

**TRESWELL WITH COTTAM
NEIGHBOURHOOD PLAN REVIEW**

**NON-TECHNICAL SITE ASSESSMENT
REPORT**

August 2019

Introduction

The purpose of this report is to provide a non-technical assessment of the sites that were submitted (by local landowners) as “potential development sites” for consideration as residential allocations in the review of the Treswell and Cottam Neighbourhood Plan.

The aim of this document is to identify enough suitable land to accommodate the proposed 10% increase in residential development required as part of the emerging Bassetlaw Local Plan 2018- 2037.

Please Note: any planning applications submitted before the review of the Neighbourhood Plan is complete or the adoption of the Bassetlaw Local Plan, will be subject to current planning policy.

Methodology

The assessment builds on the Bassetlaw Land Availability Assessment (LAA) and adapts the methodology for the LAA. In addition, each site is also appraised against the Core Strategy and National Planning Policy Framework in terms of their compliance to current planning policy.

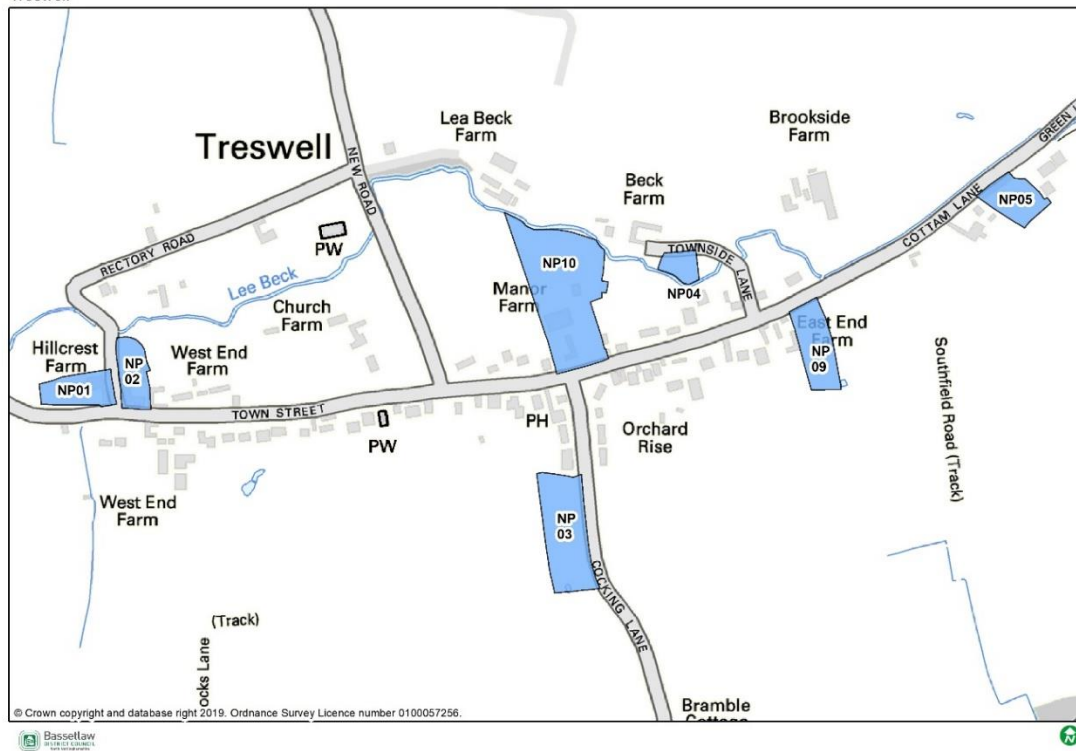
This report comprises an assessment of those sites assessed as potentially suitable in the LAA and other sites identified through the “call for land” consultation for the Neighbourhood Plan review. In doing so, the report qualifies, where relevant, the assessment made in the LAA and it applies further information based on the consultation that has taken place with the statutory consultees.

The consultation with statutory consultees helped to inform decision on whether the site is “suitable” for allocation, “potentially suitable” for allocation or “not suitable” for allocation.

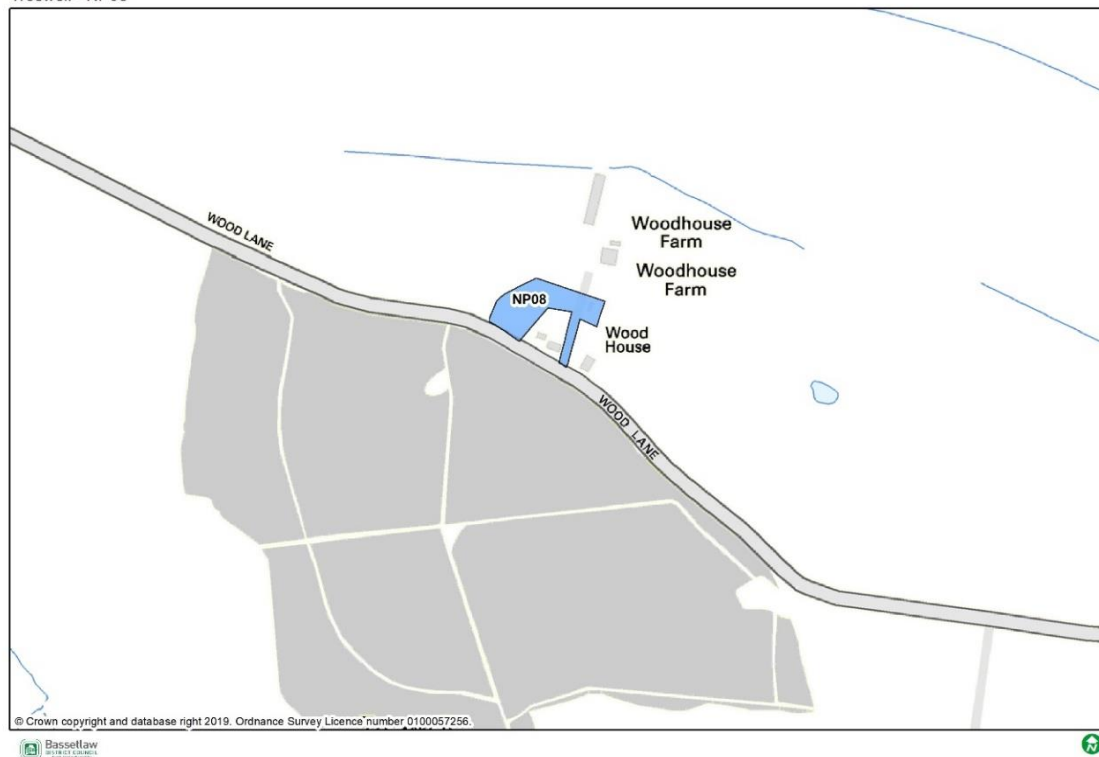
This document will then provide a recommendation on what sites, or part of sites, are likely to be considered acceptable for allocation in the review of the Treswell and Cottam Neighbourhood Plan.

Site locations being assessed are identified on the following maps.

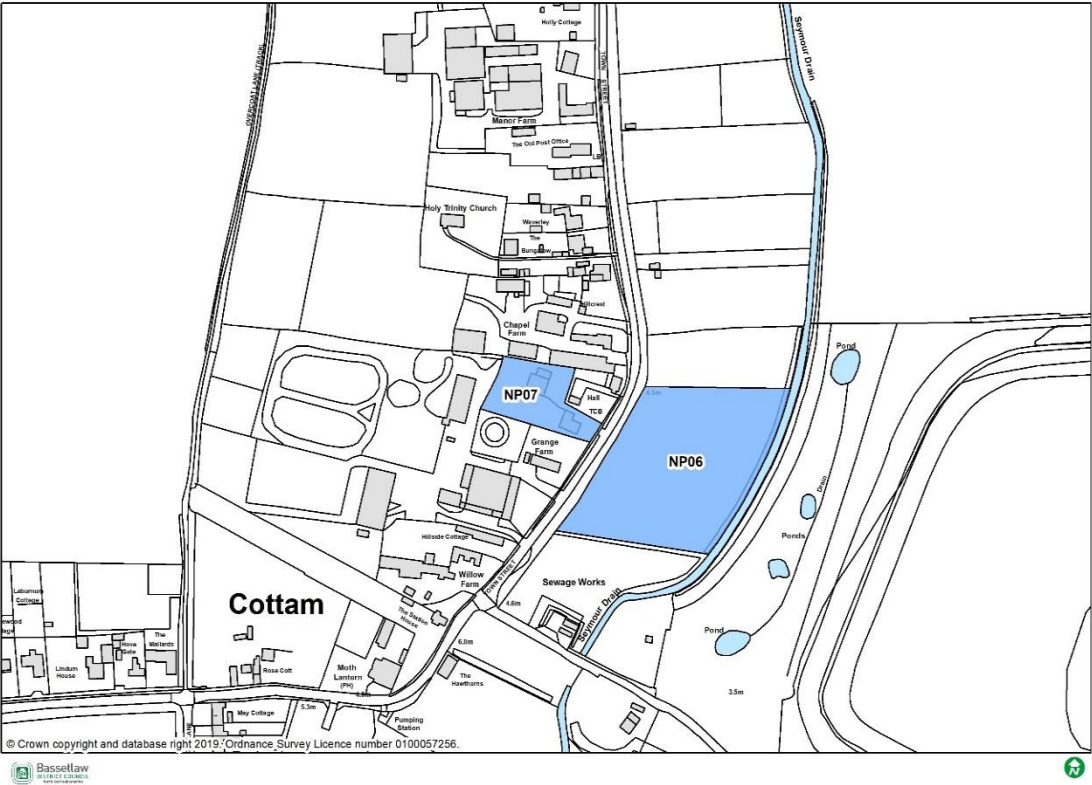
Treswell



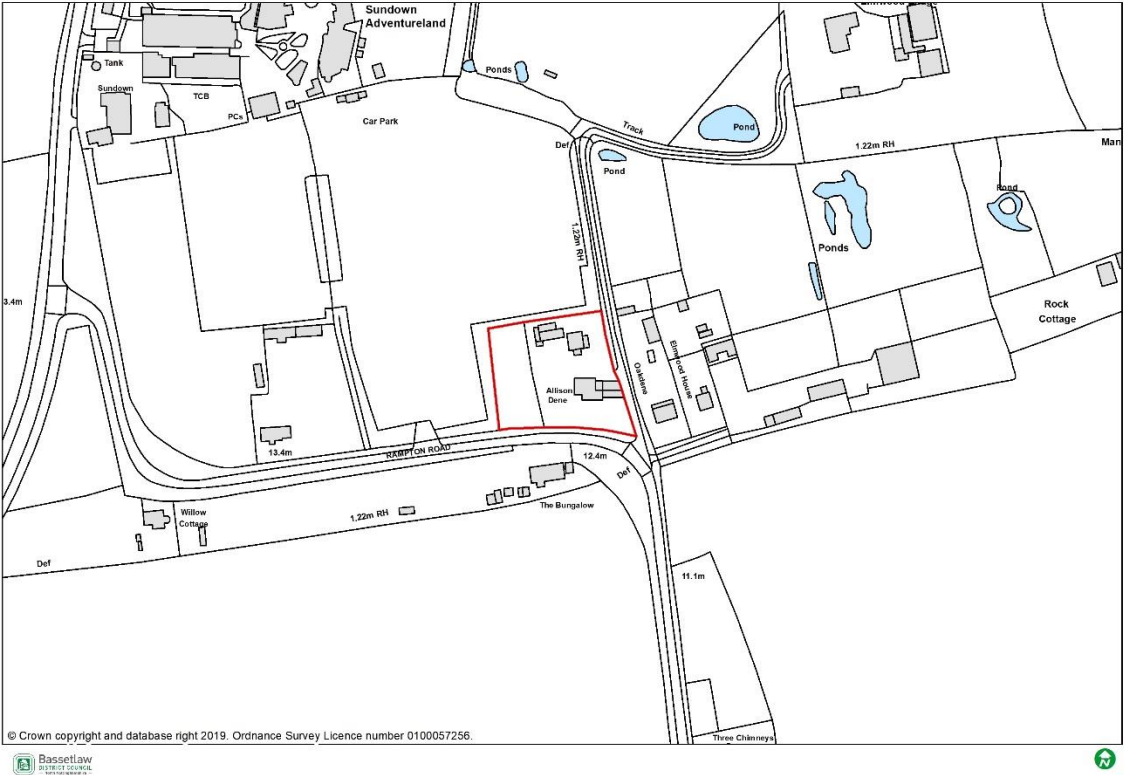
Treswell - NP08



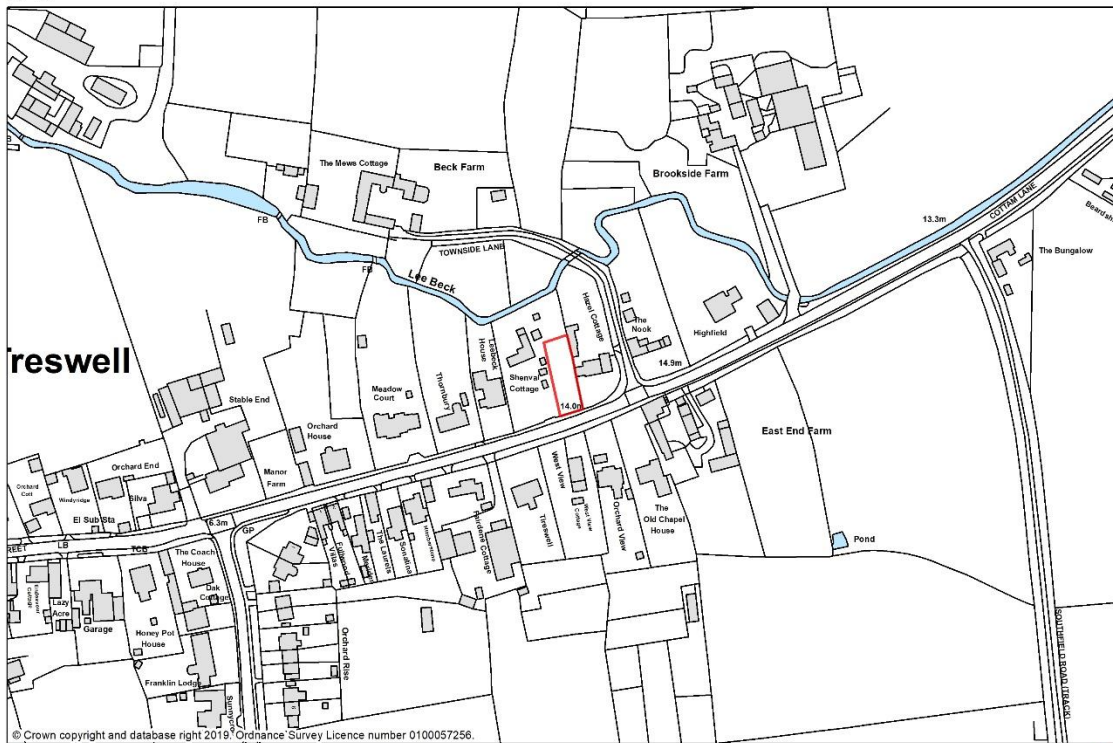
Cottam



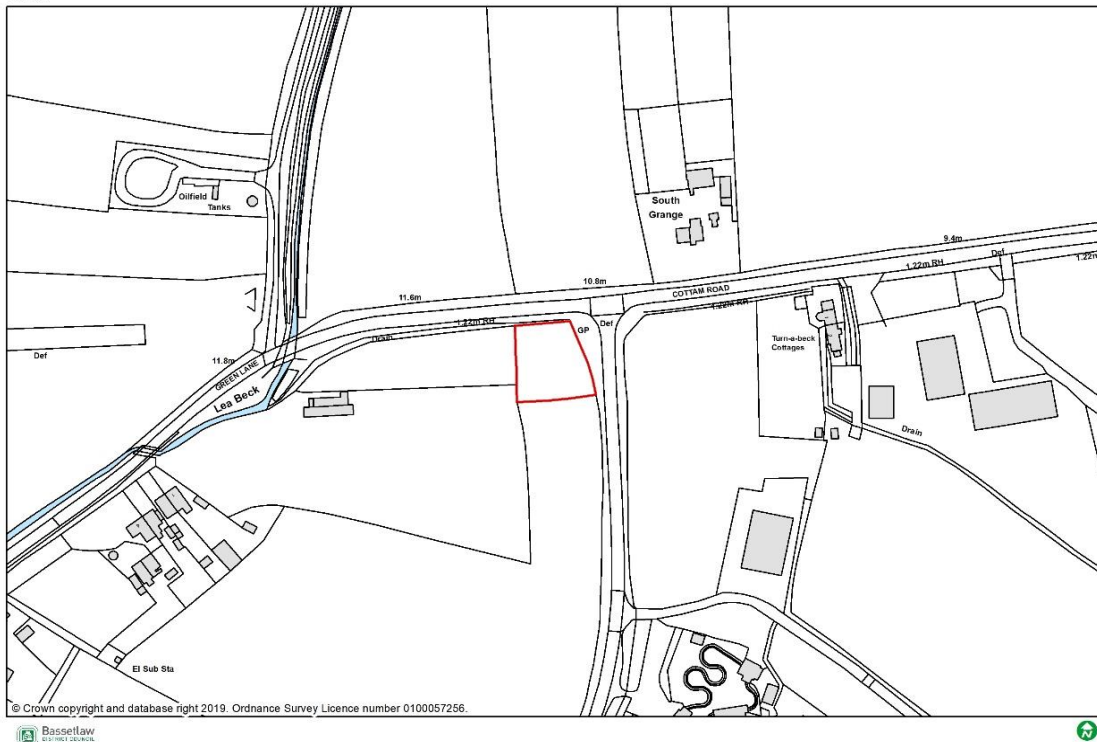
NP11



NP12



NP13

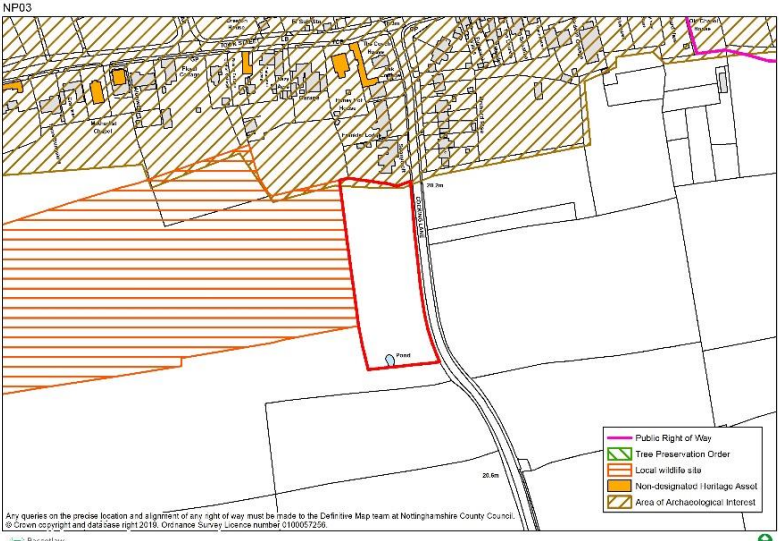


Site Details	
Site Reference	NP01
Location	Treswell
Site Plan	
Current use(s)	Storage
Previous use(s)	Storage
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 3 dwellings on the front of the site.
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access available from an existing access point.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is located directly adjoining the existing built form of the village. There is also a residential property to the south of the site.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.

Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE
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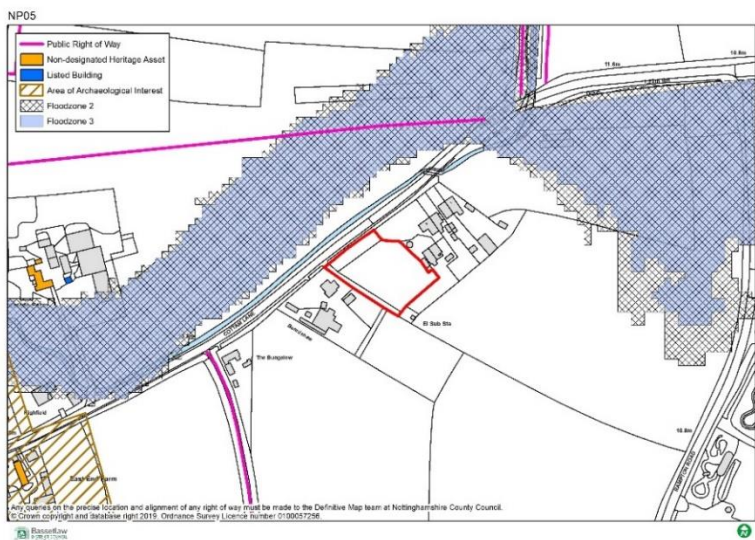
Site Details	
Site Reference	NP02
Location	Treswell
Site Plan	<p>NP02</p> <p>Any queries on the precise location and alignment of any right of way must be made to the definitive map team at Nottinghamshire County Council. © Crown copyright and database right 2019. Ordnance Survey. Licence number 01006072561</p>
Current use(s)	Farm buildings
Previous use(s)	Farm buildings
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Reuse of existing buildings – frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access available through and existing access point.
Conservation	The historic buildings on this site are regarded as non-designated heritage assets, identified in line with the Council’s approved criteria. These comprise a traditional farmhouse together with a small cart shed, both dating to the late-18th/early-19th century period. The remaining buildings on the site appear to be mid-20th century in date and of limited significance. With regard to the potential allocation of this site, Conservation is concerned as to how the rear of the site would be accessed without causing significant harm to those historic buildings to the front of the site. With this in mind, Conservation does not support the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. Although part of the site is

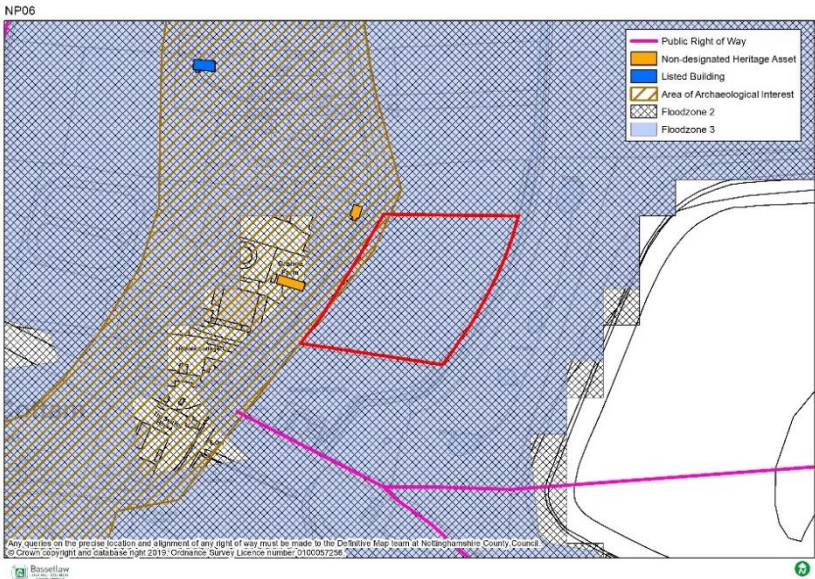
	located within the existing built form of Treswell, it is unclear whether there is the space to include any additional buildings.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP03
Location	Treswell
Site Plan	 <p>NP03</p> <p>Any queries on the precise location and alignment of any right of way must be made to the Definitive Map team at Nottinghamshire County Council. © Crown copyright and database right 2018. Ordnance Survey, Licence number: 1000057258</p> <p>BasseyLow</p>
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 7 dwellings – frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potentially accessible available from Cocking Lane.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle .
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is in close proximity to a designated Local Wildlife Site and therefore would need to demonstrate how any development here would not cause a negative impact on the designation.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

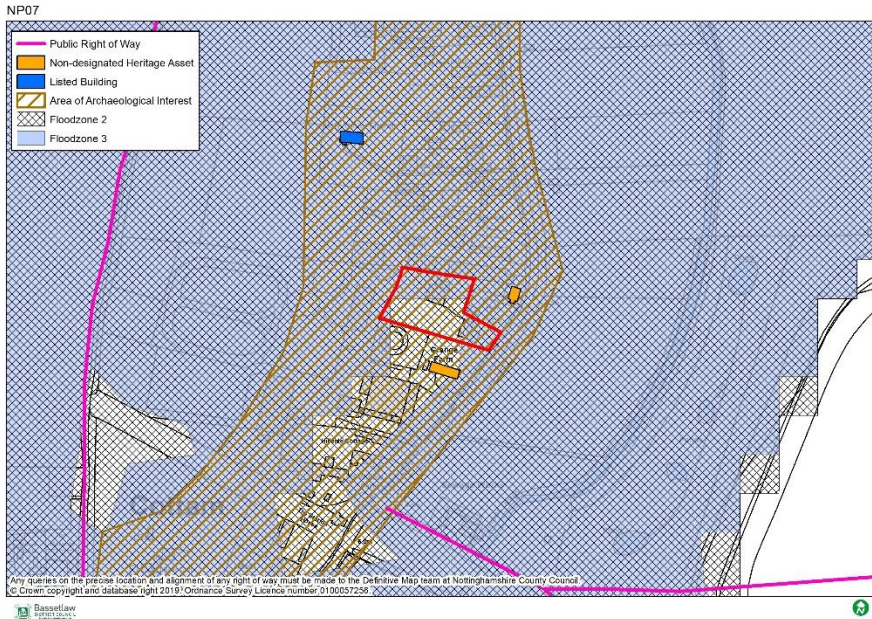
Site Details	
Site Reference	NP04
Location	Treswell
Site Plan	
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 2 or 3 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access is not an adopted public highway and therefore development here under 5 dwellings would be considered a private access.
Conservation	The site contains no heritage assets, although is in the setting of several non-designated heritage assets nearby. With this in mind, Conservation has no objections in principle to the allocation of this site, subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is located within Flood Zone 2 and therefore a sequential test would apply. The site would be considered “open countryside”.

<p>Flooding and Drainage</p>	<p>The area identified on the site Plan is located within Flood Zone 2. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.</p>
<p>Is the site suitable for allocation in the Neighbourhood Plan?</p>	<p>NOT SUITABLE</p>

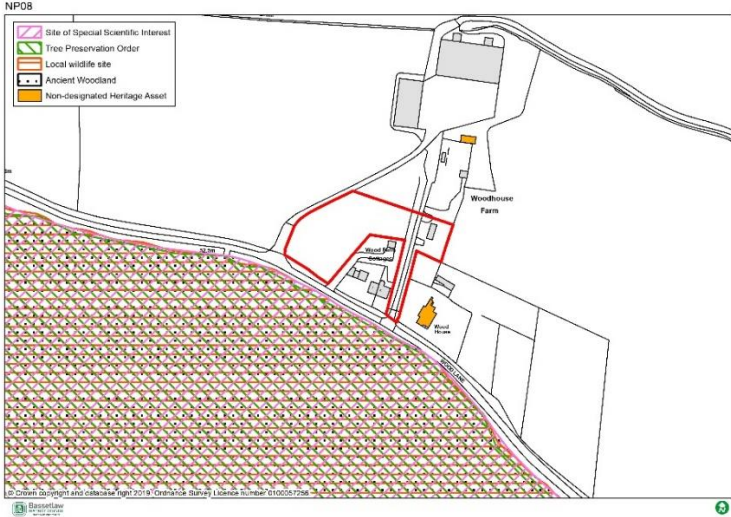
Site Details	
Site Reference	NP05
Location	Treswell
Site Plan	
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 2 dwellings – Frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potentially accessible from Cottam Lane.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. Although there are existing residential dwellings near the site, there is a gap in the form of development between the site and the village. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP06
Location	Cottam
Site Plan	
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 9 dwellings – Frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing agricultural access from Cottam Lane. Would need improvement and would depend on the number of properties.
Conservation	The established character of this part of Cottam is of development on the west side on Town Street, with open fields to the east. This helps to define the setting of heritage assets in Cottam, especially in this part of the village. Development of this side of the road would be contrary to this established character and would fail to preserve this long-established setting. Therefore, Conservation does not support the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located close to Cottam, but the development of the site would impact the existing character of the village. Existing development is generally located on the other side of Cottam Lane and this part of the

	village is open and, largely, undeveloped. The site would be considered "open countryside".
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to be acceptable in principle.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

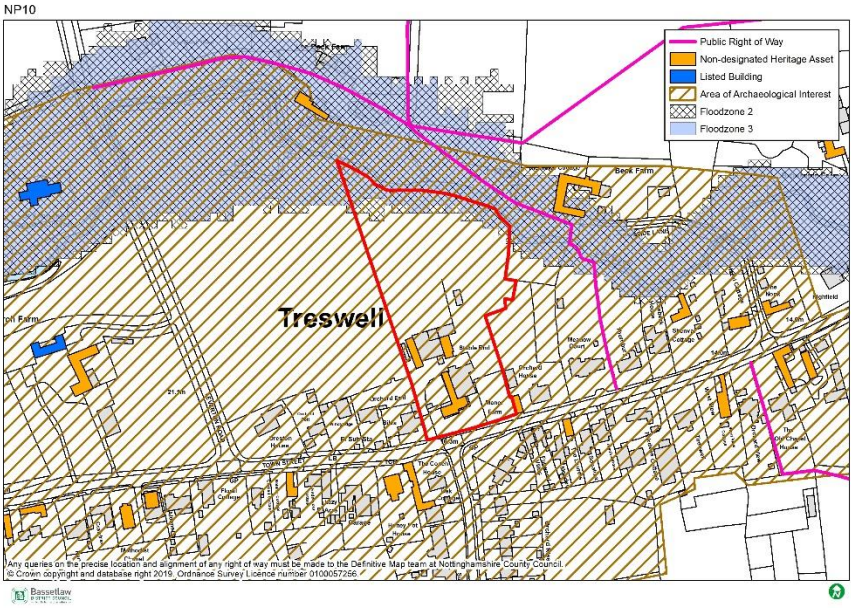
Site Details	
Site Reference	NP07
Location	Cottam
Site Plan	 <p>The site plan map for NP07 shows a plot of land outlined in red. The map includes a legend with the following categories: Public Right of Way (pink line), Non-designated Heritage Asset (orange square), Listed Building (blue square), Area of Archaeological Interest (yellow hatched area), Floodzone 2 (light blue hatched area), and Floodzone 3 (dark blue hatched area). The site is located within Floodzone 2. A pink line representing a Public Right of Way runs along the left and bottom edges of the site. The map also shows surrounding land use, including a listed building (blue square) and a non-designated heritage asset (orange square) nearby. The map is titled 'NP07' and includes a copyright notice for Ordnance Survey.</p>
Current use(s)	Garden land
Previous use(s)	Garden land
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Up to 1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Cottam Lane through an existing access point.
Conservation	This site contains a range of mid-20th century buildings, none of which exhibit historic or architectural merit worth of identification as a heritage asset. However, several heritage assets exist in the vicinity, including the former Methodist Chapel to the east (a non-designated heritage asset), and Holy Trinity Church (grade II listed) to the north west. With the condition and appearance of the present buildings in mind, and given the historic setting, Conservation has no objection in principle to the allocation of this site, although this is subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over

	the plan period. The site is located within Flood Zone 2 and therefore a sequential test would apply.
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP08
Location	Treswell
Site Plan	
Current use(s)	Farm Yard
Previous use(s)	Farm Yard
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Up to 1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Wood Lane through an existing access point.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. Although there are existing residential dwellings near the site, there is a gap in the form of development between the site and the village. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential use.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP09
Location	Treswell
Site Plan	
Current use(s)	Grazing Land
Previous use(s)	Grazing Land
Surrounding land use(s)	Agricultural and residential.
Potential capacity of housing	Up to 2 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Cottam Lane.
Conservation	The proposal site comprises land to the side of a traditional farm plot perpendicular to the road, with two historic buildings at the front regarded as non-designated heritage assets. These include a farmhouse, together with traditional outbuildings. The site itself is an open field, which is also in close proximity to the Grade II listed dovecote at Brookside Farm. However, that Listed Building is a significant distance away from this site. As no heritage asset would be directly affected by development here, Conservation has no objection in principle to the allocation of this site, subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. The site is located directly

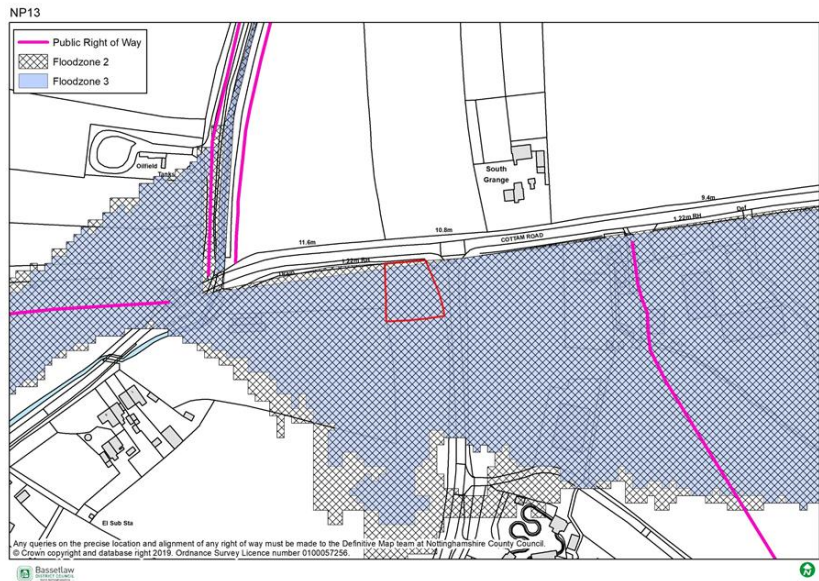
	adjoining the existing built form of Treswell. The frontage of the site would extend the existing built form of the village in an acceptable way but developing the whole site would spread into "open countryside" under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	PARLY SUITABLE

Site Details	
Site Reference	NP10
Location	Treswell
Site Plan	
Current use(s)	Dwelling and outbuildings
Previous use(s)	Dwelling and outbuildings
Surrounding land use(s)	Garden and residential.
Potential capacity of housing	Reuse of existing buildings 2-4 dwellings.
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Town Street.
Conservation	<p>This site includes several non-designated heritage assets, including a 17th & 18th century farmhouse, together with a 17th century timber-framed outbuilding to the rear. Also, on the site are several more modern buildings on limited significance. To the rear is an area of open space, mostly floodplain alongside the watercourse (Lee beck), this open space contributing much to the setting of those heritage assets nearby and to the general character of Treswell as a whole.</p> <p>Whilst Conservation has no concerns with the principle of reusing the historic buildings on the site, there are concerns regarding the potential impact on the setting of nearby heritage assets of development on the site. In addition, it is also unclear as to how an access and any new development could be provided without causing</p>

	harm to the heritage assets on the site. Therefore, Conservation objects to the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. Part of this site is located outside the existing built form of Treswell. The reuse of existing buildings on site would be acceptable, in principle. The land behind the existing buildings is considered "open countryside" under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	PARTLY SUITABLE

Site Details	
Site Reference	NP11
Location	Treswell
Site Plan	
Current use(s)	Dwelling and Garden
Previous use(s)	Dwelling and Garden
Surrounding land use(s)	Garden and residential.
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Rampton Road through an existing access point. Potential issues with visibility/ safety
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. The site would be considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP12
Location	Treswell
Site Plan	<p>NP12</p> <p>Public Right of Way</p> <p>Listed Building</p> <p>Non-designated Heritage Asset</p> <p>Floodzone 2</p> <p>Floodzone 3</p> <p>Area of Archaeological Interest</p> <p>Treswell</p> <p>The Bungalow</p> <p>Point</p> <p>Any queries on the precise location and alignment of any right of way must be made to the Definitive Map team at Nottinghamshire County Council.</p> <p>© Crown copyright and database right 2019. Ordnance Survey Licence number 0100057256.</p> <p>Bassellaw</p>
Current use(s)	Garden land
Previous use(s)	Garden land
Surrounding land use(s)	Residential and Garden
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Town Street.
Conservation	
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. The site is located within the existing built form of Treswell and therefore could be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

Site Details	
Site Reference	NP13
Location	Treswell
Site Plan	 <p>The site plan map for NP13 shows a large area of land with a red outline indicating the site boundary. The map includes a legend with three categories: 'Public Right of Way' (pink line), 'Floodzone 2' (yellow hatched area), and 'Floodzone 3' (blue hatched area). The site is located adjacent to Cottam Road, which runs horizontally across the top of the map. To the left of the site, there is a 'Public Right of Way' and a 'Floodzone 2' area. To the right, there is a 'Floodzone 3' area. The map also shows 'South Grange' and 'Cottam Road' with a distance of 11.5m marked. A 'Public Right of Way' is shown running vertically through the site. The map is titled 'NP13' and includes a note about the map being made to the Definitive Map team at Nottinghamshire County Council. The map is dated 2019 and has an Ordnance Survey Licence number 0100057256. The map is created by Bassetlaw Planning Services.</p>
Current use(s)	Agricultural
Previous use(s)	Agricultural
Surrounding land use(s)	Agricultural
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potential access from Cottam Road.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to be acceptable in principle.

Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE
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Recommendations for the Neighbourhood Plan

Sites identified as “Not suitable” will not be considered for allocation for residential development in this Neighbourhood Plan. This is due to an allocation needing to prove that it is deliverable. Those with major constraints or policy issues are not considered deliverable.

However, this doesn’t necessarily preclude residential development. Conversion of existing buildings, the replacement of existing dwellings or exception sites for affordable housing may be considered under current planning policy and may not need the Neighbourhood Plan to allocate sites.

In addition, a settlement boundary has been proposed for the village of Treswell to effectively manage new development. The proposed settlement boundary has been drawn to the following methodology:

The settlement boundary has been determined using the following Criteria:

- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlements have been incorporated.
- b) Sites or parts of sites that are considered suitable for residential development within the Site Assessment Report have been included;
- c) Clearly defined physical features such as walls, fences, hedgerows, water courses, public open spaces and roads have been followed.
- d) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.

The NPPF states that development in the open countryside should be carefully controlled and allowed only when it is appropriate to a rural location, such as for the purposes of agriculture, or as a rural exception site for affordable housing when there is a proven local need. These types of development have been supported by the community in the past.

Cottam is not considered an appropriate place for new residential allocations due to its flooding constraints. However, this does not necessary preclude residential development in the village. Due to no allocations being proposed, it is not necessary to include a settlement boundary.

Potential Sites to consider for Allocation

