

Bassetlaw Local Plan
Land Availability Assessment
3rd Addendum Report
January 2022



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



1 INTRODUCTION

2 ADDITIONAL SITE LANDSCAPE PROFILES

- LAA 038 potential housing site at Eastfield Farm, Tuxford.
- LAA 087 potential housing site at Lodge Lane, Tuxford.
- LAA 476 potential housing site at Ollerton Road, Tuxford.
- LAA 536 potential housing site (gypsy & travellers) at Treswell.
- LAA 368/527/528 potential employment land at Markham Moor.

3 ASSESSMENT OF REASONABLE ALTERNATIVES

- LAA 089 possible housing site off Bevercotes Lane, Tuxford.
- LAA 477 possible housing site off Newcastle Street, Tuxford.

Prepared by:

CLIVE KEBLE CONSULTING
62 Bank View Road
Darley Abbey
Derby
Derbyshire
DE22 1EJ

clive.keble@btopenworld.com

on behalf of:

Bassetlaw District Council

NB: Report should be printed and viewed in A3 format

1 INTRODUCTION

1.1 In 2019, Clive Keble Consulting and Carroll Planning & Design undertook a landscape study of 27 potential site allocations for the emerging Bassetlaw Local Plan. These included possible housing sites, employment land and four large scale sites that were being considered as potential locations for new villages. An evidence based report was prepared which explored the existing character and landscape value of each site and assessed their development potential in terms of landscape considerations. The intention was to enable the protection of the district’s most valued landscapes and direct development to those least sensitive, most appropriate, sites. For each of the 27 sites, a summary profile was prepared, which brought together numerous pieces of evidence and discussed the main landscape issues, constraints and opportunities. Maps and photography were also provided, which complemented the written commentary. In response to consultation on the Local Plan and as it evolved toward the current Submission Version, two further analyses of additional sites was undertaken in September 2020 and February 2021.

1.2 As a final stage in the landscape sites analysis this report has been commissioned by Bassetlaw District Council, linked to the completion of the Sustainability Assessment for the Local Plan. It involves three new potential housing sites (one close to Treswell and two adjoining Tuxford) and an enlarged potential site on the edge of Tuxford, part of which was assessed in Sept. 2020. There is also an amended potential employment site at Markham Moor, involving two options for smaller parts of the larger original site, which was surveyed in November 2019. In addition, the assessment includes two possible housing sites in Tuxford which have been considered by BDC as reasonable alternatives.

1.3 The context for this additional work remains that the landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors, including the underlying geology, climate, habitats, as well as human influence, both past and present. There are no statutory landscape designations (of national importance) occurring within Bassetlaw, but approximately 98% of the district is classified as rural. However, its distinctive and contrasting landscapes are highly valued and provide an attractive setting for towns and villages. Combined with good access to the wider region, this makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and the Bassetlaw Local Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets.

Clive Keble Consulting - January 2022

Clive Keble (BSc. Hons, Dip.TP, DMS, MRTPI)

Potential Site
Allocations Map





LAA 038

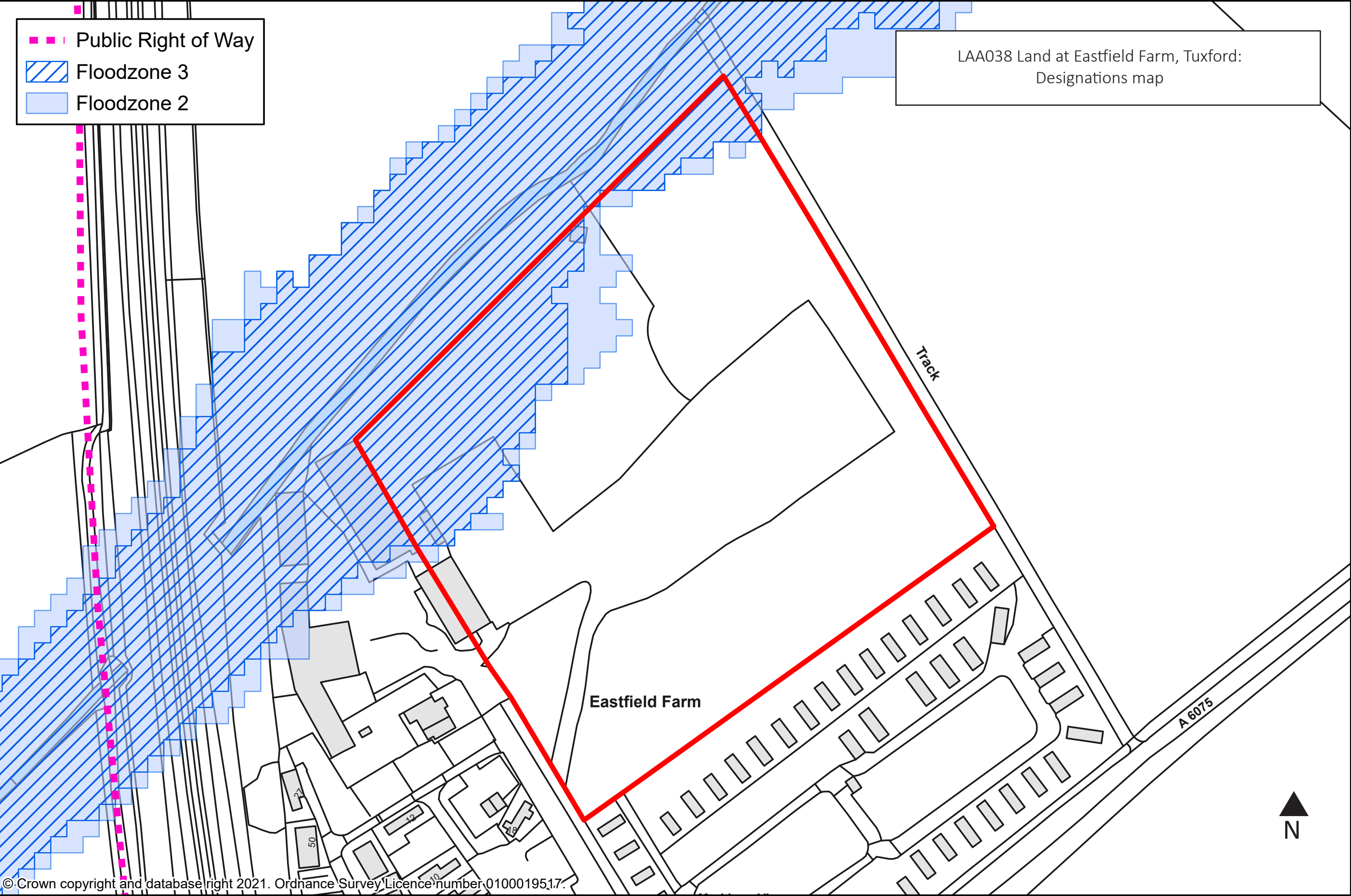
(TUXFORD)

**PROPOSED USE:
RESIDENTIAL**

| Site Reference | | |
|---|-------------------------------------|---|
| LAA038 Land at Eastfield Farm, Tuxford, off A6075 | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK 7484 7171 | 40m (SE boundary) to 35m (NW boundary). |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Policy Zone 11 Mid-Nottinghamshire Farmlands - Tuxford (Conserve and Reinforce). Also adjoins a small valley (to north) part of Policy Zone 8 Upton & Laneham (Conserve). | | |
| Current Use | | |
| Unused and informal grazing/recreation with one specialist holiday unit. | | |
| Previous Use(s) | | |
| Thought to be horticulture and maintenance building for adjoining mobile home site. | | |
| Neighbouring Uses | | |
| Greenacres caravan and touring park to the SE, extending to the A6075. Agriculture to the NW and NW. Former farm buildings, Eastfield Park Mobile Homes and farmhouse/other dwellings to the West, abutting the East Coast Mainline and the A6075 (Darlton Road). | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| Well managed (1.5m tall) hedges on the main road frontage and NE field boundary. Small stream/ditch, backed by overgrown hedge with mature trees on NW field boundary. The remaining (SW) boundary is the Eastfield Park access road, with a low hedge. Within the sites there are several areas of pasture and a number of mature and semi-mature mixed species trees. The site slopes down SE to NW to the ditch/stream and is relatively hidden in the wider land landscape. | | |
| Built forms | | |
| Former glasshouses and farm outbuildings with a single “Glamping” unit. The nearby railway line is on an embankment across the shallow valley formed by the small stream/ditch. The A6075 is a busy route, with a footway flanked by street lights. | | |
| Notable views to and from site | | |
| Views from the site are restricted by the adjoining caravan site, the mobile home park, topography and hedgerows. Views towards the site are also limited by virtue of topography and the embankment of the railway line. | | |

| Visual connectivity with surrounding roads, public rights of way, and residential developments |
|---|
| <p>As noted, the site is relatively hidden in the wider landscape, including to the NE from the junction of the A6075 with the lane at Darlton Gaps (where there is a public footpath). Only the roofs of the existing mobile homes can be seen from this point. The same is true, due to topography and the railway embankment, from the footpath in East Markham churchyard and Quakefield Road, (beyond the village), to the north of the site.</p> <p>Closer views are limited by topography. The presence of the existing development off the A6075 creates an impression of a semi-built up environment. There is an entry sign to Tuxford at this point.</p> |
| Topography |
| <p>The site slopes downwards from 40m to 35m SE to NW and beyond the land rises N but then falls into a valley just south of East Markham (the Fish Ponds) rising again to higher ground (45m) in the Churchyard at East Markham. It is more level from NE to SW, with the small stream valley continuing, after interruption by the railway embankment, into the northern part of Tuxford.</p> |
| Strategic or national environmental designations |
| <p>The northern part of the site is in Flood Zones 2 and 3</p> <p>The Made Tuxford Neighbourhood Plan, covers landscape matters, stating at p19 Para. 59: “Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive roll-ing countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people.”</p> |
| Habitat connectivity |
| <p>This is reasonable, comprising the boundary hedges and, in particular the course of the small stream and the wetter flood risk area and the well hedged lower flank of the railway embankment.</p> |
| Recreational connectivity |
| <p>Poor, no public access within/around the site, other than the footway alongside the A6075.</p> |
| Development constraints or opportunities |
| <p>As a former horticultural unit, with several derelict glass houses and related structures, part of the site may be regarded as being brownfield. It adjoins existing development on two sides and is screened in other directions by the valley and the railway embankment. It is on the edge of, but slightly dislocated from, the main built up area of Tuxford.</p> |

| Conclusions / other notes |
|--|
| The site may be suitable for development, comprising single storey buildings, on individual plots with on-site landscaping and with the maintenance of existing hedges and trees on the NE and NW boundaries. In the event of development taller buildings, which would become visible in the wider landscape, should be avoided. The presence of the flood zones areas, which could be a focus for habitat creation, also needs to be considered. |
| Relationship with potential Green Gap |
| None. |





© Crown copyright and database right 2021. Ordnance Survey Licence number 0100019547.

LAA038: Image gallery



Long view from Quakefield Lane (just W of railway line), Tuxford visible but site hidden by topography and railway embankment.



Long view from footpath East Markham churchyard. Site hidden by topography.



View into site from NW boundary, showing pasture and old glasshouses.



Long views of site and existing caravan park from the junction of the A6075, rural lane and footpath, 650m NE of the site



Closer views of site and existing caravan park, with village entry sign and existing frontage.



Site boundaries on the NE and NW including the railway embankment.



LAA 087

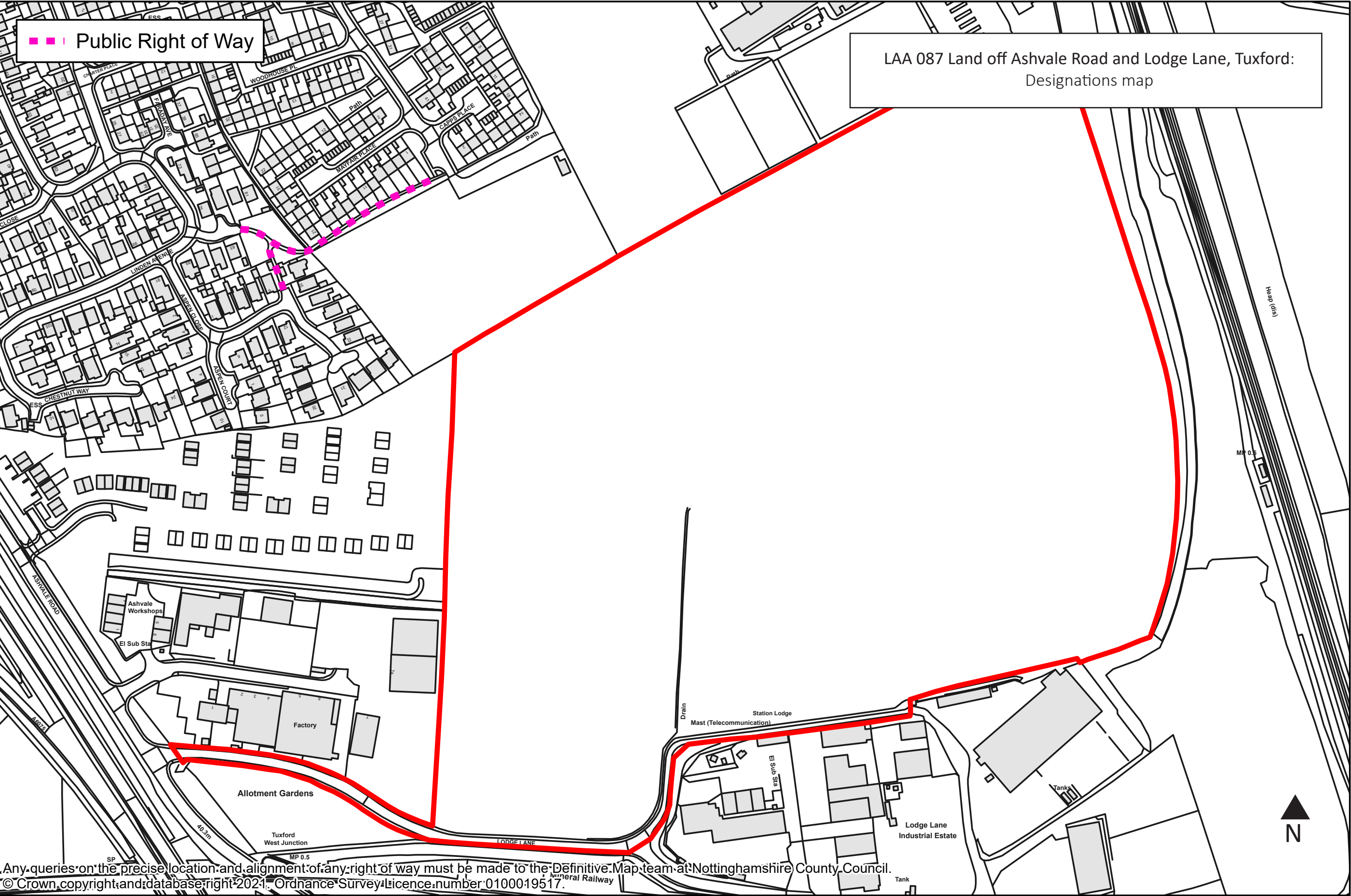
(TUXFORD)

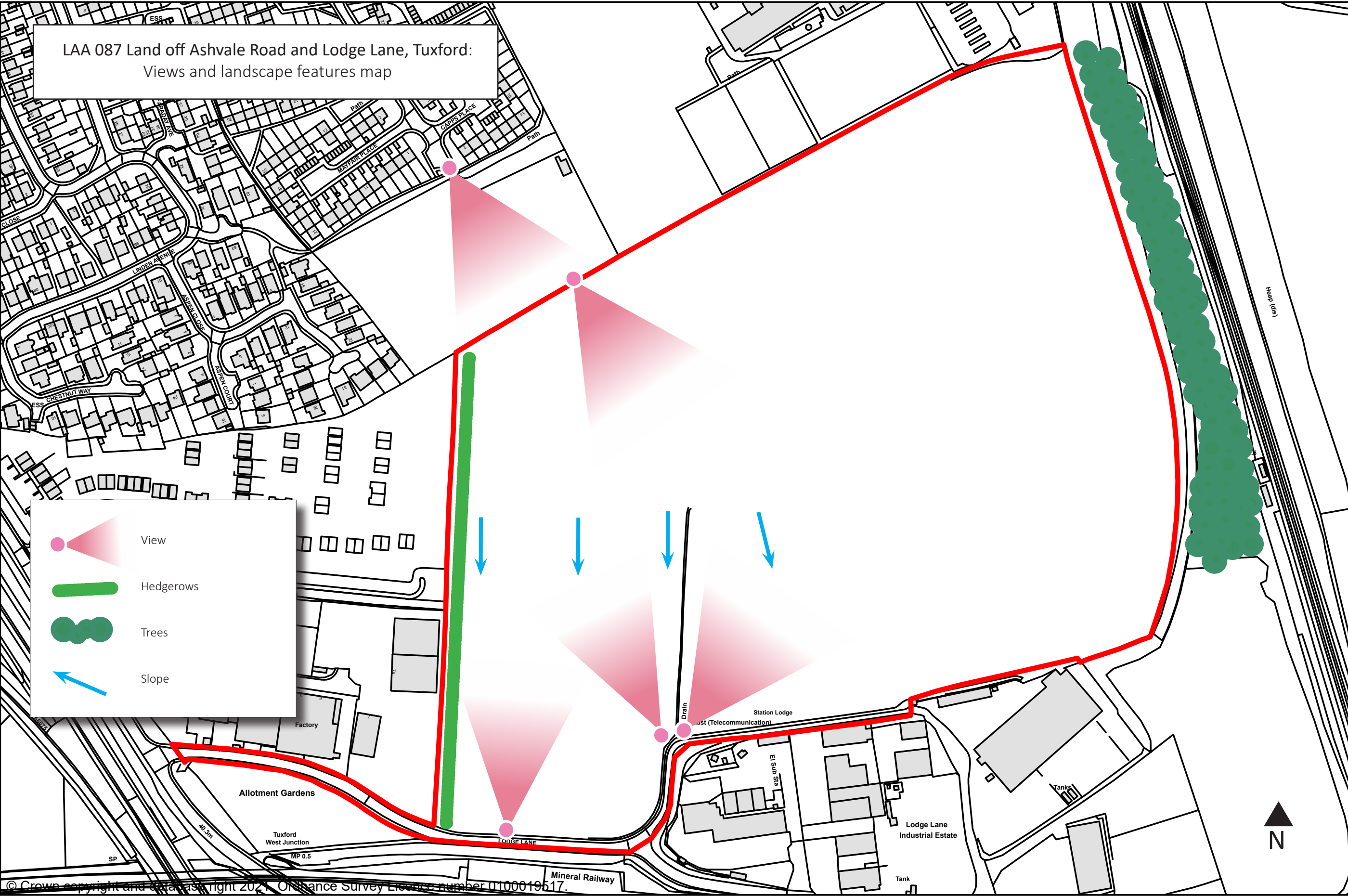
**PROPOSED USE:
RESIDENTIAL**

| Site Reference | | |
|---|-------------------------------------|--|
| LAA 087 – Land off Ashvale Road and Lodge Lane, Tuxford | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK7461 7072 | 48m at centre (slopes down from 51m N to 39m S). |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Policy Zone 11 Mid-Nottinghamshire Farmlands - Tuxford (Conserve and Reinforce). | | |
| Current Use | | |
| Agriculture (two large arable fields). | | |
| Previous Use(s) | | |
| Assume agriculture. | | |
| Neighbouring Uses | | |
| Tuxford Academy (secondary school) and public open space (a football pitch, informal space and a car park) with established (1960/70s) housing to the North. New housing (under construction) to West (adjoining existing housing to North). Also industrial units to the West (South of new housing), with allotments on the other side of Lodge Lane. Further West, Ashvale Road runs alongside the busy A1. There is a disused railway line to the South separated from Lodge Lane by a belt of trees. Lodge Lane industrial estate lies (further East) to the South of the site and includes a telecommunication mast. The East Coast Mainline is to the East of the site, with a woodland belt alongside it. | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| There are no significant landscape features on the site. There is a gappy low hedge and shallow ditch on the Lodge Lane boundary and a higher, more complete, hedge including some trees along the Western boundary. The Northern boundary (with the open space) is fenced. The boundary with the school is a fence and hedge. The Eastern boundary (with the shallow embankment of the railway line) is well wooded. There is a scant hedge with a small ditch which separates the lower part of the two fields comprising the site. | | |
| Built forms | | |
| There are no buildings or structures on the site. | | |

| Notable views to and from site |
|---|
| There is no public access on the site, but the topography (north to south downward slope) means that there are views to the south and south east and that it will also be seen from those directions. However, the latter are restricted to some extent by the surrounding development and the well wooded embankments of the A1 and the railway lines. |
| Visual connectivity with surrounding roads, public rights of way, and residential developments |
| The northern half of the site is part of an open vista from the public open space, with views beyond Ashvale Industrial Estate, albeit that the industrial premises are prominent in the landscape. Views of the site from both the A1 and the main railway line are limited by trees on the embankments and the speed at which travellers are moving. Conversely, the views from Lodge Lane at the south of the site are extensive, creating an impression of open countryside on the edge of Tuxford, despite the presence of the industrial estates. The site is not visible from further south on the B1164 (Great North Road) by virtue of topography and the embankment of the disused railway line. |
| Topography |
| Level in north, then at the mid-point, it slopes downwards to the south. The land continues to fall to the south beyond the site to the valley of the Goosemoor Dyke 1.5 km distant. |
| Strategic or national environmental designations |
| None. However, the Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59. “Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people.” |
| Habitat connectivity |
| Poor within the site but improving/significant along the Eastern boundary comprising the wooded railway embankment and to the South West, the allotments and disused railway. |
| Recreational connectivity |
| None within the site and no connecting footpaths, but there is access to adjoining open space and along Lodge Lane. |

| Development constraints or opportunities |
|---|
| <p>The two industrial estates and the roads/railway lines enclose the site to some extent, but it is not directly related to the existing residential areas to the North and North West. In terms of landscape, the sloping topography means that it has the appearance of open countryside when viewed from Lodge Lane to the South. This openness is reinforced by the open space and school playing fields to the North. Although it is not strictly a landscape consideration, in the event of development, the functional relationship with the industrial estates would need to be considered carefully.</p> |
| Conclusions / other notes |
| <p>Unlike the land to the west, which is now being developed for new housing and which sits between existing housing and the (northern) industrial estate, this site is not enclosed. In landscape terms, notwithstanding the presence of Ashvale Industrial Estate immediately to the south, the site has a feeling of open countryside. With the open space and the school site it effectively forms a green wedge extending into the (Eastern) built-up half of Tuxford. Topography reinforces this impression when the site is viewed from Lodge Lane. Although it is not immediately apparent, the site fulfils an important open countryside function in the wider landscape and, in land use terms, it creates a useful buffer between Lodge Lane Industrial Estate and the housing areas to the West and North.</p> |
| Relationship with potential Green Gap |
| <p>None.</p> |





LAA087: Image gallery



View (SW) from edge of the POS across the site to the main railway line.



View (zoom) SW from the POS showing the separate nature of new housing.



View (zoom) from the POS showing the hedge, Ashvale Industrial Estate and recently built housing with the well-wooded disused railway line in the background.



View S from the POS. Site in middle distance, Lodge Lane Industrial Estate beyond.



View from unadopted section of Lodge Lane(N) along the (E) boundary of the site showing open land backed by the well-wooded mainline railway.



View from Lodge Lane, showing topography and the open character of the site, with the school in the background and Lodge Lane Industrial Estate (with mast).



LAA 476

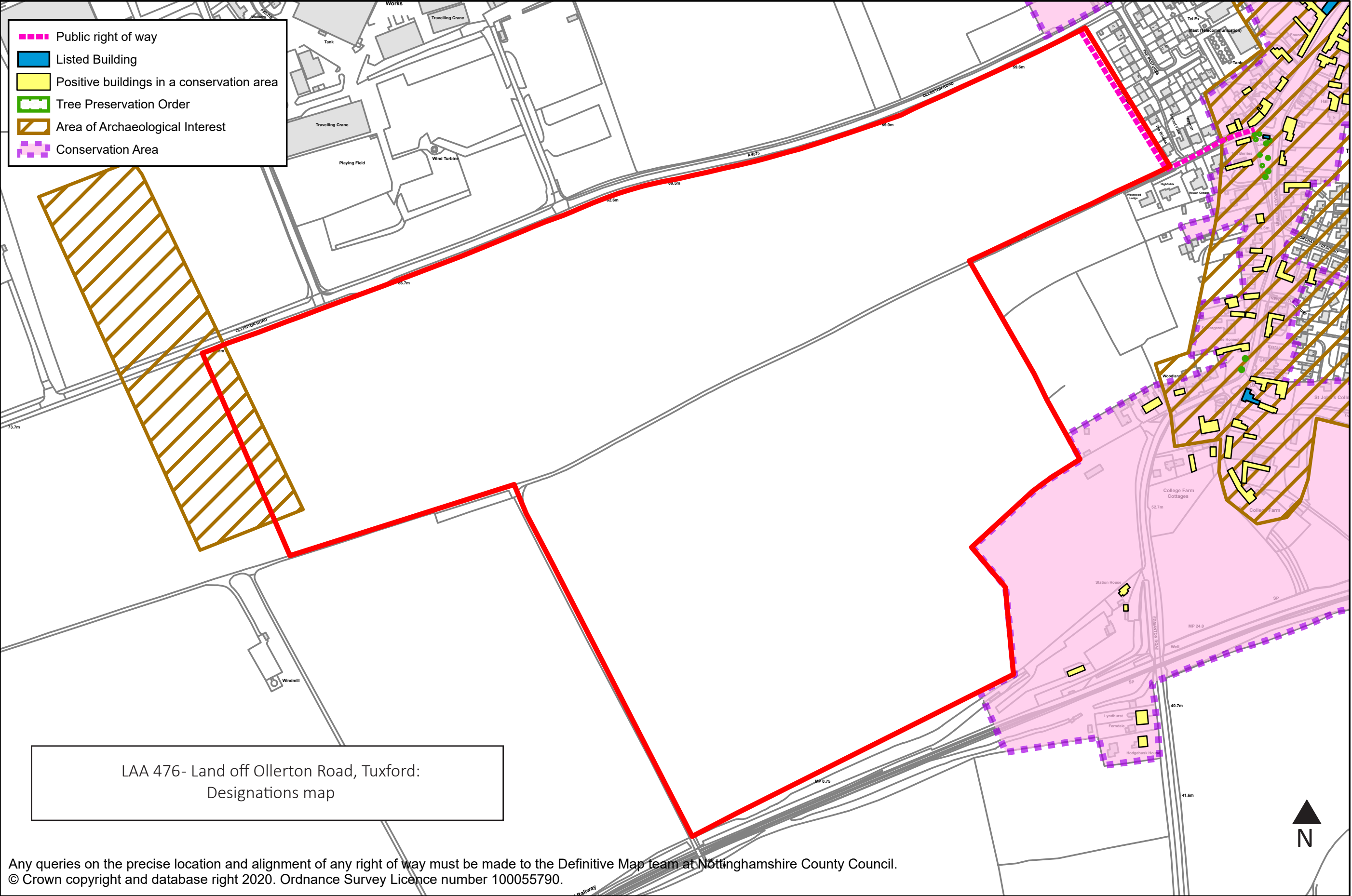
(TUXFORD)

**PROPOSED USE:
RESIDENTIAL**

| Site Reference | | |
|---|-------------------------------------|---|
| LAA 476 - Land off Ollerton Road, Tuxford | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK 7294 7057 | 65m (approximate centre) rises gently E to W and falls gently NW to SE. |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Policy Zone 11 Mid-Nottinghamshire Farmlands - Tuxford (Conserve and Reinforce). | | |
| Current Use | | |
| Agricultural (arable and pasture). Either side of a central track (Long Lane) the agriculture comprises three very large arable fields and a single smaller plot. | | |
| Previous Use(s) | | |
| Assumed agricultural. | | |
| Neighbouring Uses | | |
| Residential to the East. Extensive agriculture to the North, West and South. To the East, closer to Newcastle Street and Egmanton Road, there are smaller pasture fields. The established Walker Industrial estate lies to the North West. The southern boundary is a disused railway line, largely in a well wooded cutting. | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| Large scale arable farming means that landscape features are absent from the majority of the site, either side of Long Lane. There are no hedges on the western boundary of the site (either side of Long Lane). There is a hedge along the Ollerton Road boundary, but it is low and gappy. The hedge on part of the eastern boundary, from Ollerton Road is taller and substantial, but thereafter, the boundaries around the residential properties are either post and rail fencing or low hedges. To the south of Long Lane there are low gappy hedges on the edge of the arable fields. In contrast, the disused railway line to the south is well wooded. There are no watercourses. | | |
| Built forms | | |
| There are no built forms on the site, but Long Lane (an agricultural access) is engineered. Westwood Farm lies further to the West of the site. There is a wind turbine close to the site boundary. | | |
| Notable views to and from site | | |
| There is a well-used public footpath on the eastern boundary of the site, connecting Ollerton Road to Long Lane, but no other public access. The site is prominent from Ollerton Road. | | |

| Visual connectivity with surrounding roads, public rights of way, and residential developments |
|---|
| <p>There are extensive views west from the PRoW, the houses off The Pastures and Long Lane where it is within the built up area. It is also in clear view from further West along Long Lane (albeit that it is not a PRoW).</p> <p>In terms of the wider footpath and road network, topography and the disused railway line mean that the site is not visible from Hopyard Lane (a track/PRoW) in the Goosemoor Dyke Valley, but it can be seen from further south, on higher ground (58m) where a PRoW intersects with Egmanton Road.</p> <p>From the north, the site can be seen clearly from Bevercotes Road (near the PRoW) and the B1164 lay-by at Cleveland Hill.</p> |
| Topography |
| <p>The site rises gently from (59m to 72m) East to West. The land beyond it falls to 63m down to a gentle valley. Between Long lane and Ollerton Road the site is level, creating what is effectively a plateau. In contrast, it falls to 50m at the disused railway and then more steeply to 37m to the Goosemoor Dyke.</p> |
| Strategic or national environmental designations |
| <p>The south eastern boundary of the site abuts Tuxford Conservation Area within which several nearby buildings are identified as positive buildings in a Conservation Area. The western edge of the site includes part of a rectangular area of archaeological interest, which straddles Ollerton Road.</p> <p>The Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59: “Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people.”</p> |
| Habitat connectivity |
| <p>Poor, the only notable features are the hedge along the eastern boundary (to the rear of The Pastures) and the well wooded disused railway line.</p> |
| Recreational connectivity |
| <p>Reasonable, the PRoW connects to countryside to the North and (via Long Lane) into the older part of Tuxford. Tuxford town centre may be accessed by the footway on Ollerton Road.</p> |
| Development constraints or opportunities |
| <p>The site is clearly outside the built-up area, within open countryside, notwithstanding the two detached properties on the south side of Long Lane.</p> |

| Conclusions / other notes |
|--|
| <p>This is a large site which, although it adjoins the built-up area, clearly extends into open countryside to the West of Tuxford and occupies a prominent position in the local landscape. The development of site could make a significant contribution to the overall dwelling requirement. There is also heritage interest in terms of the adjoining Conservation Area and associated historic buildings. Consequently, the harm to open countryside, landscape and heritage interests that would result from development in its entirety would be unacceptable and the majority of the area should remain undeveloped. However, subject to careful design and siting, with areas for landscaping and screening and increased recreational and habitat connectivity, a smaller part of the site would be acceptable for residential development next to existing housing at the Pastures and Long Lane to provide a continuous built form. The development of a smaller part of the site may have reduced landscape impact overall.</p> |
| Relationship with potential Green Gap |
| <p>None.</p> |





© Crown copyright and database right 2021. Ordnance Survey Licence number 0100019517.

LAA 476: Image gallery



View East across site alongside Ollerton Road, with Tuxford and its church steeple.



Hedge along PRoW south towards houses off Long Lane and West along Ollerton Road.



View east from Long Lane to edge of built up area.



View SE across site from Long Lane to detached houses off Newcastle St



View west across site from Long Lane .





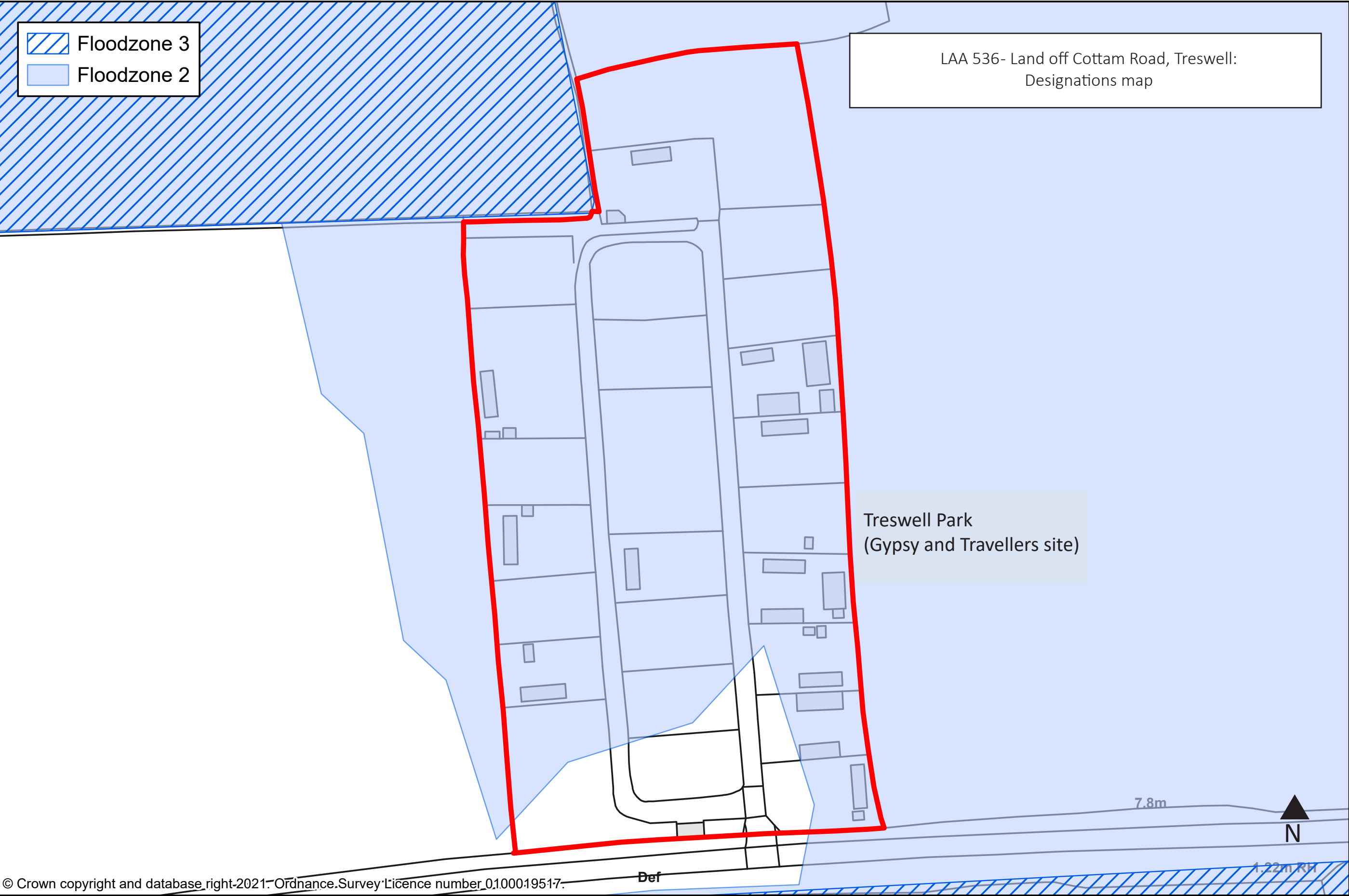
LAA 536

(TRESWELL)

**PROPOSED USE:
RESIDENTIAL (GYPSY and TRAVELLER SITE)**

| Site Reference | | |
|---|-------------------------------------|------------|
| LAA 536 - Land off Cottam Road, Treswell | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK7958 7974 | 7m (flat). |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Trent Washlands Policy Zone 25 (Cottam, Rampton and Church Laneham Villager Farmlands) – Conserve and Reinforce. | | |
| Current Use | | |
| Gypsy and Travellers Site (apparently substantially developed, but it was only possible to view the site from the road). | | |
| Previous Use(s) | | |
| Not known, assume agricultural. | | |
| Neighbouring Uses | | |
| Farmland on all sides. Treswell village 1km to WSW. Sundown Adventure Land (Theme Park) 0.5 km SSW. Cottam Power Station 1.5km to East. Cottam Road, across the site frontage, is not classified, but is a well-used two-lane rural route. | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| Tall hedge (with trees) on the road frontage. The other three boundaries comprise lower, managed, field boundary hedges. No hedges or trees within the site itself. Small scale field ditches around the site. | | |
| Built forms | | |
| Improved vehicular access from Cottam Road with stone walls and electronic gates, set back. Around 15 to 20 single storey, chalet-style mobile homes with associated workshops, served off concrete roadways. There are lighting columns, but no other built forms. | | |
| Notable views to and from site | | |
| <p>It was not possible to enter the site, but because it is flat and taking account of the built forms and boundary hedges, it is assumed that views from the site are limited.</p> <p>Views are also limited from further afield because of the low nature of the built development, topography, hedges and crops (e.g. miscanthus in a field to the East, assumed to be an energy crop). There is no higher ground in the vicinity from which there would be longer views of the site, but it is just visible from Westbrecks Lane and the PRowS (Humber Meadow Lane, Meadow Dike Lane and alongside Catchwater Drain) to the north and north west.</p> | | |

| Visual connectivity with surrounding roads, public rights of way, and residential developments |
|---|
| Views of the site are fleeting from the road, by virtue of the hedges and trees and the single storey buildings, but the access/gates can be seen in passing. There are no footpaths through or adjoining the site, but it is just visible from Westbrecks Lane and the PRowS (Humber Meadow and Meadow Dike Lanes and alongside Catchwater Drain) to the north and north west. It is also visible from a footpath 300m W of the site (at the nearest residence (Turn-a-Beck) which runs S. |
| Topography |
| The site is low lying and level. |
| Strategic or national environmental designations |
| The majority of the site is in Flood Zone 2. |
| Habitat connectivity |
| Limited to the field hedges and small scale ditches around the site. |
| Recreational connectivity |
| None |
| Development constraints or opportunities |
| In landscape terms, more intensive, especially taller, built development would be intrusive in the low lying, flat open landscape. |
| Conclusions / other notes |
| The existing development, with its low built form, has limited landscape impact. If there are vacant plots on the site, they could be developed over time, provided that perimeter hedges are maintained in a healthy and reasonably tall state. Lighting should also be carefully considered, with low columns and downward pointing beams. In this way landscape impact would remain limited. The flood zone designation will also need to be considered. |
| Relationship with potential Green Gap |
| None. |



© Crown copyright and database right-2021. Ordnance Survey Licence number 0100019517.



LAA 536: Image gallery



View from North 1250m off Westbrecks Lane / level crossing with the site only just visible behind hedges and crops



View from West 400m along Cottam Road (at junction with Rampton Road).



View from West 300m along Cottam Road (at public footpath next to Turn-a-Beck).



Views of site entrance, showing importance of boundary hedge/trees



View from East 500m along Cottam Road (at junction with Westbrecks Lane) with the site not visible behind hedges and crops.



View from West, next to the site, showing hedges and the form of built development.



LAA 368, LAA 527 and LAA 528

(MARKHAM MOOR)

**PROPOSED USE:
EMPLOYMENT**

NOTE:

LAA 368 which includes the slightly smaller parcels (LAA 527 & 528) was included in the first Bassetlaw Local Plan Site Allocations: Landscape Study November 2019. It was then number LAA 347 (see pp 45 – 48). That analysis and the conclusion remains sound. The purpose of this review is to consider if the development of smaller areas of land would have any different landscape implications. The original development constraints and opportunities were summarised as: “*The topography, especially the slope on the site and the higher ground to the north, west and south, coupled with the presence of public footpaths, places of assembly and roads/lanes combine to create a substantial landscape-based constraint.*” and the conclusion was that: “Topography, multiple long and short views and the proximity of attractive villages with Listed Buildings and the public right of way limit the development potential of this site.” Other detail from that survey is included under LAA 368 references.

| Site Reference | | |
|--|-------------------------------------|---|
| LAA 368, LAA 527 and LAA 528 - Possible Employment Land at Markham Moor. | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK 71897 73262 | Very gentle slope up from west to east. |
| Landscape Character Assessment (2009) - Policy Zone(s) (all sites) | | |
| Mid Nottinghamshire Farmlands 11 - Conserve & Reinforce. Sherwood 53 - Conserve (western section adjoins/part within). | | |
| Current Use (all sites) | | |
| Agriculture (Arable with one small square pasture field in the West). | | |
| Previous Use(s) (all sites) | | |
| Assume agriculture. | | |
| Neighbouring Uses | | |
| <p>LAA 368 A1 junction and services to the north, with traveller caravan site off the A1 junction and Truckstop beyond. Residential to west (Milton) with smaller fields and gardens, but a large farm building adjoins.</p> <p>LAA 527 The removal of this square field from the western end of LAA368 means that on the West, South and East the immediate neighbouring use is farming. However, residences in Milton and at Sibthorpe Hill (to the east) remain close to the site.</p> <p>LAA528 The removal of the small square field from the western end of LAA368 and the large rectangular field to the south of the PRow means that on the West, South and East the immediate neighbouring use is farming. However, residences in Milton and at Sibthorpe Hill remain close to the site.</p> | | |

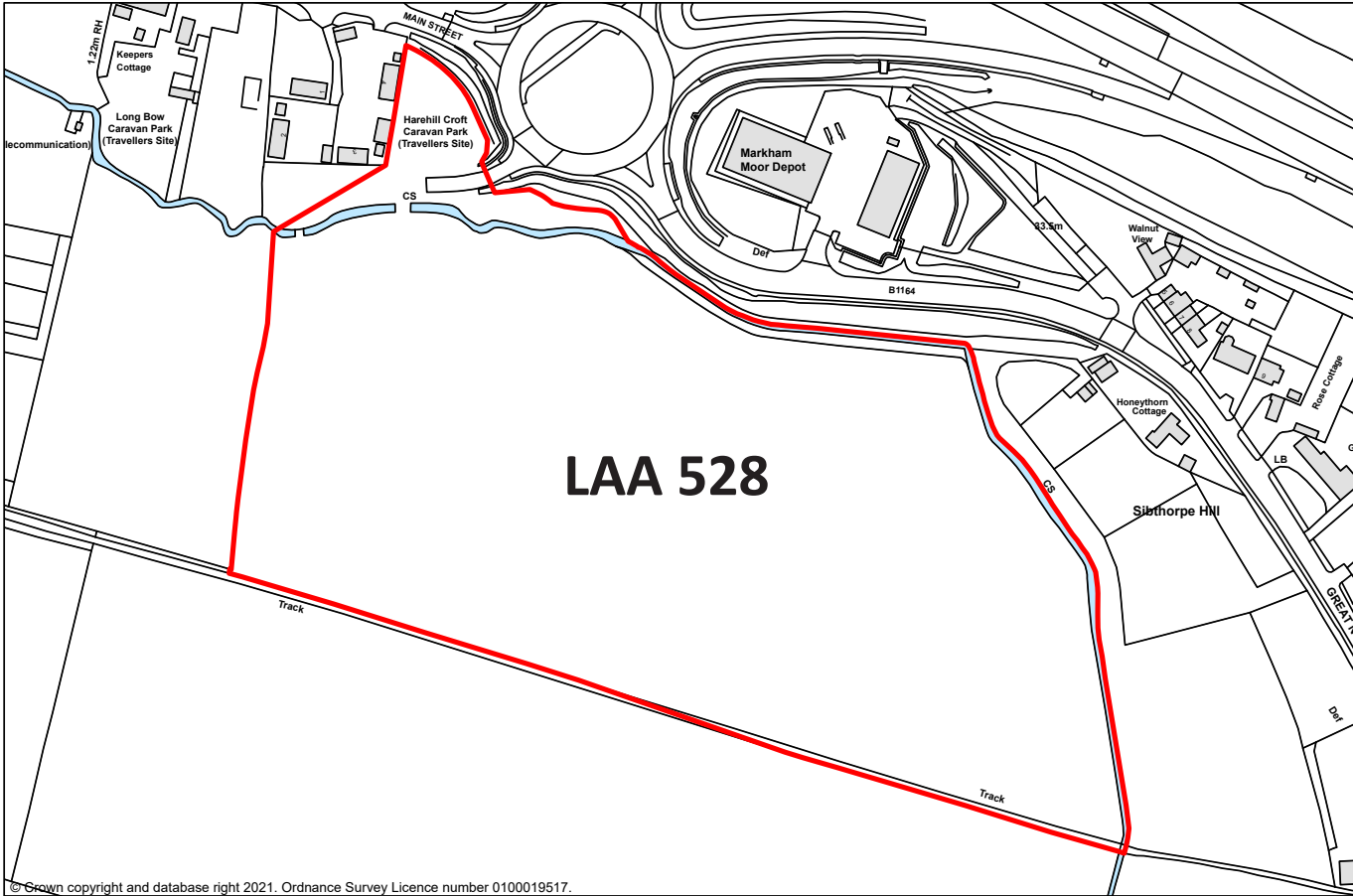
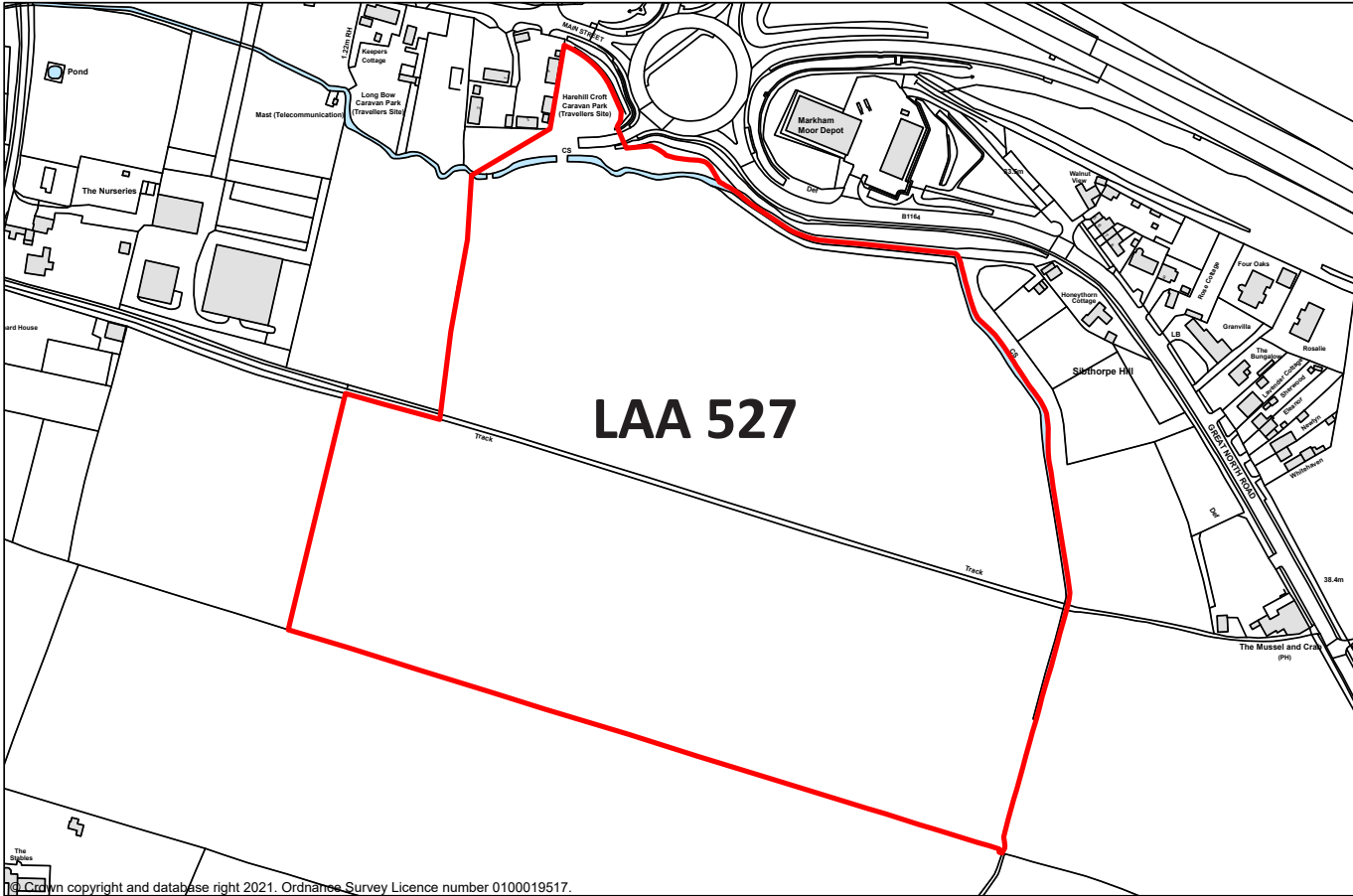
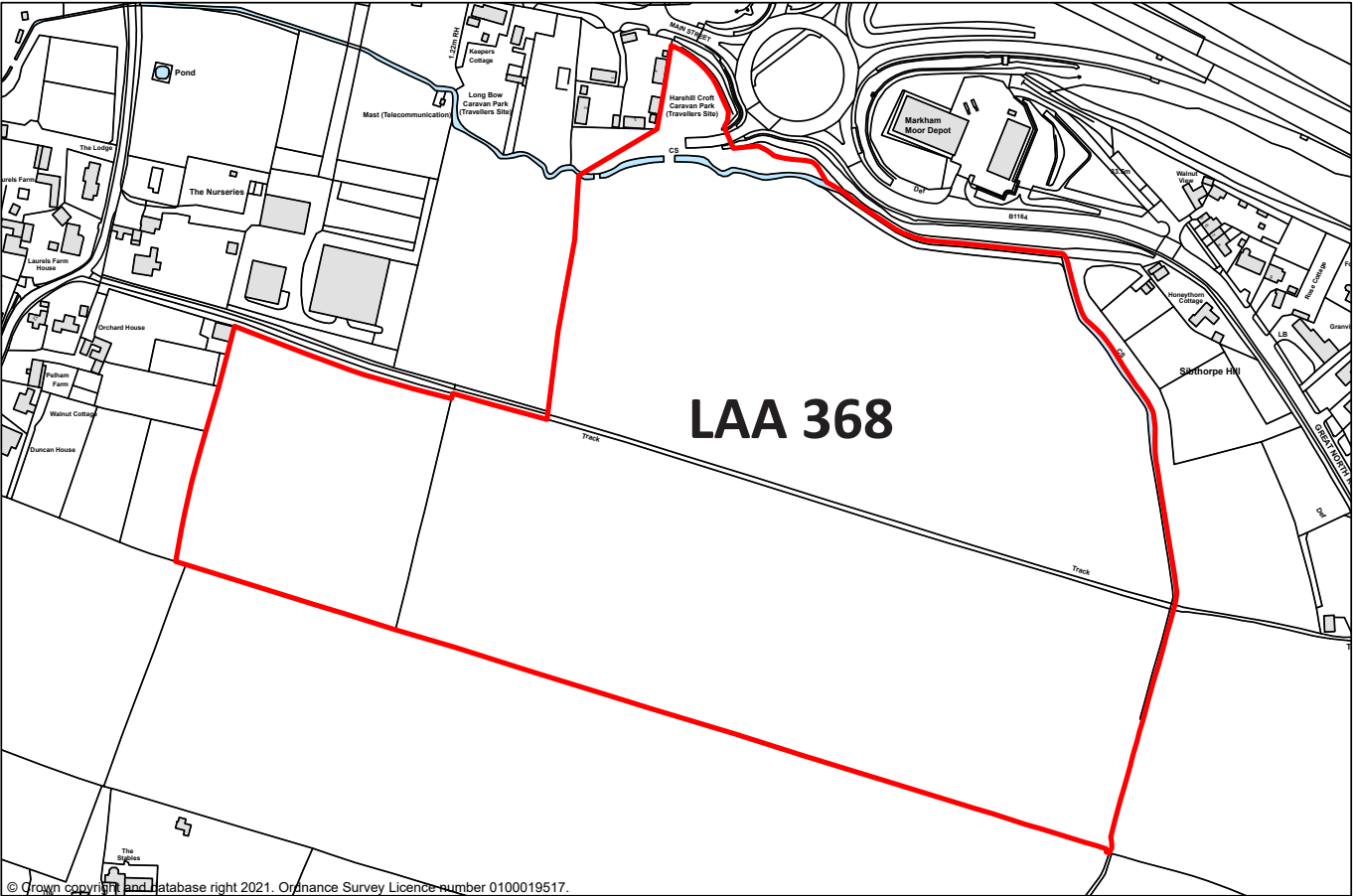
| Landscape features (e.g. trees, hedgerows, watercourses) |
|--|
| <p>LAA 368 A small stream runs across the northern tip of the site and around the eastern boundary. The site comprises three large fields and one small field. Several long boundaries are open within the site but there are low hedges on the western boundary and around the other two sides of the small field. There is a more substantial hedge along the stream to the north and east. There are a few individual trees in the hedges.</p> <p>LAA 527 The removal of the square field means that (up to) four hedgerows around it are less likely to be affected by development.</p> <p>LAA528 The removal of the square field means that (up to) four hedgerows around it are less likely to be affected by development. The removal of the large rectangular field means that three significant lengths of hedgerow around it would not be affected by development.</p> |
| Built forms (all sites) |
| None within the sites. |
| Notable views to and from site |
| <p>LAA 368 There are several key views from the site, upslope to Milton Mausoleum and further distant views to West Markham. The upward slope north to south means that it is visible from a wide area to the north and west, including the main road (A57) and footpaths in the vicinity of Cliffe Gate and Beacon Hill (75m) and from the plateau to the west and south of East Markham (65m). A view can also be gained towards the site from the listed Church of All Saints in West Markham.</p> <p>LAA 527 The views are unaltered by the removal of the square field from the western end of LAA368.</p> <p>LAA 528 The views are unaltered by the removal of the square field from the western end of LAA368 but the removal of the large rectangular field would retain longer views from the PRow to the West, South and East. However, views to the north would still be lost in the event of development.</p> |

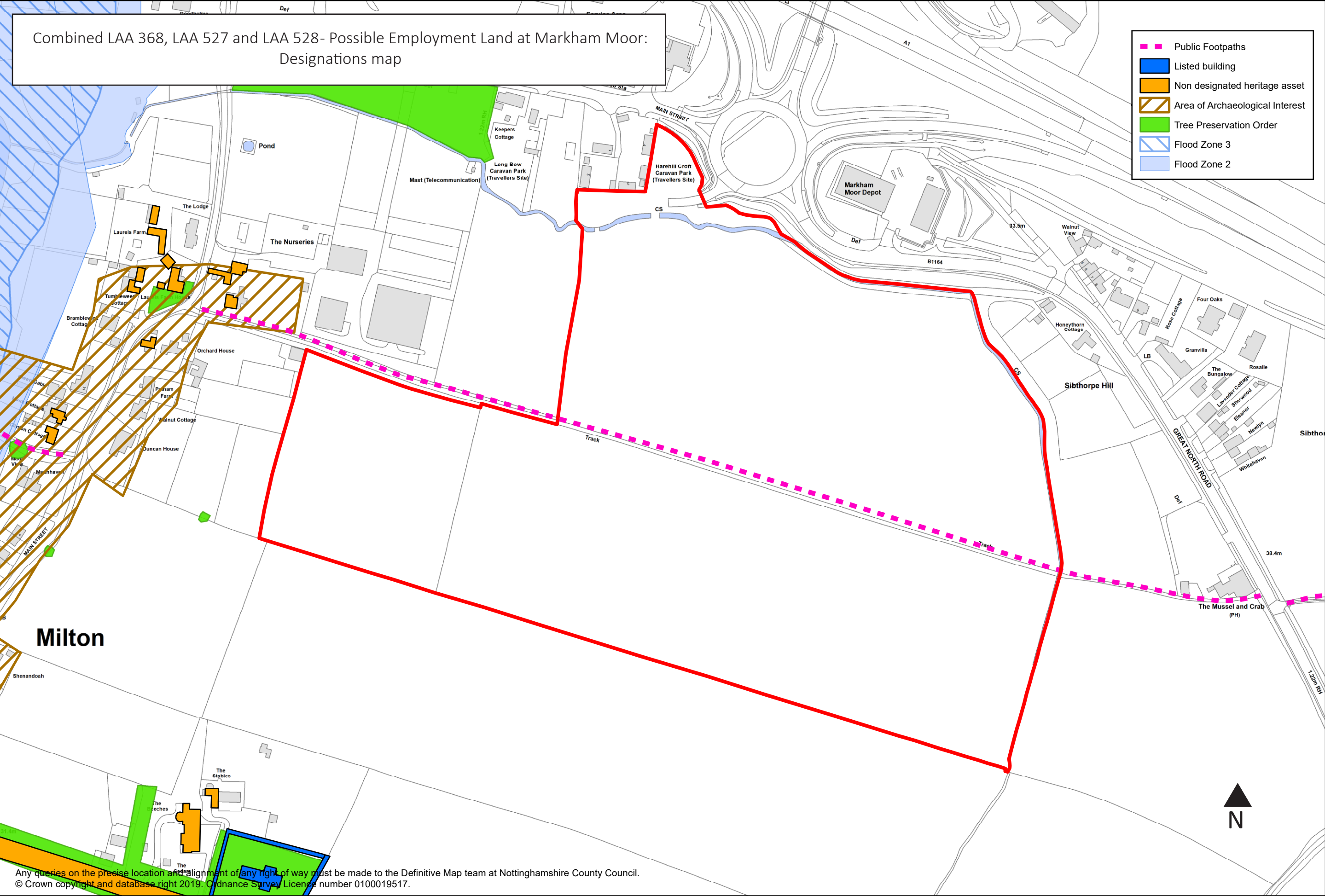
| Visual connectivity with surrounding roads, public rights of way, and residential developments |
|---|
| <p>LAA 368 There is a public footpath east to west through the middle of the site running up to higher ground between Sibthorpe and Cleveland Hill Farm. There is another footpath in West Markham village and places where the public assemble at the village church and at Milton Mausoleum. The site has views up to each of these and can be viewed, at least in part, from them. The upper part of the site is visible from the lane linking Milton and West Markham and all of it can be seen from points along Tuxford Road (B1164). Views from the A1 are limited by topography and the major junction and associated services.</p> <p>LAA 527 Visual connectivity is largely unaltered by the removal of the square field from the western end of LAA368, but there is a marginal benefit in terms of views south from the PRow upslope. Large buildings on the site, either side of the PRow would remain intrusive in terms of landscape and on the setting of Milton, Milton Mausoleum and West Markham.</p> <p>LAA 528 The views are unaltered by the removal of the square field from the western end of LAA 368 but the removal of the large rectangular field would retain longer views from the PRow to the West, South and East.</p> |
| Topography |
| <p>LAA 368 Rising from the flat land adjoining the small stream, the steeper upward slope running north to south across the site is an important landscape feature.</p> <p>LAA 527 The removal of the square field from the western end of LAA368 would reduce the immediate impact of built development on houses and businesses in Milton, because of the downslope (40m to 30m).</p> <p>LAA 528 The removal of the square field from the western end of LAA368 would reduce the immediate impact of built development on houses and businesses in Milton, because of the downslope (40m to 30m). The removal of the large rectangular field would take rising ground to the South out of the site, with the remaining site having a downslope (34m to 28m) to the North (the valley of the stream at the boundary).</p> |
| Strategic or national environmental designations (all sites) |
| <p>None, but the presence of a Listed Building (Milton Mausoleum), non-designated heritage assets and an area of archaeological interest in nearby Milton should be noted.</p> |

| Habitat connectivity |
|--|
| <p>LAA 368 The small stream and hedgerow provide some connectivity, and this could be increased as part of landscaping associated with new development.</p> <p>LAA 527 The retention of hedges through the removal of the field would slightly increase connectivity.</p> <p>LAA528 The retention of hedges through the removal of two fields would increase connectivity.</p> |
| Recreational connectivity |
| <p>LAA 368 The existing footpath network provides good connectivity, especially the PRow through the centre of the site.</p> <p>LAA 527 The removal of the field does not reduce the impact of development on both sides of the PRow.</p> <p>LAA 527 The removal of two fields limits development to one side of the PRow, but there is still considerable impact.</p> |
| Development constraints or opportunities |
| <p>LAA 368 The topography, especially the slope on the site and the higher ground to the north, west and south, coupled with the presence of public footpaths, places of assembly and roads/lanes combine to create a substantial landscape-based constraint.</p> <p>LAA 527 The removal of the small square field does little to reduce the overall landscape impact of development. Proximity to Milton, Sibthorpe, views from the PRow and longer views from Tuxford Road (B1164), West Markham and Milton Road, remains as considerable constraints on development of what is actively farmed greenfield land in the open countryside.</p> <p>LAA528 The removal of the two fields reduces the landscape impact of development. Views from the PRow and longer views from Tuxford Road (B1164), West Markham and Milton Road remain as considerable constraints on development of what is actively farmed greenfield land in the open countryside.</p> |

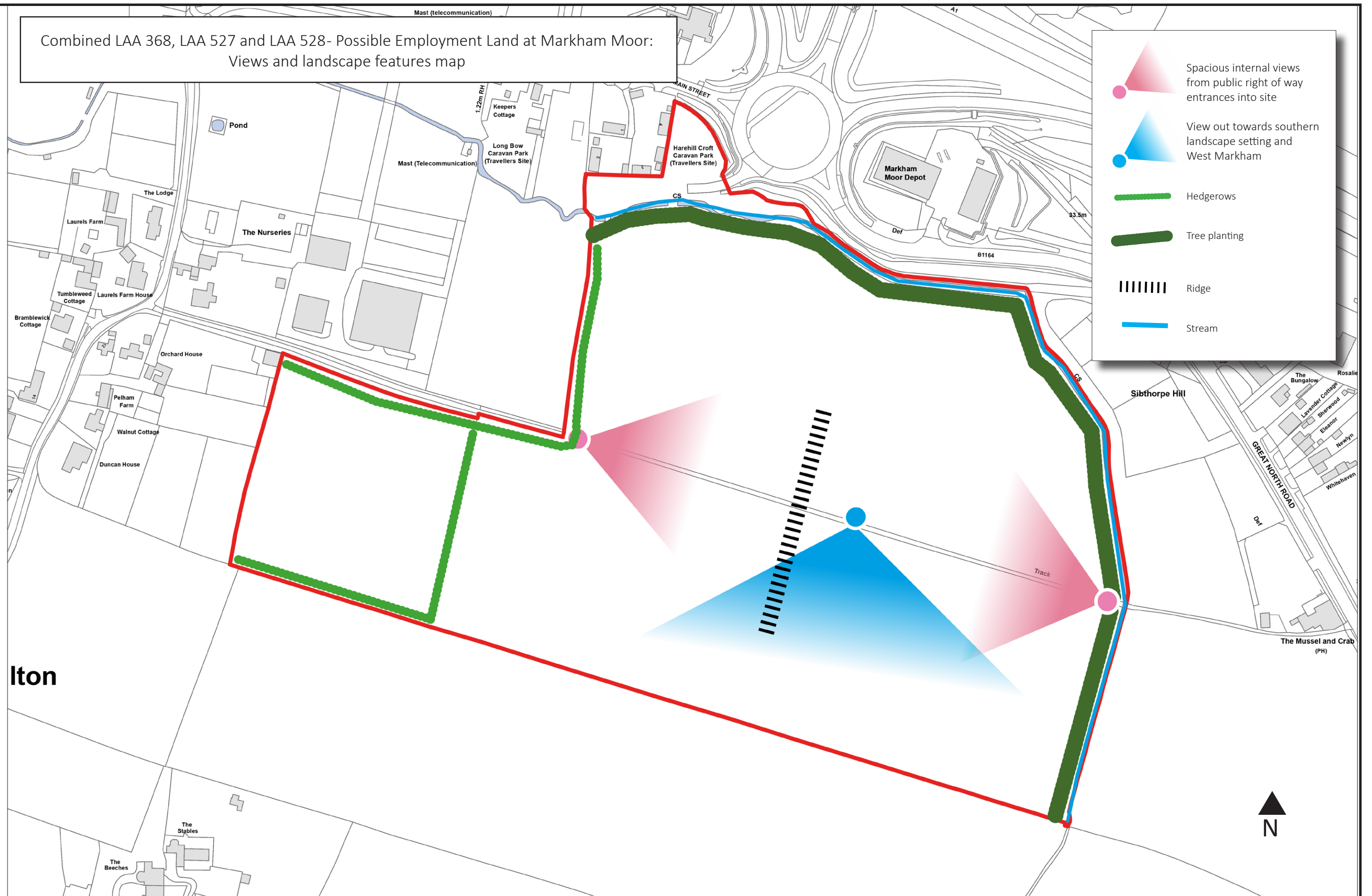
| Conclusions / other notes |
|---|
| <p>LAA 368 The original conclusion remains valid for the larger site, which is not suitable for development in terms of landscape impact.</p> <p>LAA 527 The reduction in the overall size of the site is negligible. Therefore the original conclusion remains valid in that topography, multiple long and short views and the proximity of attractive villages with Listed Buildings and the PRow limit the development potential of this site and it is not suitable for development in terms of landscape impact.</p> <p>LAA 528 The reduction in the size of the site means that the landscape impact would be reduced. However, it is considered that, what is likely to be several large units or a single very large building, would still have an adverse landscape impact, both in terms of the PRow and wider views. It is pertinent that at present, the existing services and industrial buildings on the north side of the A1, are screened from the PRow and are not prominent from Milton Road and West Markham by virtue of topography, trees/hedges and the road embankment. There are opportunities for employment development on other sections of the A1, including to the rear of Markham Moor Services, which would have less landscape impact and are not so reliant on taking actively farmed, greenfield land in the open countryside.</p> |
| Relationship with potential Green Gap |
| None. |

LAA 368, LAA 527 and LAA 528: Individual Site Boundary Maps





Combined LAA 368, LAA 527 and LAA 528- Possible Employment Land at Markham Moor:
Views and landscape features map



LAA 368, LAA 527 and LAA 528: Image gallery







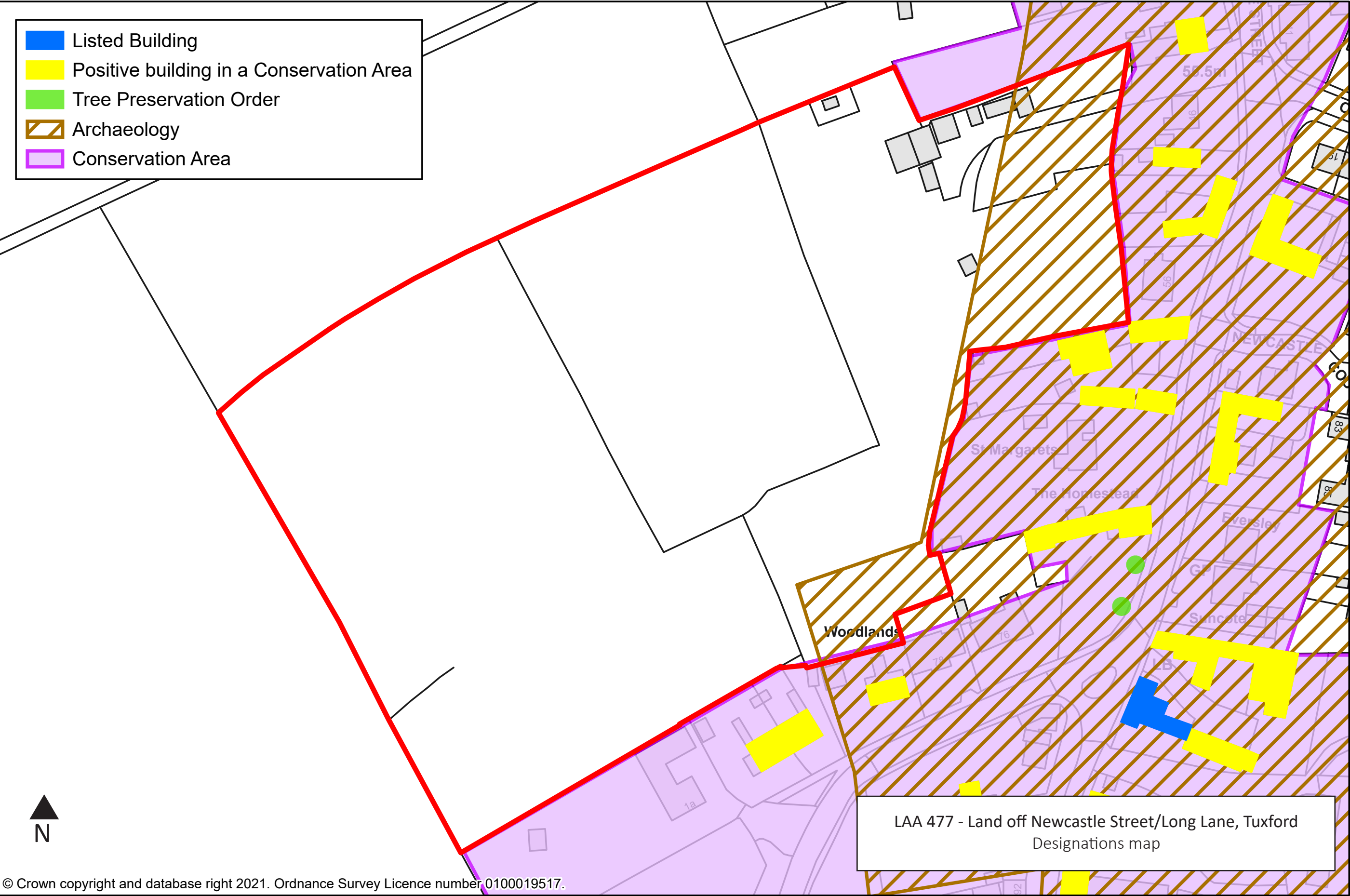
LAA 477

TUXFORD (off Newcastle Street)

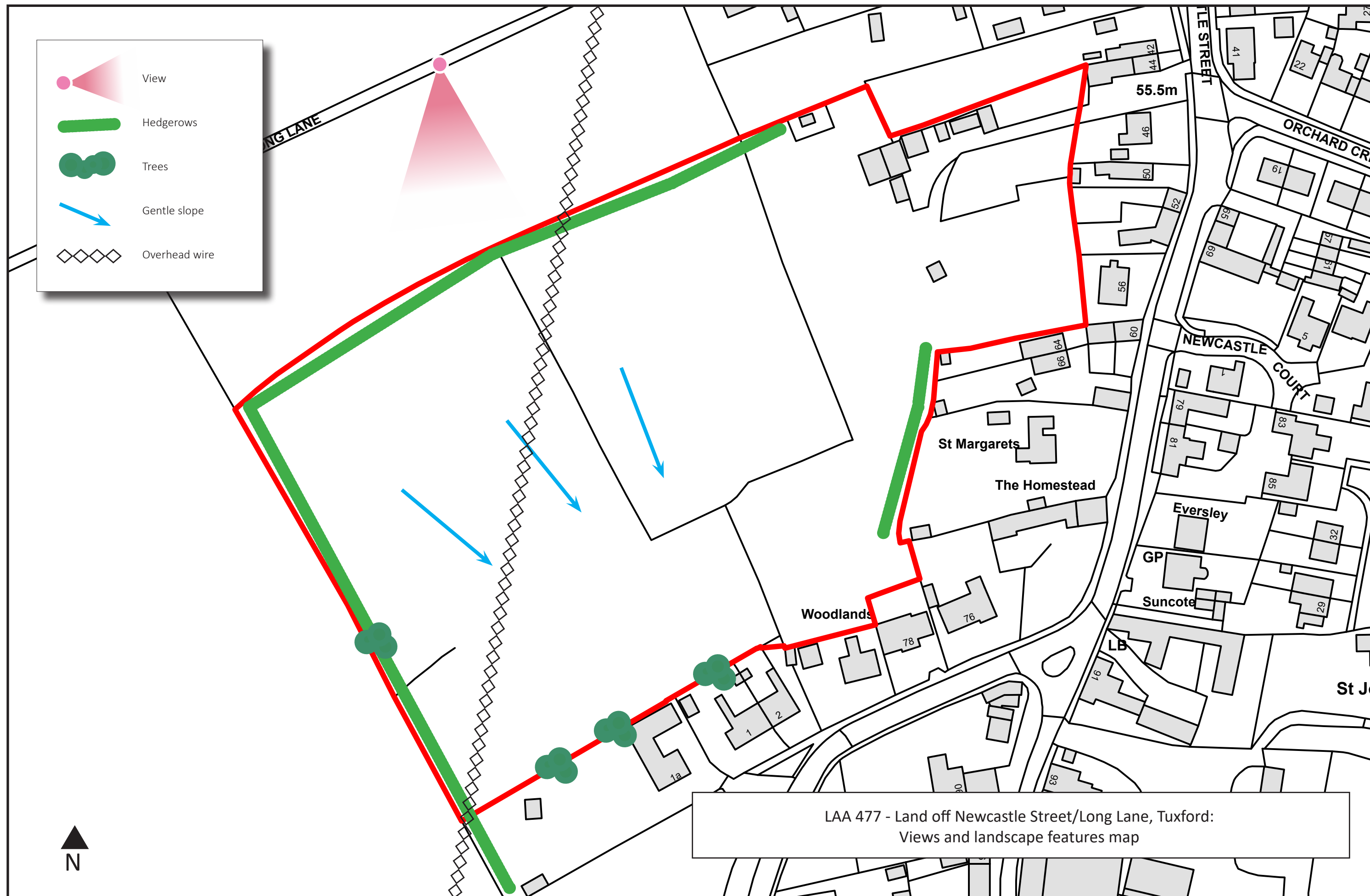
**REASONABLE ALTERNATIVE:
RESIDENTIAL**

| Site Reference | | |
|---|-------------------------------------|--|
| LAA 477 - Land off Newcastle Street/Long Lane, Tuxford | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK 7339 7067 | 59m (approximate centre) rises gently S to N (57 to 60m) otherwise level W to E. |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Policy Zone 11 Mid-Nottinghamshire Farmlands - Tuxford (Conserve and Reinforce). | | |
| Current Use | | |
| Agricultural (pasture) in several fields or parcels, assumed to be connected with farm buildings and a residence off Newcastle Street. | | |
| Previous Use(s) | | |
| Assumed agricultural. | | |
| Neighbouring Uses | | |
| Residential to the East and South off Newcastle Street. Extensive agriculture to the North (either side of Long Lane) and to the West. | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| There is a substantial hedge (with only one mature tree) along the North and West boundaries, adjoining the arable fields beyond. The South boundary hedge is more gappy but includes several trees. The East boundary, where the site adjoins residential properties and farm buildings, is similarly gappy and varied. There are no watercourses. Internally, several hedges appear to have been removed, creating a large field, rather than several smaller ones. | | |
| Built forms | | |
| Farm buildings in East, off Newcastle Street. Overhead power lines across the site. | | |
| Notable views to and from site | | |
| There is no public access onto the site. The hedges adjoining the arable land, the houses/gardens on Newcastle Street and topography mean that the site is obscured. | | |
| Visual connectivity with surrounding roads, public rights of way, and residential developments | | |
| There are no PRoWs within or adjoining the site and development along Newcastle Road means that it is only glimpsed occasionally. It may be seen from further West along Long Lane, but that it is not a PRoW. | | |
| In terms of the wider footpath and road network, topography and the disused railway line mean that the site is not visible from the B1164 to the North or from Hopyard Lane (a track/PRoW) in the Goosemoor Dyke Valley but, it can be seen from further south, on higher ground where a PRoW joins Egmanton Road. | | |

| Topography |
|---|
| The site rises gently South to North (57 to 60m) but is otherwise level West to East. |
| Strategic or national environmental designations |
| The site adjoins Tuxford Conservation Area within which several buildings on Newcastle Street are identified as positive buildings in a Conservation Area. In the East, it includes an area of archaeological interest which extends into the Conservation Area. |
| The Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59: “Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people.” |
| Habitat connectivity |
| Poor, the only notable features are the hedges. |
| Recreational connectivity |
| Poor, there are no connections to PRoWs or access onto roads or tracks. |
| Development constraints or opportunities |
| The site is outside the built-up area, within open countryside, notwithstanding the linear development along Newcastle Street. The land forms part of the setting for the adjoining Conservation Area |
| Conclusions / other notes |
| This site, although it adjoins the built-up area, extends into open countryside and there is heritage interest in terms of the adjoining Conservation Area. The harm to open countryside, landscape and heritage interests arising from development of the whole site would be unacceptable. |
| Whilst it is important that the informal nature of the boundary of the built-up area/ Conservation Area remains as such, there may be potential for limited development centred on the farm buildings subject to careful design and siting, with areas for landscaping and screening and improved habitat connectivity. |
| Relationship with potential Green Gap |
| None. |



© Crown copyright and database right 2021. Ordnance Survey Licence number 0100019517.



LAA 477: Image gallery



View of site across arable field off Long Lane, with existing houses in background.



View looking N near PRow off Tuxford Road; site in right hand background.



Existing (older) development along Newcastle Street.



Possible point of access to farm buildings from Newcastle Street.



Newer housing off Newcastle Street (site is behind the rear of these).



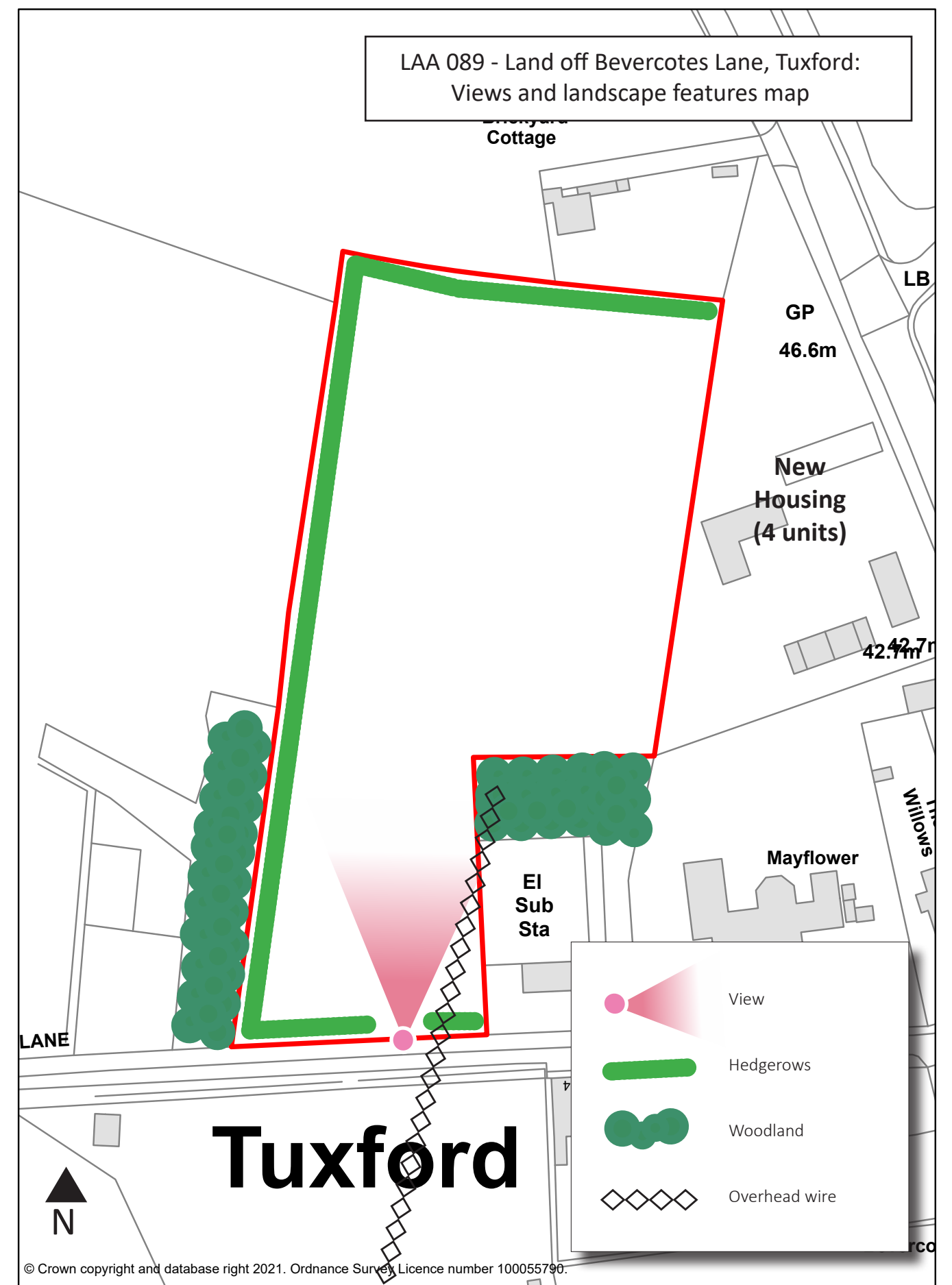
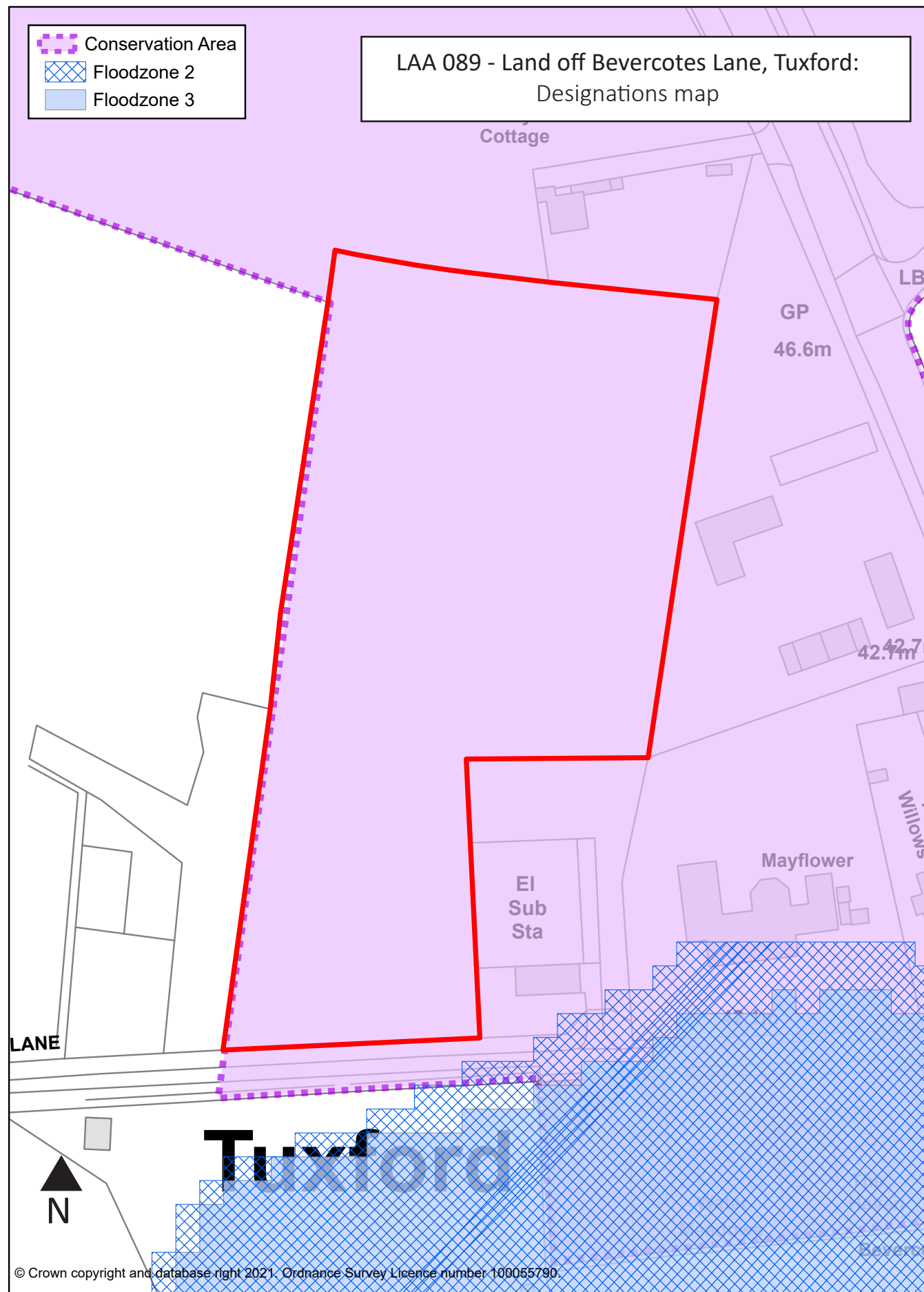
LAA 089

TUXFORD (off Bevercotes Lane)

**REASONABLE ALTERNATIVE:
RESIDENTIAL**

| Site Reference | | |
|--|-------------------------------------|---|
| LAA 089 - Land off Bevercotes Lane, Tuxford | | |
| Survey date | Grid Reference (approximate centre) | Elevation |
| 17th November 2021 | SK 7337 7142 | 45m (approximate centre) rises gently S to N (43 to 46m) and falls gently NW to SE. |
| Landscape Character Assessment (2009) - Policy Zone(s) | | |
| Policy Zone 11 Mid-Nottinghamshire Farmlands - Tuxford (Conserve and Reinforce). | | |
| Current Use | | |
| Agricultural pasture field, but underused, with main access from Bevercotes Road. | | |
| Previous Use(s) | | |
| Assumed agricultural. | | |
| Neighbouring Uses | | |
| Small area of woodland and rough pasture adjoins to South-West giving way to a large arable field. Pasture fields to the South across Bevercotes Lane. Large Electricity Sub-Station immediately to East, with detached dwelling in large plot beyond and small woodland adjoining. Brickyard cottage (residential) immediately to North. To the East is a small almost complete residential site which is accessed from Eldon Street (with gardens abutting LAA 089). Planning Permission (19/01417/FUL) for four detached dwellings. | | |
| Landscape features (e.g. trees, hedgerows, watercourses) | | |
| There are hedges on Bevercotes Lane, trees and a hedgerow along the arable field to the East and to the rear of Brickyard Cottage. The boundary to the new residential properties is a post and rail fence. There are no watercourses. | | |
| Built forms | | |
| There are power lines crossing the site connected to the adjoining sub-station which has a metal palisade security fence. However, there are no other buildings or structures on the site. | | |
| Notable views to and from site | | |
| The site is secluded and sits within a shallow valley, views out are limited. It can be seen from Bevercotes Lane but there are no wider views. | | |
| Visual connectivity with surrounding roads, public rights of way, and residential developments | | |
| The site can be seen from Bevercotes Lane but there are no wider views. It has no public access. | | |
| The site cannot be viewed from B1164 (lay-by at Cleveland Hill) to the North or from the PRoW to the South of Bevercotes Road (leading to the A6075), by virtue of topography, existing development and trees/hedges. | | |

| Topography |
|--|
| The site rises gently from (43m to 37m) South to North but is otherwise level. |
| Strategic or national environmental designations |
| The site is in the Tuxford Conservation Area, the boundary of which follows the western field boundary. |
| The Made Tuxford Neighbourhood Plan, which covers landscape matters states at p19 Para. 59: <i>“Where the site is on the edge of the town, it is important that the setting of the town and the visual connections with the countryside are maintained. Tuxford nestles in attractive rolling countryside; the topography of the town is discussed in the Tuxford Place Analysis and the rolling hills that surround the town afford views out to the countryside that are highly valued by local people.”</i> |
| Habitat connectivity |
| Reasonable, through the hedges and small area of woodland. |
| Recreational connectivity |
| Poor, there are no PRoWs on or adjoining the site, but Bevercotes Lane is well used by walkers and offers a connection to the Ollerton Road/Bevercotes Lane PRoW. |
| Development constraints or opportunities |
| The site is clearly outside the built-up area, within open countryside and is included in a Conservation Area. The adjoining electricity sub-station, which appears to be substantial, and the overhead wires, may be further constraints. |
| Conclusions / other notes |
| Although it adjoins the built-up area and is relatively well-screened, the site clearly extends into open countryside, beyond the established and recent residential development in the village and there is, landscape related, heritage interest in the Conservation Area. The harm to open countryside, landscape and heritage interests that would result from development would be unacceptable. |
| Relationship with potential Green Gap |
| None. |



LAA 089: Image gallery



View from Bevercotes Lane; site obscured by adjoining hedge and trees.



View from B1164/Cleveland Hill, site sits in valley and is not visible.





Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —