, hedges and open countryside either side. The topography of site A, sloping uphill away from the road, would result in any development being very prominent from Windmill Lane and exacerbating the</p>				

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															<p>impact on the setting of Clumber Park. Development of large scale residential would very much erode this character and setting, and I cannot see how any of the public benefits would outweigh the harm caused, especially when residential schemes could be provided on less sensitive sites elsewhere in the town.</p> <p>For the above reasons, it is considered that development on sites A and D would seriously erode the open countryside and landscaped setting to Worksop College, the setting of Sparken Hill Farm and the setting of Clumber Park. The harm identified would in no way be outweighed by any public benefits, which could be achieved on more suitable sites elsewhere around the town. There is also no mitigation that could be provided which would overcome the harm identified in each case.</p> <p>Suitable for allocation: No.</p> <p>Archaeology: <u>Significance</u></p> <ul style="list-style-type: none">Neolithic polished green stone axe found on the site (NHER: L5361)				

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															<ul style="list-style-type: none">Earthwork shown on early OS Mapping on the site (NHER: L6892)Welbeck Park (13 century) to the westWorksop Manor Park (12th century deer park) to the westClumber Park (Registered Park or Garden) to south-eastCropmarks to the east and west of the site <p><u>Impact</u></p> <ul style="list-style-type: none">No site specific informationPotential for total or partial loos of as yet unknown archaeological features in areas of residential development and landscaping <p><u>Archaeology</u></p> <p><u>Conclusion</u></p> <ul style="list-style-type: none">Prehistoric finds on the site is significant. Undated earthworks recorded on earlier mapping is also significant.Site lies between two				

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															<p>areas of cropmarks associated with probably late Iron Age and Roman rural settlement activity (brickwork field systems and settlement) which potentially extend onto the site, but not visible due to earlier tree cover and site activity</p> <ul style="list-style-type: none"> SA – Significant Negative 				
LAA510	Tuxford	Former Platts Harris, Eldon Street, Tuxford	0.86	26	Residential to north, west, and partly south. Church and cemetery to the south, A1 to the east.	Commercial – agricultural machinery sales	<p>The surrounding area is predominantly residential. The site is on the edge of Tuxford Town Centre.</p> <p>NCC Highways: The achievable visibility onto Eldon Road for emerging vehicles is restricted by the road alignment and the proximity of the adjacent property boundaries. It would therefore be necessary to demonstrate that standard visibility splays can be accommodated quantified by way</p>	<p>The site has significant level changes. The design of any future scheme would need to ensure the amenity of adjoining residents is protected.</p> <p>NCC Highways: The achievable visibility onto Eldon Road for emerging vehicles is restricted by the road alignment and the proximity of the adjacent property boundaries. It would therefore be necessary to demonstrate that standard visibility splays can be accommodated quantified by way</p>	Potential for land contamination due to the commercial use of the site.	<p>The site is outside Tuxford’s development boundary where the adopted development plan (Bassetlaw Core Strategy) seeks to support development.</p> <p>Section 11 of the NPPF (Making efficient use of land) indicates that Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on</p>	<p>The site has good access to services and facilities being located adjacent to Tuxford Town Centre.</p>	<p>The site is potentially suitable for residential use if it can be demonstrated that highway standards can be satisfactorily achieved, and the business can be relocated to another suitable site, thereby retaining existing jobs.</p>	<p>The site is located within a popular residential area.</p>	<p>Development of this brownfield site could help to support town centre businesses.</p>	<p>The western end of the site, fronting Eldon Street, is within the Tuxford Conservation Area boundary. The remainder of the site is very much within the Conservation Area’s setting. The site is also in the setting of several Listed Buildings, both on Eldon Street and on Lincoln Road (including St Nicholas’ Church). Historically the front part of the site included two linear plots containing traditional dwellings fronting the road with workshops and other outbuildings behind. The majority of the site however, was covered in fruit orchards.</p>	<p>Whilst the site has been put forward for consideration as a housing allocation, it is currently unclear if development is deliverable. The site is still in operation as an agricultural sales outlet. Deliverability is also uncertain due to highway constraints.</p>	<p>Whilst the site is potentially suitable, there is uncertainty with regard to deliverability of residential development. The site is still in operation as a commercial business and there is currently no developer involvement in the site. Access from the Highway is also severely restricted and it hasn’t been demonstrated that highway standards could be achieved. At the present time, until it can be demonstrated that development is deliverable, the site is considered unsuitable/unavailable.</p>	Not taken forward.	Highway constraints and uncertainty regarding deliverability.

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								of speed-readings or that the proposed development would not represent an intensification of traffic and/or reduction in available visibility. A Transport Statement would therefore be required in support of a planning application prepared in accordance with Planning Practice Guidance - Travel plans, transport assessments and statements in decision-taking. A residential development of this size would require a street layout designed to highway adoption standard. That would need to include 2.0m minimum width pedestrian footways on both sides of the access road connecting to the existing footway on Eldon Street. The junction would require minimum 6.0m radii to accommodate service vehicles. It is noted that there is currently a private drive immediately adjacent the access serving a residential property that		brownfield registers. NPPF Para 121 indicates that support should be given to the use of retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.					The existing buildings on the site are all mid-late 20 th century, of no historic or architectural merit. Their large scale and modern industrial design detracts from the character and setting of the Conservation Area and the setting of nearby Listed Buildings. Conservation is therefore very much supportive of their removal. With the above in mind, the principle of development will be acceptable, although this would be subject to the new development having close regard to the scale, design, layout and materials of historic buildings and plots in the vicinity. Archaeology: <ul style="list-style-type: none">potential for medieval and post-medieval features and finds associated with settlement developmentLikely some disturbance for existing development, but chances of survival, especially under the parking/hard standing likely to be reasonably good				

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								would need to be avoided.							SA – Minor Negative				
LAA508	Retford	Land at Retford Golf Club	8.7	100	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Open space	Open space adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. Vehicular access should be from LAA270 and LAA141 to facilitate future development with good connectivity. Pedestrian and cycle access could be achieved via Brecks Lane.	No known environmental constraints.	NPPF para 98: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Residential development could be contrary to policy if it does not meet this criteria. It should be acknowledged that this is a private recreation space owned and managed by Retford Golf Club.	The size/scale of development is likely to require contributions towards improvements to education and health, and potentially a local service centre.	Part of the site (the practice / driving range) is considered potentially suitable for housing development. Consultants' advice following discussion with Sport England and England Golf is that the practice range is considered to be informal sport and recreation space and can be accommodated elsewhere on the golf course site.	Popular location. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Whisker Hill and the presence of the two PROWS means that this landscape, including extensive views to the west can be enjoyed by the public. The trees on the course and a strong hedge on the boundary are important to the landscape and habitats. This area should be retained in the current use, fulfilling landscape, habit and recreational objectives. The practice ground has less intrinsic landscape value and in effect runs into the field to the south which is allocated for development. However, in its open state, it provides view south and west from the PROWS. Development of the practice ground may be possible without compromising this landscape provided that a generous landscaped (with native species) corridor is maintained for an enhanced PROW and to provide a landscape buffer to an extended new housing area.	Available	The majority of the site is considered unsuitable for development as it would result in the loss of a significant part of the golf course. As such, development would be contrary to NPPF para 98. The practice site is potentially suitable subject to any impact a scheme may have on the landscape. Suitability to be informed by a landscape assessment.	Part of the site is being taken forward for further consideration	Part of the site may be suitable.

