

JUNE 2022 BASSETLAW EMERGING LOCAL PLAN (BELP) CONSULTATION RESPONSE

This version of the BELP scrubs the Bassetlaw Garden Village. This consultation response focusses on the Policies ST1 and ST2 but wishes to reiterate all previous consultation responses on behalf of R. Troop and Son (by Danielle Troop).

1. Figure 6 Key Diagram

This diagram scrubs the Garden Village and requests feedback. The removal of the garden village at Apleyhead is welcome but the *failure* to allocate additional housing to Rural Service Centres is **NOT JUSTIFIED**. In the LDF, Everton is currently a Rural Service Centre with previous iterations of the BELP proposing first a cluster model and then 20% growth – yet now we are down to a 5% cap? This is politics not sustainability concerns. Members were seeking to have their cake and eat it with the Garden Village proposal – healthy housing numbers/new homes bonus in an under-developed district - with no complaining neighbours threatening to vote Lib Dem. Hence the slashing of numbers to Rural Service Centres, soon to be known as “small villages.”

“Garden Village employment provision was part of a sustainable strategy for the new settlement so the loss of employment provision at this site, does not require reprovision elsewhere”

(!! 2.6 Iceni Housing and Economic Needs Assessment 2022 pg4)

IE: The previous iteration of the BELP, was not positively prepared

Fig 6 shows the lop-sided spread of “Large Villages” – 60% are in the west of the district and “clumped”. How can Blyth, Langold and Carleton fulfil the role granted to them in the text when they are so very close together? They are not providing services to a rural hinterland because the “surrounding villages” are absent. The settlement hierarchy conflates regeneration desires with spatial function leaving much of the district without the ability to GROW or EVOLVE a new service centre:

- A. Carleton is a former pit village
- B. Langold is a former pit village
- C. Blyth is a former A1 coaching town that without the benefit of Bawtry’s east west connections (the A631) – stayed small but with UNDERUSED grand buildings
- D. Tuxford – as with Blyth
- E. Misterton is a former heavy engineering locale (Newells) of the Marshalls era/beginning last century – based close to the Trent with much of the Newells site still derelict. It benefits West Stockwith and possibly Walkeringham but is otherwise remote and not even on an A road.

As identified above, the Spatial Strategy delivers SO4 NOT SO5 and is not consistent with national policy – OBJECTION.

Recognition of Harworth’s runaway success owing to its east west strategic location alongside north south (like Bawtry), is welcome, at 5.1.3 of the spatial strategy: “3 main towns of Worksop, Retford and Harworth” – highlighted in yellow. However, the BELP should be open ref: its desire to regenerate former industrial and coaching settlements (SO4) *in addition to* retaining the current

Rural Service Centre model (which *is* spatial) – SO5. Housing allocations should go to both because the proposed 5% cap on current Rural Service Centres to 2038, is too small to be sustainable.

The current spatial strategy (ST1) is lop-sided/west focussed, ignores current Rural Service Centres, is not sustainable, is not justified, fails to comply with 5.1.1/SO5 and merits OBJECTION.

NB: Lincolnshire Councils have not signed at 2.7 pg9 Duty to Co-operate. Easterly relations are not coveted by Bassetlaw Council, unlike by many in the district (particularly those seeking access to Grammar Schools).

2. Sustainability

The LUC Bassetlaw Sustainability Report *consistently* rates the proposed settlement hierarchy highly (POLICY ST1) whilst failing to recognise that without the previous cluster model or enhanced Rural Service Centre status; villages with latent demand like Everton, will remain reliant on passing trade for our pubs and school. Without meaningful housing allocations, the additional services won't come. At 5.1.5 the word "sustainably" is highlighted in yellow as a means to question whether the larger settlements in the Bassetlaw Hierarchy can expand appropriately? Everton can certainly expand **sustainably – on the south side of the A631** – with space for doctors surgery, dentist, PO and retail to add to the existing 2 x pubs, successful school, excellent transport links, 2 x cafes/Farm Shop, village hall, fantastic sporting facilities and offices. Indeed, Everton is the only Bassetlaw A631 settlement not to have been by-passed – because the business community at that time would not allow it.

Please note – 5.2.2 and 5.2.3 of the BELP look down the telescope the wrong way. No-one is suggesting a vast housing estate without services. We want to deliver services on an A-road frontage location. And for these new services to benefit existing residents.

OBJECTION – ST2 does not deliver against 5.2.1 of the BELP/SO5 or the NPPF because the proposed housing allocations to current Rural Service Centres are too small. They are practically meaningless – you need housing allocations to deliver NEW services. ST2 is unjustified, inconsistent with National Policy and cannot claim to be delivering rural VITALITY at 5.2.1.

Between Bawtry and Gainsborough, the A631 flows unhindered for 12 miles bar various speed limits and a single roundabout at Beckingham. It is suggested here that 1 x set of traffic lights (of the variety to assist the equine fraternity) at the point of the current pedestrian crossing in Everton, would not be of detriment to traffic flow along the 12-mile stretch. Rather, it would help the awkward A631 cross roads from Mattersey and the acute A631 turning into Chapel Lane.

The current spatial strategy (ST1) is lop-sided/west focussed, ignores current Rural Service Centres, is not sustainable, is not justified, fails to comply with 5.1.1/SO5 and merits OBJECTION.

3. Community Consultation and Neighbourhood Planning

Previous consultation responses have not been collated by the Council. Our experience of Neighbourhood Planning (NP) was laid out in detail and it is disturbing to read that the LPA deems itself to possess a "strong tradition of Neighbourhood Planning" at 5.2.11 when less than 10% of NPs nationally were called for a public hearing – unlike in Everton.

5.1.60 states that development will be allowed within settlement boundaries yet the development boundary for Everton is entirely incorrect with FOUR planning approvals totalling over 3acres and stretching the settlement boundary in a westerly direction, ignored:

- a. Farm Shop and Café - IMPLEMENTED
- b. Farm Shed and Sui Generis diversification - IMPLEMENTED
- c. 20/00819/COND – IMPLEMENTED (nor shown in the housing trajectory)
- d. 21/00042/COND – IMPLEMENTED (nor shown in the housing trajectory)

This is despite responding to all statutory NP consultations and filing a formal complaint reference the above omissions. The omissions additionally mean that the character map for this part of Everton is incorrect in the made NP and we have had TWO refusals resulting from this misrepresentation of the village grain. We have just submitted to Appeal and incurred significant cost as a result.

5.2.9 states that rural growth will be delivered by Neighbourhood Plan allocations – yet I have already fed back that **Everton NP does not have any allocations**. The Examiner scrubbed those supported by the LPA because they did not meet the Basic Conditions and, [REDACTED] [REDACTED] Minutes confirming this occurrence were submitted to the previous consultation), he required that a windfall policy be implemented instead.

ST2 Table at Pg 30 shows that of 34 “small” settlements allowed to grow to a 5% cap, only one will have the ability to build 2 houses per annum to 2038. Most, like Everton, won’t even get to build ONE/pa – yet 5.2.10 will require site promoters to negotiate with the community in order to get any more. This is not justified; it will not be effective and it is not consistent with National Policy – Objection.

Likewise, **5.2.12 will not work**. Our 2016 application provided a large cemetery extension that dwarfed the current provision, a cemetery car park, affordable housing contributions, open space contributions, education contributions and a new bus stop – all via a signed s106 – and the community still hated it because there were 14 houses that they couldn’t see. [REDACTED]
[REDACTED]

Ultimately, the Examiner to the Neighbourhood Plan pragmatically scrubbed the need for Community support ref: cemetery provision understanding that this key NP target would not be delivered otherwise.

I cannot find the 2022 Rural Implementation Guide or the 2022 Rural Settlement Study Update but they are likely to contribute to a decimation of rural vitality and sustainability and growth. This chapter very clearly demonstrates that the LPA expects villages to stagnate and I expect there to be a number of primary school closures in the rural district by 2038.

OBJECTION – ST2 does not deliver against 5.2.1 of the BELP/SO5 or the NPPF because the proposed housing allocations to current Rural Service Centres are too small. They are practically meaningless – you need housing allocations to deliver NEW services. ST2 is unjustified, inconsistent with National Policy and cannot claim to be delivering rural VITALITY at 5.2.1.

The council weights rural opinion exponentially higher than urban opinion in this and all preceding BELPs. Is this legal?

4. Policy ST15

In view of section 3 above please add the Stonegate Farm site to the Housing Allocations table within Policy ST15 – please title as site H6. Site size is 4ha with capacity to deliver 65 units with the remainder of the site required for retail, leisure and employment land.

5. Bassetlaw Landscape Assessment 2019 & 3rd Addendum added 6.1.22

This document concerns allocations around “higher tier” settlements, described as such in the draft settlement hierarchy POLICY ST1. Specifically, these evidence bases assesses sightlines and impact on settlement character by said allocations. The assessments are not compelling with many allocations in locations/gateways of high visibility. Nowhere in any of the evidence base documents have the Council provided a Zone of Theoretical Visibility (ZTV) for strategic urban extensions in “higher tier” settlements.

Please find our own ZTV attached (APPENDIX A), for a site in Everton. It shows that Everton can expand markedly without visual impact from the south, east, west or north – excepting that road frontage onto the A631 can always be enhanced where necessary. Strategic Objectives concerning character, are therefore satisfied by the ZTV.

Case Officers at the Council have repeatedly failed to accept photographic and written evidence demonstrating the secluded nature of said site, leading to incurred expense ref: Appendix A.

Furthermore, the Council has repeatedly misinterpreted the Landscape Character Assessment for Bassetlaw which presupposes and *encourages* development adjacent to settlement boundaries in the rural area.

Objection – The Character/Landscape bar for strategic urban extensions/allocations to top tier and Large Rural villages, is significantly lower than that for current Rural Service Centres. Applicants have already demonstrated the secluded nature of the Everton development site via exhaustive photographic evidence and topography detail – to no avail. It has now been necessary to pay for a ZTV and go to Appeal - when no other site in the BELP has needed to do so. Please see Appendix A which also shows 20/00819/COND.

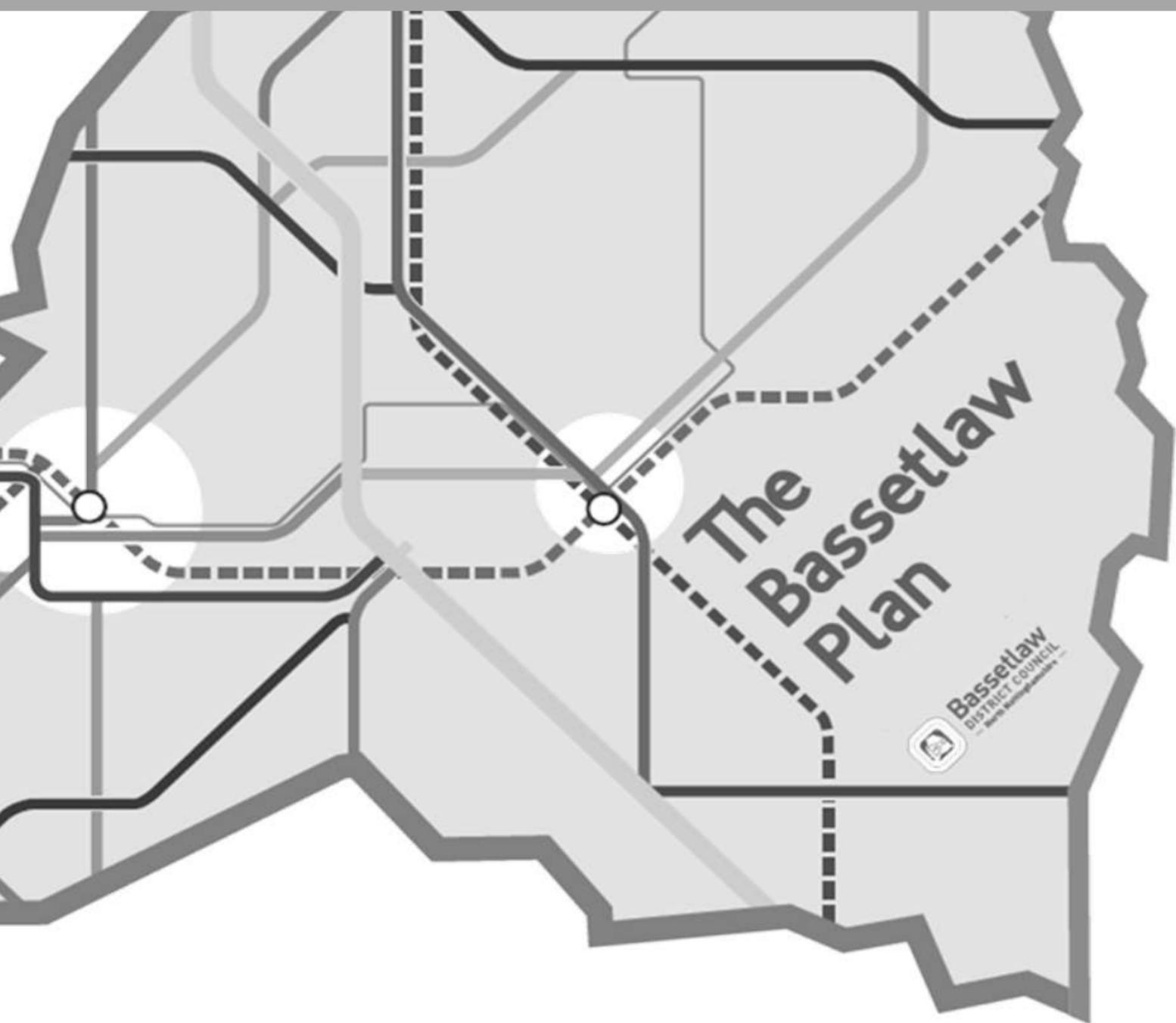
CONCLUSION

The BELP has gifted all surplus housing numbers to higher tier settlements following the collapse of the Garden Village proposal. This is despite said numbers having been taken from Rural Service Centres in the first place. The BELP is disproportionately focussed on Regeneration and SO4 thus subjecting the rural hinterland to undoubted stagnation. The vanishingly small amount of development proposed in the rural area is totally unacceptable and breaches both National Policy and the district’s own Strategic Objectives.

The constant references to “the community” and community-led planning in the rural context, is a cynical move that the Council is well aware will lead to ageing rural settlements and primary school closures. Policies ST1 and ST2 need to be rewritten in a non-cynical and balanced way – both numerically and in word.

Land Availability Assessment: Housing Paper 2017

A BACKGROUND PAPER FOR THE BASSETLAW PLAN



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Table of Contents

Table of Contents	1
1 Introduction	2
2 Methodology	3
Background.....	3
STAGE 1: Site Identification	3
STAGE 2: Site Assessments	4
STAGE 3: Windfall Assessment	9
STAGE 4: Assessment Review	9
STAGE 5: Final Evidence Base	9
3 Housing Need in Bassetlaw	11
Objectively Assessed Need	11
Land Availability	11
Appendix A: Assessment flowchart	
Appendix B: Summary of all sites	
Appendix C: Achievability assessment	
Appendix D: Site maps	

1 Introduction

The Land Availability Assessment (LAA) is a technical document that identifies potential housing land and provides a detailed assessment of it, but does not make decisions about which sites should be developed. Instead, the LAA will be used to support decision-making about future land allocations in the emerging Bassetlaw Plan. The information provided in this document is not binding on any future recommendation that may be made by the Council or any formal decision of the Council through the planning process.

- 1.1** The National Planning Policy Framework (NPPF) requires all local planning authorities to prepare a Strategic Housing Land Availability Assessments to support the development of local plans. These assessments are needed to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 1.2** The Bassetlaw LAA will comprise a suite of documents that provides assessments of land availability for residential development, commercial development and other uses.
- 1.3** This Land Availability Assessment: Housing Paper will supersede Bassetlaw District Council's previous Strategic Housing Land Availability Assessment (SHLAA), which was last updated in December 2013. Key outputs include:
 - A list of all sites considered, cross-referenced to location maps
 - For the proposed growth areas in the emerging Bassetlaw Plan:
 - an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site is viable);
 - clearly evidence/justify those which have been discounted;
 - an assessment of the likelihood of sites coming forward and possible timescales for delivery; and
 - the potential capacity of each individual site, along with an overview of site specific constraints and an indication of how obstacles to site delivery may be overcome
 - An indicative trajectory of anticipated development potential.
- 1.4** Sites that are included in this housing section of the LAA are not precluded them from being developed for other suitable uses, while sites that have been discounted or omitted from this stage of the assessment are not necessarily precluded from the possibility of securing planning permission for residential development.

- 1.5** This LAA report sets out the methodology, the assessment findings, a discussion of assumptions made, along with an explanation of why particular sites have been assessed as having no development potential at this time.

2 Methodology

Background

- 2.1** This LAA methodology is shared by the four authorities within the North Derbyshire and Bassetlaw Housing Market Area (HMA). The administrative areas covered by this methodology are Bassetlaw District Council, Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council. Each of the four authorities will undertake independent LAAs but regularly review them in the context of the wider partnership and a shared methodology.
- 2.2** In line with the NPPF a local authority is required to identify and update annually 'a supply of specific deliverable sites sufficient to provide five years' worth of housing compared against objectively assessed housing need'.
- 2.3** For a site to be considered deliverable the NPPF states that it should be 'available now, offer a suitable location for development now and be achievable now with a realistic prospect that housing will be built on the site within five years and in particular that development of the site is viable'¹.
- 2.4** Sites which are identified as deliverable for housing within five years may form part of the five year housing land supply, which is published annually in the Five Year Housing Land Supply Statement². The assessment will also identify sites which cannot be delivered within five years, but are unencumbered by major constraints and are considered developable. These sites will inform the housing trajectory beyond the next five years.
- 2.5** For a site to be considered developable the NPPF states that it should be 'in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'³.

STAGE 1: Site Identification

- 2.6** Sites with the potential for small-scale through to large-scale development are considered in line with NPPG recommendations. Assuming an indicative site density of 30 dwellings per hectare (dph) the assessment considers all sites capable of delivering five or more dwellings.

¹ National Planning Policy Framework, Footnote 11

² <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

³ National Planning Policy Framework, Footnote 12

2.7 Sites which are considered as part of this LAA include:

- Sites with planning permission (full or outline) that are either under construction or not yet implemented
- Sites where the Council has resolved to grant planning permission, subject to the signing of a legal agreement
- Sites submitted in the “Call for Sites” that was issued in preparation for the LAA in November 2015
- Sites that have been promoted through representations made on the Initial Draft Bassetlaw Plan
- Sites from the previous Bassetlaw SHLAA where landowners/agents have provided a renewed expression of interest

2.8 Sites that were submitted in the November 2015 Call for Sites were required to provide the following information:

- Contact details
- Site address and location plan
- Site size
- Site description (including current and neighbouring uses)
- Information about highways access and utilities provision
- Site constraints
- Type and scale of development
- Ownership details
- Market interest
- Potential timeframe for development

2.9 The Council will continue to accept new sites on a reserve list. These sites will be assessed and included in subsequent reviews of the LAA. New sites should be submitted using the form which is available on request from the Planning Policy Team.

STAGE 2: Site Assessments

2.10 The flowchart in Appendix A highlights the different stages of assessment. These can be broadly broken down into two stages:

- Screening of sites against a series of fundamental availability and suitability criteria
- Assessment of sites against more specific suitability and achievability/ viability criteria. These include potential physical constraints and the willingness of a developer to invest in a site

Site Availability

2.11 Availability is a fundamental element of the assessment criteria. Where a land owner is unknown after all reasonable investigation or does not want to put a site forward

for development it will usually be considered unavailable and not warrant further assessment.

2.12 A site will be considered available for development if it has been actively promoted for consideration through any call for sites and where the land owner has made clear that the site is available for development. This will be confirmed by information provided by land owners or other appropriate means. A site should be free from legal or ownership constraints and/or restrictive covenants. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

2.13 Where any potential constraints on availability have been identified then a judgement will be made as to if and how these could reasonably be overcome. Consideration will also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. The promoters of LAA sites will be expected to provide information about land ownership, site availability and any market interest in the site when they suggest a site for inclusion.

2.14 Because persons do not need to have an interest in any land to make planning applications the existence of a planning permission does not automatically mean that the site is available. As such inclusion of sites with planning permission will reflect the approach the Council applies to all sites currently included within the five year housing land supply, whereby efforts are made to contact landowners, developers and agents to ascertain the current situation and deliverability of sites with extant planning permission. Where deliverability is questionable sites will be discounted.

Site Suitability

2.15 The suitability of sites for residential development will be assessed with a ‘policy on’ approach, only insofar as is consistent with the areas identified in the emerging Bassetlaw Plan as being sustainable locations for future growth.

2.16 Suitability criteria take account of the following staged criteria:

Stage One:

- Capable of delivering 5 or more dwellings and/or 0.25ha or more of economic development
- Predominantly outside of the green belt (unless a green belt review is undertaken)
- Predominantly outside of a European or local designated site (e.g. SSSI or LNRs)

Stage Two:

- Level of flood risk
- Relationship to neighbouring land uses and surrounding settlement
- Access to and impact on local highways
- Proximity to HS2 and/or major transport infrastructure

- Access to key services and facilities
- Hazardous risks and/or contamination
- Site topography
- Land stability
- Pylons or high voltage cables
- Natural obstacles

2.17 Sites can be discounted from further assessment at either stage, although the criteria at Stage 1 are more critical. During the second stage there is more discretion involved and the assessment of a site will be taken in the round being weighed up against all relevant criteria.

2.18 Bassetlaw is a predominantly rural district with significant areas of open countryside and a large number of small villages. In this context it is inappropriate to include sites which are extremely unlikely to gain planning consent. Therefore sites which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable.

2.19 The suitability assessment outcomes are listed in Appendix B.

2.20 The suitability of sites with planning permission has already been considered through the planning application process. It has therefore been assumed that all sites with planning permission for residential development are suitable for that use.

2.21 Sites that are discounted at this stage (identified as unsuitable) will be recorded as such. Sites which are identified as suitable, available and either deliverable or developable will inform the Council's housing land supply trajectory and will be considered as potential site allocations, subject to further detailed assessments.

Site Achievability

2.22 Consideration will be given to the achievability of development on each site.

2.23 Sites will be considered achievable where there is a reasonable prospect that housing or economic development will be completed on the site at a particular point in time. This is primarily a judgment about the economic viability of a site and the capacity of a developer to complete and let/sell a development at a competitive return while generating a land value sufficient to persuade a landowner to sell. However, this stage of assessment also considers market factors such as the presence of bad neighbours and the economic viability of existing uses, cost factors such as site preparation costs to overcome identified physical constraints and delivery factors such as the developer's own phasing schedules.

2.24 Those sites which earlier in the assessment have been identified as suitable, but are not considered genuinely available for development, have been assessed as 'unachievable' because there is not a reasonable prospect that they will be developed at a particular point in time during the plan period covered by the LAA.

Overcoming constraints

2.25 Where significant constraints have been identified through the site survey and assessment stages, consideration has been given to the actions that may be required to address them. As such, efforts have been made to reflect the timescales that could be involved in doing so and whether this may have any effect on the viability of a site. Landowners may submit additional evidence to demonstrate how constraints may be overcome. Later iterations of the LAA to be updated to reflect any changes in light of new evidence.

Assessment Assumptions

2.26 **Developable area:** The council will estimate the development potential of a site where this information has not been provided, or the information provided is considered to be inaccurate or inconsistent with other sites of similar characteristics.

2.27 When developing sites it is usual for a proportion of the land to be given over to on-site infrastructure requirements such as access roads, public open space or other ancillary uses. Where a site is larger more area will normally be given over to infrastructure. Developable areas are calculated on the following assumptions (Site size (hectares) = Developable area):

Table 1: Developable area assumptions

Site size	Developable area
<0.65 hectares	100%
0.65 – 5.99 hectares	90%
6.00 – 10.00 hectares	80%
>10.00 hectares	70%

2.28 The potential of any site will also be informed by the other assessment criteria, and it is recognised that some sites will have a higher or lower capacity due to physical constraints and proposed use

2.29 **Relationship with associated settlements:** One of the most common factors that will determine a site's potential suitability is its relationship with the settlement to which it associates. To be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement.

2.30 The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;
- Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement; and
- Agricultural buildings and associated land on the edge of the settlement

- 2.31 Deliverable sites:** Sites with extant planning permission are considered achievable insofar as the application process helps resolve constraints and obstacles to delivery. As such, sites with planning permission are considered ‘deliverable (now)’, along with other sites identified in the Call for Sites where the principle of development is acceptable (e.g. within existing development boundaries and unaffected by any significant site constraints).
- 2.32** Irrespective of the Council’s five year supply position and the implications of NPPF paragraph 49, some sites will also be considered ‘deliverable (subject to policy change)’ where they have no significant constraints to delivery and with evidence of developer interest, are demonstrated to be available and suitable, subject to a change in policy (e.g. through the adoption of the emerging local plan).
- 2.33** Although some of these sites could potentially begin to see completions within years four and five of the current five year period, these will not be included in the Council’s five year housing land supply as it is too early in the plan preparation process for proposals to carry any material weight. This is particularly the case where a change in policy is required to support the principle of development.
- 2.34 Density of development:** A density of 30 dwellings per hectare is used to provide an indication of potential site capacity where landowners/agents have not stated a preferred number of residential units for a particular site. It is, however, recognised that higher densities may be appropriate on sites where less on-site infrastructure is required (e.g. on sites closer of a more urban character or where surrounding development density is at a higher level). Similarly, in rural areas it will be likely that lower densities will be more appropriate and density of development will not be uniformly imposed on prospective development sites.
- 2.35 Build rate assumptions:** The assumptions about timescales for bringing development forward that are applied to the LAA trajectory were derived from data submitted to the Council, accompanying planning applications. The assumptions set out in Table 2 (below) have been applied by Bassetlaw District Council in recent years when preparing the annual Five Year Housing Land Supply Statement. The accuracy of these figures was discussed in an ‘Agent’s Focus Group’ during consultation on the Initial Draft Bassetlaw Plan and also when contacting agents and developers to update this year’s supply statement. However, neither this discussion, nor consultation responses yielded any comparative figures, leading the Council to the conclusion that these remain suitably robust assumptions for use in shaping the future development trajectory.

Table 2: Build rate assumptions

Key Stages	Timescale (months)			
	Outline Application	Reserved Matters	Full Application	Discharge of Conditions & Site Preparation
Preparation of application	3	3	3	2
Determination of application	4	4	4	2
S106 (signed)	6	-	6	-
Site preparation	-	-	-	3
Start of completions	-	-	-	6
Sub total	13	7	-	-
TOTAL	20		13	13

STAGE 3: Windfall Assessment

2.36 A windfall allowance can be included in the five-year supply where there is compelling evidence as set out in paragraph 48 of the NPPF. Where Broad locations rather than site allocations are to be used for years 6-15 these can include a windfall allowance. Bassetlaw District Council has chosen not to include any windfall in its land supply calculations at the current time.

STAGE 4: Assessment Review

2.37 Once the sites and broad locations⁴ have been assessed, the development potential of all sites can be collected to produce an indicative trajectory, setting out how much housing development can be provided and at what point in the future. This is caveated with an assessment of the likelihood of sites coming forward as anticipated.

2.38 Where insufficient sites are identified to meet local need the Council may look on a site by site basis at any constraints identified to see if these could be reasonably overcome. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how these needs might be met within the wider HMA area in accordance with the duty to cooperate.

STAGE 5: Final Evidence Base

2.39 Sites included in the Land Availability Assessment will be categorized on the following basis:

- Unsuitable
- Unachievable
- Deliverable within 0-5 years – either ‘now’ or ‘subject to policy change’

⁴ No broad locations have been included in the assessment at this stage. Although the Council is considering the possibility of a new village as part of the emerging Bassetlaw Plan, this is subject to more detailed scoping and feasibility work.

- Developable over 5+ years

2.40 The appendices to this report the 2017 LAA Housing contains the following information:

- A list of all sites considered (Appendix B), cross-referenced to location maps (Appendix D)
- For the proposed growth areas in the emerging Bassetlaw Plan:
 - an assessment of each site in terms of its suitability for development (Appendix B), availability and achievability (including whether the site is viable) (Appendix C);
 - clearly evidence/justify those which have been discounted (Appendix B/C);
 - an assessment of the likelihood of sites coming forward and possible timescales for delivery; and the potential capacity of each individual site, along with an overview of site specific constraints and an indication of how obstacles to site delivery may be overcome (Appendix C)
- An indicative trajectory of anticipated development potential (Figure 1 (Page 12) & Appendix C)

3 Housing Need in Bassetlaw

Objectively Assessed Need

- 3.1** The NPPF requires Local Plans to meet objectively assessed needs (OAN) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the Framework indicate development should be restricted.
- 3.2** Current housing targets in the emerging Bassetlaw Plan are based on the 2013 Strategic Housing Market Area Assessment's (SHMA) target of 435 dwellings per annum. However, once the updated SHMA (expected 2017) and the Government's standardised methodology for defining OAN are published, the LAA and plan targets will be updated accordingly.
- 3.3** Based on current figures, the plan period housing target is 6525, which equates to a five year target of 2175 dwellings. The annually published Bassetlaw Five Year Housing Land Supply Statement⁵ provides the Council's latest position in relation to both past housing delivery rates and the supply of land available for the next five year period.

Land Availability

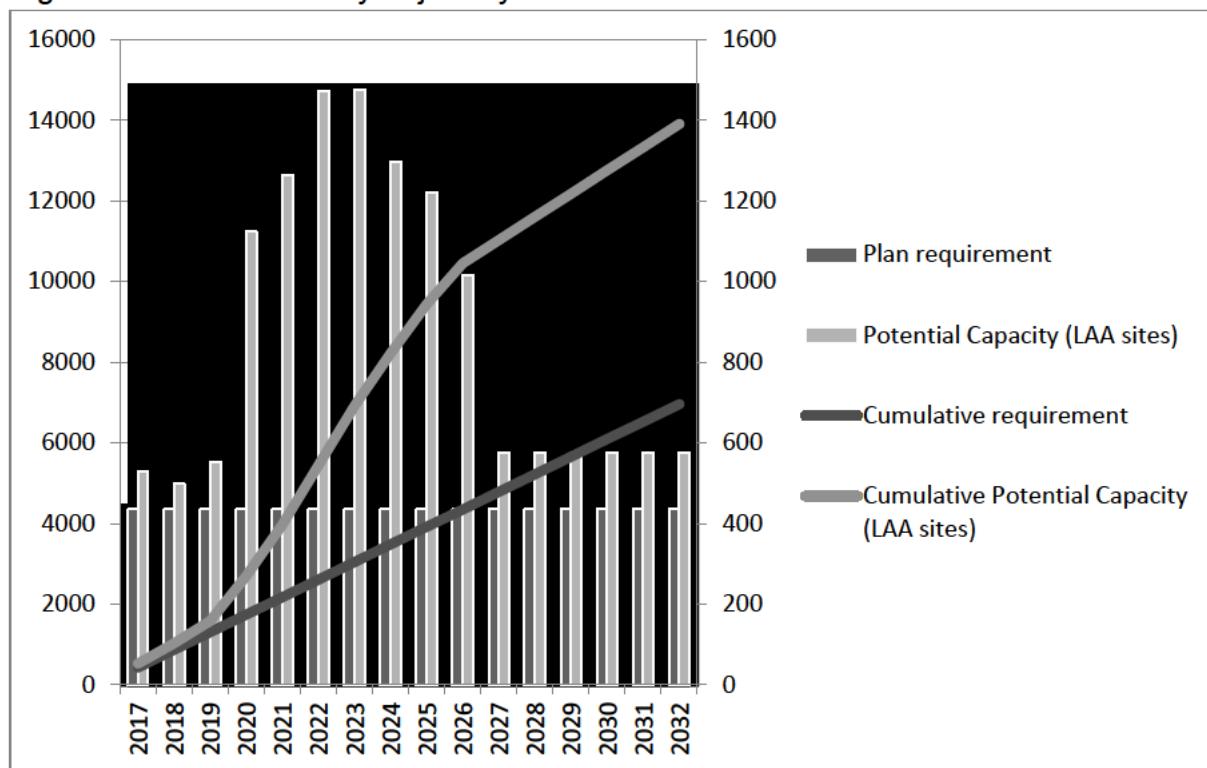
Table 3: Potential housing delivery (no. of dwellings)

Settlement	2017 – 2021	2022 - 2026	2027 - 2032	2032+	Total Potential Capacity
Worksop	1045	987	523	0	2555
Retford	970	1518	697	1041	4226
Harworth	509	1083	628	286	2506
Sustainable Rural Settlements	1445	2893	1606	508	6452
TOTAL	3969	6481	3545	1835	15739

⁵ <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

- 3.4** Table 3 (above) provides a summary of the total amount of housing that could be delivered in Bassetlaw, taking account of all LAA sites that have been identified as being suitable, available and achievable.
- 3.5** The LAA trajectory for the period up to 2032, shown in Figure 1, indicates that a sufficient number of new dwellings can be delivered on the sites assessed as being suitable, available and achievable in this LAA housing paper. As such, it is not necessary to revisit the site assessments included in this report.
- 3.6** It is expected that additional housing sites will need to be identified only for the period beyond 2032.
- 3.7** It should be noted that in the Initial Draft Bassetlaw Plan (2016) the Council put forward the concept of developing an entirely new garden village, capable of accommodating in excess of 1000 new dwellings, the delivery of which would be anticipated to go beyond the lifetime of this plan. The potential scope of this project is therefore being investigated in a separate study and candidate sites will inform later iterations of the LAA housing paper.

Figure 1: Land availability trajectory



Appendix A: Assessment flowchart

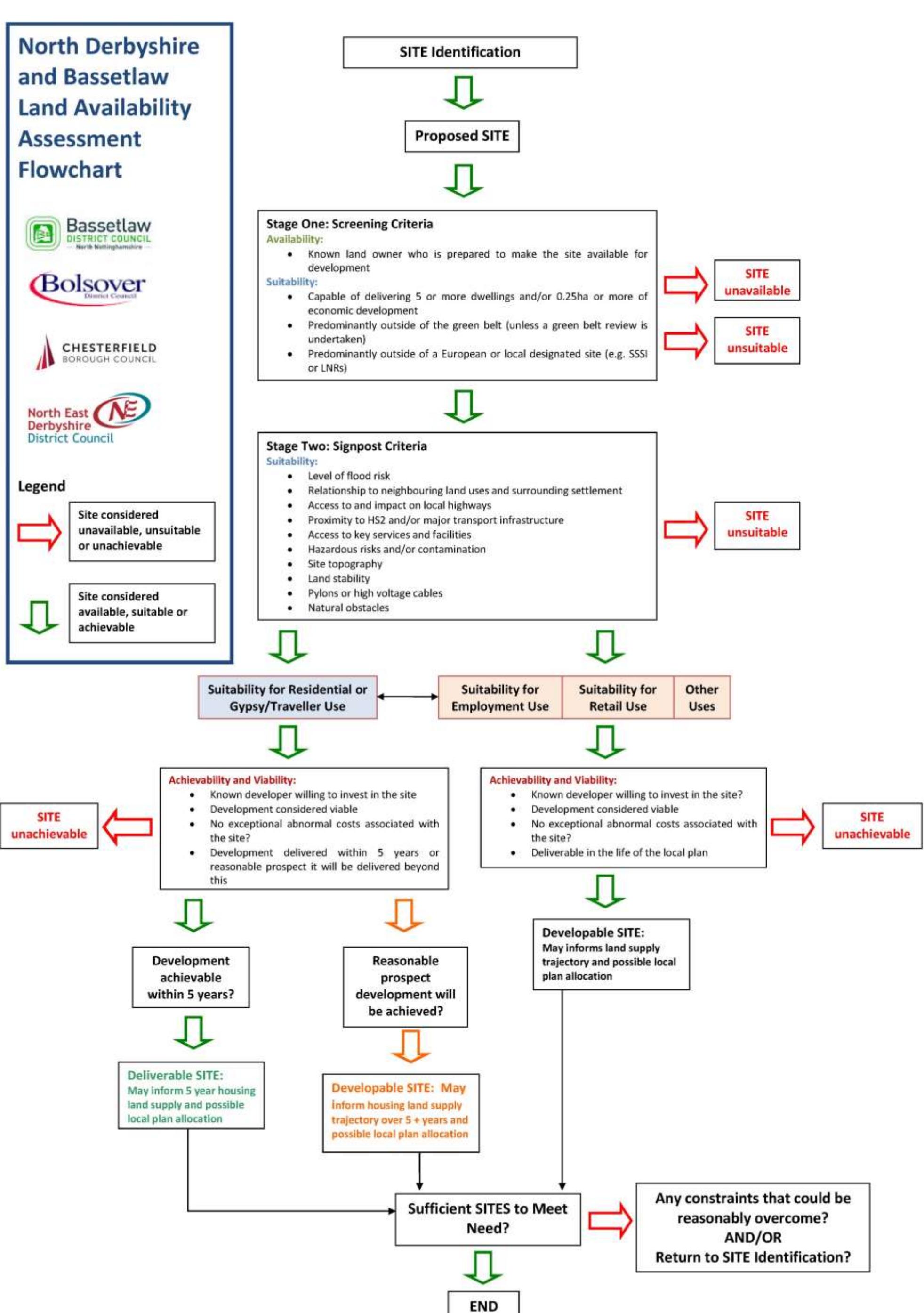
North Derbyshire and Bassetlaw Land Availability Assessment Flowchart



Legend

Site considered unavailable, unsuitable or unachievable

Site considered available, suitable or achievable



Appendix B: Summary of all sites

Appendix C: Achievability assessment

Appendix D: Site maps

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA001		Sunnycroft, Hablesthorpe Rd	North Leverton with Hablesthorpe	0.70	Yes	No significant constraints identified at this stage, but extends out in to the countryside
LAA002		Montagu House, London Road	Retford	0.59	Yes	Covenant not to erect dwellings without agreement, but agreement has been offered.
LAA003		Ballina, The Green	Dunham-on-Trent	0.63	N/A	Not identified as a growth settlement
LAA004		34 West View, Doncaster Rd, Costhorpe	Carlton-in-Lindrick	1.71	Yes	No significant constraints identified at this stage
LAA005		Land adj Orchard Cottage, Priestgate	East Markham	0.97	No	Owner only seeking a single dwelling
LAA006		Paddock, Top Pasture Lane	North Wheatley	0.78	No	Separate from built form
LAA007		Thorn House, Blyth Road	Ranskill	1.97	Yes	No significant constraints identified at this stage
LAA008	16/00364/OUT	Land opposite 87 West Carr Road	Retford	0.33	Yes	Site has permission
LAA009		Land adj to Retford Railway Station	Retford	1.21	Yes	Developable area restricted by flood risk
LAA010	16/01137/RSB	Land opp. Holly House, High Street	East Markham	0.41	Yes	Site has permission
LAA011		Unit 3 Rossington Park, West Carr Rd	Retford	2.16	No	Premises situated within a wider area of protected employment land
LAA012		Land to East of The Drive	Retford	8.02	Yes	No significant constraints identified at this stage
LAA013		Land Adjacent and to the east of Holly Court and Briar Court	Harworth and Bircotes	0.32	Yes	No significant constraints identified at this stage
LAA014		Land, Tickhill Road, Bawtry	Harworth and Bircotes	11.30	No	Separate from Harworth, adjoining Bawtry. DMBC do not regard Bawtry as a growth settlement
LAA015		Parting Shires Farm, Great North Road, Bawtry	Harworth and Bircotes	11.69	No	Separate from Harworth, adjoining Bawtry. DMBC do not regard Bawtry as a growth settlement
LAA016		Alison Dene, Treswell Road	Rampton	0.20	No	Separate from built form; owner only seeking a single dwelling
LAA017		Land north of Bevercotes Lane	Tuxford	0.21	No	Separate from built form but suitable if delivered in conjunction with the neighbouring site
LAA018		CM & GW Goacher Ltd, Old Plum	North Wheatley	2.94	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
		Orchard, Top Pasture Lane				
LAA019		Land adjacent to Cemetery, Great North Road	Torworth	1.61	Yes	No significant constraints identified at this stage
LAA020		Land at Lincoln Road, Broadgate	East Markham	0.25	Yes	Only the part to the west of the railway line is suitable with the remainder being separate from the built form
LAA021		Nookin Field , Off Back Lane	East Markham	0.53	Yes	No significant constraints identified at this stage
LAA022		Land at Bigsby Road	Retford	34.11	Yes	No significant constraints identified at this stage
LAA023		Land at 2 Back Lane	Misson	2.50	No	Flood risk
LAA024		Land to rear of Grange Farm, and off Blyth Road	Harworth and Bircotes	7.00	N/A	Duplicate submission
LAA025		4 Cottam Road	Treswell	0.30	No	Separate from built form
LAA026		Ranby Village Hall. Blyth Road	Ranby	0.17	No	Separate from built form; may be suitable if delivered in conjunction with neighbouring site (LAA056); loss of community facility
LAA027		NAWOC, Bawtry Road	Blyth North	0.41	Yes	No significant constraints identified at this stage
LAA028		RBM Agricultural Ltd,Clarborough Hill	Clarborough	0.90	N/A	Employment site
LAA029		Land at, Croft Way	Everton	0.15	Yes	No significant constraints identified at this stage
LAA030		Hall Farm Yard, Gainsborough Road	Everton	0.52	Yes	No significant constraints identified at this stage
LAA031		29 Gringley Road	Misterton	0.20	Yes	Site has extant permission but is seeking less than five dwellings
LAA032		Mill Hill House, Markham Road	Tuxford	1.79	Yes	No significant constraints identified at this stage
LAA033		Mill Hill House, Markham Road	Tuxford	1.79	N/A	Duplicate submission
LAA034		Kenilworth, London Road	Retford	12.71	Yes	No significant constraints identified at this stage
LAA035		Land south of the railway, London Road	Retford	1.43	No	Conservation concerns
LAA036		Land off Common Lane & Main Street,	Harworth and Bircotes	14.00	N/A	No plan provided - location unclear

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
		Old Harworth				
LAA037		West side off, Gt North Road	Torworth	0.29	Yes	No significant constraints identified at this stage
LAA038		Eastfield Farm, Lincoln Road	Tuxford	2.33	No	Separate from built form
LAA039		The Laurels, Station Road	Walkeringham	0.34	Yes	No significant constraints identified at this stage
LAA040		Kettlewell Ltd, Grove Street	Retford	0.51	Yes	Identified flood risk although considered resolvable
LAA041		Unidentified	Laneham	0.52	N/A	No plan provided - location unclear
LAA042		Land off Broomfield Lane	Mattersey Thorpe	0.42	Yes	No significant constraints identified at this stage
LAA045		Holme House Farm, Owday Lane	Carlton-in-Lindrick	20.31	No	Separate from built form
LAA046		Chestnut House, Town Street	Cottam	2.50	No	Flood risk
LAA047		Gringley Villa Farm, Blackstope Lane	Retford	2.24	No	Flood risk
LAA048		Top Pastures Lane	North Wheatley	2.63	No	Separate from built form
LAA049		Land off Beckingham Road	Walkeringham	1.20	No	Separate from built form
LAA050		Lea Cottage, Top Street	Askham	0.69	Yes	No significant constraints identified at this stage
LAA051		Unidentified	Unknown	3.62	N/A	No plan provided - location unclear
LAA052		Land west of Spital Road	Blyth	3.87	Yes	No significant constraints identified at this stage, although overhead power lines may restrict developable area
LAA053		Spital Farm, Spital Road	Blyth	7.90	Yes	No significant constraints identified, although may need a buffer from the A1 carriageway and overhead power lines may restrict developable area
LAA054		Land off Retford Road	Blyth	4.65	No	Separate from built form; the A1 forms a clear boundary to the east of Blyth and development would need a distinct buffer from the carriageway
LAA055		The Old Vicarage, Park Lane	Elkesley		N/A	Not identified as a growth settlement; owner no longer wishes to pursue residential development
LAA056		Blyth Road	Ranby	0.15	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA057		Land SW of junction of Station Road and Access Road	Ranskill	2.20	No	Separate from built form due to East Coast Main Line
LAA058		Land west of Great North Road	Torworth	0.50	No	Separate from built form; may be suitable in the long term if neighbouring sites (LAA291) is developed
LAA059		Land off Great North Road	Torworth	0.26	No	Separate from built form; may be difficult to accommodate five dwellings on the site
LAA060		Land off A634	Torworth	7.10	No	Separate from built form
LAA061		Stamford Works, Church Lane	Clarborough	1.20	Yes	No significant constraints identified at this stage
LAA062		Priory House, Ranskill Road	Mattersey	1.57	No	Separate from built form
LAA063		Land off Laneham Road	Laneham	1.14	No	Flood risk
LAA064		Unidentified	Unknown		N/A	No plan provided - location unclear
LAA065		Land at 42 Main Street	Hayton	1.01	Yes	No significant constraints identified at this stage
LAA066		Land to south of, Treswell Road	Rampton	0.67	Yes	No significant constraints identified at this stage
LAA067		Land off Ollerton Road	Retford	9.47	Yes	Suitable in the long term, subject to delivery of the neighbouring site
LAA068		Highfield Bungalow, Greenway	Carlton-in-Lindrick	0.94	Yes	No significant constraints identified at this stage
LAA069		Land off Ollerton Road	Retford	9.47	N/A	Duplicate submission
LAA070		Land south of Welham Road	Retford	2.14	No	Within a LWS, separate from built form
LAA071		Land off Tiln lane	Retford	9.32	Yes	No significant constraints identified at this stage
LAA072		Land north of canal, Welham Road	Retford	9.09	No	Due to access constraints this site could only be delivered in conjunction with LAA138
LAA073		Land west of railway line, Welham Road	Retford	2.52	No	Separate from existing built form; flood risk; highways concerns
LAA074		Land south of Smeath Lane	Clarborough	1.32	No	Separate from built form
LAA075		Land east of Tiln Lane	Retford	0.69	No	Separate from existing built form; highways concerns

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA076		Land east of Doncaster Road	Carlton-in-Lindrick			Duplicate submission
LAA077		Worksop Golf Club, Windmill Lane	Worksop	1.19	Yes	No significant constraints identified at this stage
LAA078		Worksop Golf Club, Windmill Lane	Worksop	3.70	No	Within a LWS, separate from built form
LAA079		Worksop Golf Club, Windmill Lane	Worksop	9.10	No	Within a LWS, separate from built form
LAA080		Land at Bridge Farm, 128 Main Street	Hayton	0.42	Yes	No significant constraints identified at this stage
LAA081		Whitehouse Farm, Haxey Road	Misterton	1.60	No	Separate from built form
LAA082		The Bungalow, Hodsock Lane	Carlton-in-Lindrick	1.87	No	Separate from built form
LAA083		Main Street	Dunham-on-Trent	2.00	N/A	Not identified as a growth settlement
LAA084		Mill Farm, Gringley Road	Beckingham	0.85	No	Separate from built form
LAA085		Land to West of Cocking Lane	Treswell	0.66	Yes	No significant constraints identified at this stage
LAA086		The Beeches Workshop, Main Street	Laneham	0.54	N/A	Duplicate submission
LAA087		Arable Field, Lodge Lane	Tuxford	18.63	No	Separate from built form but suitable if delivered in conjunction with the neighbouring site
LAA088		Coupland Farm, 61 Lincoln Road	Tuxford	1.69	Yes	No significant constraints identified at this stage
LAA089		Arable Field, Bevercotes Lane	Tuxford	1.10	Yes	No significant constraints identified at this stage
LAA090		Arable field, Lincoln Road	Tuxford	11.00	No	Separate from built form
LAA091		Land adjacent to Plumtree Industrial Estate	Harworth and Bircotes	30.00	N/A	Employment site
LAA092		Land between Scrooby Road and A614	Harworth and Bircotes	8.84	No	Separate from built form
LAA093		Land north of Blyth Road	Ranskill	4.54	No	Separate from built form
LAA094		Land off Low Street	Gringley-on-the-Hill	0.61	Yes	No significant constraints identified at this stage
LAA095		Land south of Lound Low Road	Sutton-cum-Lound	2.57	Yes	No significant constraints identified at this stage; northern portion identified as a potential Neighbourhood Plan allocation

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA096		Explore Industrial Park, Steetley	Darfoulds	16.00	N/A	Employment site
LAA097		Land by Montagu Cottage, Grove Road	Retford	0.60	No	Unresolvable conservation concerns
LAA098		Land off Lincoln Road	East Markham	1.39	Yes	No significant constraints identified at this stage
LAA099		Land West Of No 1 Blenheim Avenue	Tuxford	0.58	No	Site is suitable but owner wants a single dwelling
LAA100		Land off Mill Meadow View	Blyth	0.76	No	Flood risk
LAA101		Grove Lane Farm	Retford	3.20	No	Separate from existing built form; flood risk; highways concerns
LAA102		Land at Hill Top Farm	East Markham	0.98	No	Separate from built form
LAA103		Land east of Great Lane	East Markham	0.85	Yes	No significant constraints identified at this stage
LAA104		Land southwest of Great Lane	East Markham	3.36	No	Separate from built form
LAA105		Land off Old Hall Lane	East Markham	0.68	Yes	No significant constraints identified at this stage
LAA106		Land west of Askham Road	East Markham	0.18	No	Site layout suggests it is too small to adequately accommodate five dwellings but may be suitable if delivered in conjunction with neighbouring site (LAA139)
LAA107		Land west of Great Lane	East Markham	3.00	Yes	No significant constraints identified at this stage
LAA108		Land south of Mark Lane	East Markham	1.38	Yes	No significant constraints identified at this stage
LAA109		Land off Egmanton Road	Tuxford	2.37	Yes	No significant constraints identified at this stage
LAA110		Land north of Treswell Road	Rampton	1.24	Yes	No significant constraints identified at this stage
LAA111		The Grove, Dunham Road	Darlton	0.41	N/A	Not identified as a growth settlement
LAA112		Marsh Dene, Stockwith Road	Misterton	0.25	No	Flood risk
LAA113		Marsh Dene, Stockwith Road	Misterton	1.50	No	Flood risk
LAA114		Ings Lane	West Stockwith	0.28	No	Flood risk
LAA115	16/00189/FUL; 16/01411/FUL	Narnia, Eastfield	North Wheatley	1.09	Yes	Site has permission

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA116		Poplar Farm, Town Street	South Leverton	0.59	Yes	No significant constraints identified at this stage
LAA117		Land Fox Covert Lane	Misterton	3.31	Yes	No significant constraints identified at this stage; developable area reduced by flood risk
LAA118		Gravel Holes Lane	Misterton	2.43	No	Separate from built form
LAA119		Land off Station Road	Barnby Moor	17.13	Yes	No significant constraints identified at this stage
LAA120		Land north of Mill Baulk Road	Walkeringham	3.06	Yes	No significant constraints identified at this stage
LAA121		Land off Quakerfield Road	East Markham	0.91	Yes	No significant constraints identified at this stage
LAA122		Land between 1-8 Stockwith Road	Walkeringham	1.14	No	Separate from built form
LAA123		Land adjacent to Brickyard Cottage, Eldon Street	Tuxford	0.39	Yes	No significant constraints identified at this stage
LAA124		Land to east of Main Street	Gamston	0.35	N/A	Not identified as a growth settlement
LAA125		Land to east of Main Street	Gamston	0.75	N/A	Not identified as a growth settlement
LAA126		Land at rear of 31 Great North Road	Gamston	0.23	N/A	Not identified as a growth settlement
LAA127	01/11/00284	Fairy Grove Nurseries, London Road	Retford	2.72	Yes	Site has permission
LAA128		The Beeches Workshop, Main Street	Laneham	0.54	No	Flood risk
LAA129		Styrrup Road	Harworth and Bircotes	0.24	Yes	No significant constraints identified at this stage
LAA130		North Beck, Low Street	East Drayton	1.70	N/A	Not identified as a growth settlement
LAA131		Gringley Road	Misterton	0.26	No	Separate from built form
LAA132		Manor Farm, Finkell Street	Gringley-on-the-Hill	0.33	Yes	No significant constraints identified at this stage
LAA133		Trinity Farm Land, North Road	Retford	10.60	N/A	Employment site
LAA134		Trinity Barns Field, North Road	Retford	0.38	No	Separate from built form; may be appropriate if neighbouring site is developed
LAA135		Trinity Hospital, Hospital Road	Retford	0.13	No	Too small

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA136		Land to the rear of Top Barn Farm, High Street	East Markham	5.32	Yes	No significant constraints identified at this stage
LAA137		Land north of High Street	East Markham	0.58	Yes	No significant constraints identified at this stage
LAA138		Canal Turn, Welham Road	Retford	1.24	No	Has outline permission but only for four dwellings
LAA139		Land off Askham Road	East Markham	0.46	Yes	No significant constraints identified at this stage
LAA140		Land north of Lincoln Road	East Markham	1.06	Yes	No significant constraints identified at this stage
LAA141		Land south of the Common, Ordsall	Retford	10.65	Yes	Site is being promoted as a comprehensive scheme in conjunction with adjoining sites LAA270 and LAA276
LAA142		Former Bassetlaw Learning Centre, 112 Newgate Street	Worksop	0.85	Yes	No significant constraints identified at this stage
LAA143		Orchard Cottage, Main Street	Harworth and Bircotes	0.22	No	Highways concerns about how suitable access on to Main Street could be achieved
LAA144		Land west of, Beecher Lane	Beckingham	0.60	Yes	No known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met
LAA145		Moat House, Gringley Road	Beckingham	0.55	Yes	No significant constraints identified at this stage
LAA146		Clover bank, Brough Lane	Elkesley	0.20	N/A	Not identified as a growth settlement
LAA147		Manton Primary School	Worksop	3.69	Yes	No significant constraints identified at this stage
LAA148		Land off Bawtry Road	Harworth and Bircotes	1.92	No	Separate from built form
LAA149		Talbot Road, Manton	Worksop	1.89	Yes	No significant constraints identified at this stage
LAA150		Bolham Lane	Retford	1.05	Yes	No significant constraints identified at this stage
LAA151			Harworth and Bircotes	5.34	No	Site plan needed - location unclear
LAA152		Croft House, Town Street	South Leverton	0.69	Yes	No significant constraints identified at this stage
LAA153		Pear Tree Farm, Broadgate	Darlton	1.00	N/A	Not identified as a growth settlement
LAA154		Glendhoon, Laneham Street	Rampton	0.47	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA155	14/00598/OUT	239 Sandy Lane	Worksop	0.77	Yes	Site has outline permission
LAA156		Meadow Farm, Bonemill Lane	Welham	4.09	No	Separate from built form
LAA157		Eagle House Garage, Main Street	Laneham	0.14	No	Flood risk; too small, although may be acceptable if developed in conjunction with neighbouring site (LAA128)
LAA158		56 Lincoln Road	Tuxford	0.45	Yes	No significant constraints identified at this stage
LAA159		The Old Farmhouse, 15 Main Street	Hayton	0.23	Yes	No significant constraints identified at this stage
LAA160		The Old Plough, Top Street	North Wheatley	0.30	Yes	No significant constraints identified at this stage
LAA161		Land east of Doncaster Road	Carlton-in-Lindrick	15.94	Yes	No significant constraints identified at this stage
LAA162		Land to rear of 6-30 Doncaster Road	Carlton-in-Lindrick	0.88	Yes	No significant constraints identified at this stage
LAA163		Harold House Farm, High Street	East Markham	0.20	No	Although the site is suitable the owner is only seeking 2 or 3 dwellings
LAA164		Bank Farm, Main Street	Stokeham	0.75	Yes	No significant constraints identified at this stage
LAA165		Land south of Grove Coach Rd	Retford	3.56	Yes	No significant constraints identified at this stage
LAA166		Land West of Top Cart Gaps	East Markham	0.91	Yes	No significant constraints identified at this stage
LAA167		Land south of Clarborough Hill	Clarborough	19.16	No	Separate from built form
LAA168		Unknown	Unknown		N/A	Proposed renewable and low carbon energy development sites
LAA169		Hill Top Farm, Clarborough Hill	Clarborough	2.69	No	Separate from built form
LAA170		Land west of Main Street	Hayton	5.13	Yes	No significant constraints identified at this stage
LAA171		Land at Blackstope Lane	Retford	1.21	No	Separate from built form; flood risk
LAA172		Land At Sunny Nook Farm, Blyth Road, (Harworth South)	Harworth and Bircotes	81.00	N/A	Employment site (Resolution to grant planning permission)
LAA173		Mill House, Dunham Road	Laneham	1.43	No	Separate from built form, flood risk
LAA174		Folly Nook Lane	Ranskill	4.69	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA175		Thorpe Road	Mattersey Thorpe	1.26	Yes	No significant constraints identified at this stage, although developable area may be restricted by flood risk
LAA176		Larkfield House, Blyth Road	Ranskill	0.12	No	Too small
LAA177		Smeath Lane	Hayton	17.69	No	Separate from built form, flood risk
LAA178		The Willows, Gainsborough Road	Everton	2.04	Yes	No significant constraints identified at this stage
LAA179		National Ministry Centre, Retford Road	Mattersey	0.46	Yes	No significant constraints identified at this stage
LAA180		Land off Big Lane	Clarborough	1.99	Yes	No significant constraints identified at this stage, but extends out in to the countryside
LAA181	15/01571/OUT	Land adjacent to: Whitgates, Top Pasture Lane	North Wheatley	0.19	No	Site has outline permission for two dwellings therefore not suitable for inclusion in the LAA on its own, but is also being promoted in conjunction with the neighbouring land as site LAA277
LAA182		Land off Church Lane	West Drayton	0.68	N/A	Not identified as a growth settlement
LAA183		Land off Old Great North Road	Markham Moor	0.85	No	Separate from built form
LAA184		Laurels Farm, Main Street	Mattersey	0.60	Yes	Part of the site has permission
LAA185		Land off Walkeringham Road and Vicarage Lane	Beckingham	1.27	Yes	Suitable for development provided that the highway requirements can be met
LAA186	15/00732/OUT	Land to the rear of High Gables, Folly Nook Lane	Ranskill	0.89	Yes	Site has outline permission
LAA187		Land at Corner Farm, Main Street	Hayton	0.76	Yes	Site has permission
LAA188		Land adjacent to Damon, Low Street	East Drayton	0.11	N/A	Not identified as a growth settlement; too small
LAA189		Land off Lound Low Road	Sutton-cum-Lound	1.09	Yes	No significant constraints identified at this stage
LAA190		Land off Askham Road	Askham	0.60	No	Separate from built form
LAA191		Folly Nook House, Folly Nook Lane	Ranskill	1.32	Yes	No significant constraints identified at this stage
LAA192		Land at Beck Garage, Toft Dyke Lane	Clayworth	0.18	N/A	Not identified as a growth settlement

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA193		White House Farm, Haxey Road	Misterton	1.09	N/A	Duplicate submission
LAA194		Land at White House Road	Harworth and Bircotes	0.50	Yes	No significant constraints identified at this stage
LAA195		Land off Shiroaks Road	Shireoaks	0.41	Yes	No significant constraints identified at this stage; developable area reduced by flood risk
LAA196		Land at Manor Farm, Brecks Lane	Mattersey Thorpe	4.96	Yes	No significant constraints identified at this stage, but extends out in to the countryside
LAA197		Mill Lane	Rockley	0.08	N/A	Not identified as a growth settlement; too small
LAA198		Holme Lane	Rockley	0.44	N/A	Not identified as a growth settlement
LAA199		Land adjacent to Markham Moor	Markham Moor	11.46	N/A	Employment site
LAA200		Denstone House, 6 Lincoln Road	Tuxford	0.41	Yes	No significant constraints identified at this stage
LAA201		Land off Stubbing Lane	Worksop	1.76	No	Flood risk
LAA202		Land and buildings at St John's College Farm, Newcastle Street	Tuxford	2.85	Yes	No significant constraints identified at this stage
LAA203		Land off South Moor Road	Walkeringham	2.10	Yes	No significant constraints identified at this stage
LAA204		Land to the south-east of Low Street	North Wheatley	2.31	Yes	No significant constraints identified at this stage
LAA205		Land off Hemmingfield Rise	Worksop	3.10	Yes	No significant constraints identified at this stage
LAA206		Land West of St Annes Drive	Worksop	16.30	Yes	No significant constraints identified at this stage
LAA207		Land north of Chestnut Rd, Langold	Langold	17.24	N/A	Duplicate submission; part of LAA209
LAA208		Land north and west of Chestnut Rd	Langold	4.90	N/A	Duplicate submission; part of LAA209
LAA209		Land west of Doncaster Rd/North of Langold	Langold	44.21	Yes	No significant constraints identified at this stage
LAA210		Part Peaks Hill Farm	Worksop	11.73	Yes	No significant constraints identified at this stage
LAA211		Land off Greenway	Carlton-in-Lindrick	1.48	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA212		Land at North Farm, The Green	Carlton-in-Lindrick	5.12	Yes	No significant constraints identified at this stage
LAA213		Land at corner of South Moor Road and West Moor Road	Walkeringham	2.50	No	Separate from built form, although may become suitable if site to the north (LAA244) is developed
LAA214		New Farm, Retford Road	South Leverton	0.36	Yes	No significant constraints identified at this stage
LAA215		Land off Town Street	Lound	2.00	Yes	No significant constraints identified at this stage
LAA216		Land at Longholme Farm, Bigsby Road	Retford	34.11	N/A	Duplicate submission
LAA217		Brecks Farm, Ollerton Road	Retford	9.47	N/A	Duplicate submission
LAA218		Land off Manvers Road (Sandhills)	Retford	7.04	Yes	No significant constraints identified at this stage
LAA219		Manton Allotment Site	Worksop	3.51	Yes	No significant constraints identified at this stage
LAA220	15/00514/OUT	Land at Southgore Lane (next to Southfields Rise)	North Leverton with Hablesthorpe	0.52	Yes	Site has permission
LAA221		Land Off Longholme Road	Retford	2.80	Yes	No significant constraints identified at this stage
LAA222		Land Off Blyth Road	Harworth and Bircotes	7.40	Yes	No significant constraints identified at this stage
LAA223	15/01037/FUL	Welbeck Colliery, Budby Road	Cuckney	29.70	Yes	Mixed use site with planning permission
LAA224		Land at Grovewood Road	Misterton	8.33	Yes	No significant constraints identified at this stage
LAA225		Land to the East of Styrrup Road, Harworth Bircotes	Harworth and Bircotes	2.80	Yes	No significant constraints identified at this stage
LAA226		Land south of Common Lane	Harworth and Bircotes	2.90	Yes	No significant constraints identified at this stage
LAA227		Land to the rear of Corner Farm /to the west of Tickhill Road	Harworth and Bircotes	0.40	Yes	No significant constraints identified at this stage
LAA228		Land off Station Road	Misterton	2.56	No	Flood risk
LAA229		Tuxford Memorial Hall, Ashvale Road	Tuxford	0.40	No	Separate from built form; public open space
LAA230		Land off Snape Road	Styrrup	0.95	N/A	Employment site

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA231		Land to the North of Main Street	North Leverton with Hablesthorpe	1.31	Yes	No significant constraints identified at this stage
LAA232		Land to the East of Station Road/Southgore Lane	North Leverton with Hablesthorpe	2.79	Yes	No significant constraints identified at this stage
LAA233		Land East of Worksop	Worksop	260.00	Yes	Given the scale of this site delivery would be expected to exceed the lifetime of this plan and can be subdivided as necessary
LAA234		Land south of Retford Road Stokeham	Woodbeck	26.15	N/A	Not identified as a growth settlement
LAA235		Station Road	Sturton-le-Steeple	0.30	Yes	No significant constraints identified at this stage
LAA236		Land at corner of Station Road	Sturton-le-Steeple	0.68	Yes	No significant constraints identified at this stage
LAA237		Land north of Telephone Exchange, Cross Street	Sturton-le-Steeple	0.88	Yes	No significant constraints identified at this stage
LAA238		Cross Street	Sturton-le-Steeple	0.15	No	Too small
LAA239		Freemans Lane	Sturton-le-Steeple	1.20	Yes	No significant constraints identified at this stage
LAA240		North of Sturton Village	Sturton-le-Steeple	42.10	Yes	No significant constraints identified at this stage, although only the southern part of the site adjoining the village is likely to be appropriate for development
LAA241		Land south of Laneham Road	Rampton	14.33	No	Separate from built form
LAA242		Land off Brookside Walk, Thoresby Close & Dorchester Rd	Harworth and Bircotes	3.90	No	LWS covers most of the site
LAA243		Land off Gilbert Avenue, Tuxford	Tuxford	1.82	Yes	No significant constraints identified at this stage
LAA244		Land east of West Moor Road	Walkeringham	2.47	Yes	No significant constraints identified at this stage
LAA245		Land south of North Moor Road	Walkeringham	3.36	Yes	No significant constraints identified at this stage
LAA246		Land South East of Ollerton Road	Retford	5.30	Yes	No significant constraints identified at this stage
LAA247		Land South East of Ollerton Road	Retford	9.90	Yes	No significant constraints identified at this stage
LAA248		Land off Bracken Lane, Retford	Retford	2.11	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA249		Land at London Road, Retford	Retford	1.81	Yes	No significant constraints identified at this stage
LAA250		Land at Hayton	Hayton	1.35	Yes	No significant constraints identified at this stage
LAA251		Land at Eldon Street, Tuxford	Tuxford	2.07	Yes	No significant constraints identified at this stage
LAA252		Land at Ashvale Road	Tuxford	3.51	Yes	Site has permission
LAA253		Land west of Quakefield Road	East Markham	1.13	No	Separate from built form
LAA254		Land south of Quakefield Road	East Markham	10.10	No	Separate from built form
LAA255		Land north of Church Lane and west of Death Lane Clayworth	Clayworth	1.40	N/A	Not identified as a growth settlement
LAA256		Land west of Sluice Lane	Everton	2.30	Yes	No significant constraints identified at this stage
LAA257		Land at Church St, Headon	Headon	0.60	N/A	Not identified as a growth settlement
LAA258		Land north of Fingle St and east of Leverton Road	North Leverton with Hablesthorpe	13.20	No	Separate from built form
LAA259		Allotments off Cricket Field Lane	Retford	1.20	No	Allotments - open space
LAA260		Land South of Church St	Sturton-le-Steeple	1.93	Yes	No significant constraints identified at this stage
LAA261		Land south of Milton Road, Milton	Milton	2.50	N/A	Not identified as a growth settlement
LAA262	14/00431/OUT	Gateford Park	Worksop	40.00	Yes	Site has permission
LAA263		Land East of roundabout	Markham Moor	8.60	N/A	Employment site
LAA264		Land at Beck Lane, Clayworth	Clayworth	0.20	N/A	Not identified as a growth settlement
LAA265		Hall Farm, Town Street, Clayworth	Clayworth	1.02	N/A	Not identified as a growth settlement
LAA266		Land to the south west of Town Street, Clayworth	Clayworth	0.56	N/A	Not identified as a growth settlement
LAA267		Land off Grange Drive	Misterton	2.65	Yes	No significant constraints identified at this stage, although developable area may be restricted by flood risk

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA268		Land off Broad Gores	Clarborough	3.45	Yes	Eastern part of the site is allocated in a Neighbourhood Plan; No significant constraints identified on the remainder of the site
LAA269		Land off Bloomfield Road, Mattersey Thorpe	Mattersey Thorpe	4.96	Yes	No significant constraints identified at this stage
LAA270		Land West of Ollerton Road, Retford	Retford	29.57	Yes	Separate from built form, but the site is being promoted as a comprehensive scheme in conjunction with adjoining sites LAA141 and LAA276
LAA271		Land south of Meadow Drive / Ashdown Way / north of Chesterfield Canal	Misterton	4.92	Yes	No significant constraints identified at this stage, although likely to come forward with land to the north (LAA272) as a more comprehensive scheme
LAA272		Land south of Meadow Drive	Misterton	0.55	Yes	No significant constraints identified at this stage, although likely to come forward with land to the north (LAA271) as a more comprehensive scheme
LAA273		Paddock Farm, Wood Lane	Beckingham	3.35	No	Separate from built form
LAA274		Land off Shireoaks Common	Shireoaks	0.22	Yes	No significant constraints identified at this stage
LAA275		Land off Grove Coach Road	Retford	10.13	Yes	Our client (owner of former BAS0511) technically controls access into former site BAS0370. However arrangements are being resolved between the parties to allow both sites to be brought forwards
LAA276		Land to the west of Brecks Road and South of Retford Golf Club	Retford	47.60	Yes	Land to the north west of the site is designated as an area of Local Wildlife Site of local nature conservation interest but this is not envisaged to be a constraint to development. Site is being promoted as a comprehensive scheme in conjunction with adjoining sites LAA141 and LAA276
LAA277	15/01571/OUT	Land adjacent and to the rear of Whitegates, Top Pasture Lane	North Wheatley	0.83	Yes	Site has permission
LAA278		Land at Manor Farm, Oldcotes	Oldcotes	7.12	No	Separate from built form
LAA279	15/01477/OUT	Land at Blyth Road, Worksop	Worksop	17.80	Yes	Site has resolution to grant planning permission
LAA280		Land at the Chase, Park Lane	Retford	2.48	Yes	No significant constraints identified at this stage
LAA281		Land at 30 Town Street	Sutton-cum-Lound	0.72	Yes	No significant constraints identified at this stage
LAA282		Alpine Industrial Park, Jockey Lane	Elkesley	3.54	N/A	Employment site

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA283		Land east of Bawtry Road	Blyth	7.51	No	Flood risk
LAA284		Land at Pinfolds Farm	Welham	4.18	Yes	No significant constraints identified at this stage
LAA285		Land at the rear of 17 Eldon Street	Tuxford	0.12	No	Too small
LAA286		Land at Church Street, Beckingham	Beckingham	0.55	N/A	Duplicate submission
LAA287		Land at Moat House, Church Street	Beckingham	1.53	Yes	No significant constraints identified at this stage
LAA288		Land off Thornhill Road, Harworth	Harworth and Bircotes	8.70	Yes	No significant constraints identified at this stage
LAA289		Land west of Tickhill Road, Harworth	Harworth and Bircotes	3.79	Yes	No significant constraints identified at this stage
LAA290		Land off Church Walk, Harworth	Harworth and Bircotes	1.68	Yes	No significant constraints identified at this stage
LAA291		Land west of the Great North Road and South of Baulk Lane	Torworth	1.06	Yes	No significant constraints identified at this stage
LAA292		Former NCC Depot Site and grazing land, Budby Road	Cuckney	0.92	Yes	No significant constraints identified at this stage; Neighbourhood Plan allocation
LAA293	15/01675/FUL	Holbeck Hall Barns, Holbeck	Holbeck	0.40	Yes	Neighbourhood Plan allocation; Site has planning permission
LAA294		Land east of Cavendish Street, Langwith	Nether Langwith	4.84	No	Separate from built form
LAA295		Land east of Portland Road	Nether Langwith	3.37	Yes	No significant constraints identified at this stage
LAA296		Land north of Budby Road	Cuckney	0.90	No	Unresolvable conservation concerns raised by Historic England
LAA297		Land north of Moorfield Lane	Whaley Thorns	2.83	No	Separate from built form - Whaley Thorns is not in Bassetlaw
LAA298		Land south of Creswell Road, Cuckney	Cuckney	0.49	Yes	No significant constraints identified at this stage; Neighbourhood Plan allocation
LAA299		Land to the south of Portland Road	Nether Langwith	1.90	Yes	No significant constraints identified at this stage
LAA300		Langwith Mill and Mill House, Langwith	Nether Langwith	2.00	No	Separate from built form
LAA301		Woodhouse Hall Farm, Holbeck	Holbeck	0.98	Yes	No significant constraints identified at this stage
LAA302		Stackyard, Mattersey Road	Sutton-cum-Lound	0.43	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA303		Land off Lound Low Road	Sutton-cum-Lound	2.57	N/A	Duplicate submission
LAA304		Land north of Thorpe Road, Mattersey	Mattersey	0.33	Yes	No significant constraints identified at this stage
LAA305		Land at Nornay Farm	Blyth	32.61	No	Separate from built form
LAA306		Land north of Blyth Road	Oldcotes	1.43	Yes	No significant constraints identified at this stage
LAA307		Land at High Croft, Retford Road	Tuxford	2.71	No	Separate from built form
LAA308		Land at The Old Plough, Main Street	North Leverton with Hablesthorpe	0.34	Yes	No significant constraints identified at this stage
LAA309		Land off Thorpe Road	Mattersey	1.23	No	Site has extant permission but is seeking less than five dwellings
LAA310		Land south of The Cottage, Main Street	North Leverton with Hablesthorpe	0.58	Yes	No significant constraints identified at this stage
LAA311		Land off Retford Road	Blyth	0.55	No	Separate from built form; the A1 forms a clear boundary to the east of Blyth and development would need a distinct buffer from the carriageway
LAA312		Land at Harrier Farm	Langold	2.34	Yes	No significant constraints identified at this stage
LAA313		Land at South Moor Road and Brickenhole Lane	Walkeringham	1.22	Yes	No significant constraints identified at this stage
LAA314		Land north of Grove Road, East of Railway	Retford	6.65	No	Separate from built form; may be suitable in the long term if neighbouring sites (LAA034) is developed
LAA315		Land to the rear of 27a High Street	Misterton	1.01	Yes	No significant constraints identified at this stage, but extends out in to the countryside
LAA316		Land off Laneham Road	Dunham-on-Trent	0.55	N/A	Not identified as a growth settlement
LAA317		Land off Horne Lane	Dunham-on-Trent	0.75	N/A	Not identified as a growth settlement
LAA318		Low Street	Dunham-on-Trent	0.76	N/A	Not identified as a growth settlement
LAA319		Corner of Low Street and Upper Row	Dunham-on-Trent	1.79	N/A	Not identified as a growth settlement
LAA320		Land off Snape Lane, Harworth	Harworth and Bircotes	36.47	No	Separate from built form

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA321		Land off Main Street	Styrrup	24.04	No	Separate from built form
LAA322		Mill House, The Green	Misson	0.40	No	Flood risk
LAA323		Yew Tree Farm, Town Street	Lound	0.97	Yes	No significant constraints identified at this stage
LAA324		Land off Mattersey Road	Sutton-cum-Lound	1.25	Yes	No significant constraints identified at this stage; northern portion identified as a potential Neighbourhood Plan allocation
LAA325		land off Station Road	Barnby Moor		N/A	Duplicate submission
LAA326		Land at Ridgeley Wood Farm, Main Street	Hayton	0.41	Yes	No significant constraints identified at this stage
LAA327		Land off Church Street, Misterton	Misterton	1.87	No	Flood risk
LAA328		Land to the rear of Millfield House	Misson	1.39	No	Flood risk
LAA329		Land north of Chestnut Road, Langold	Langold	17.24	N/A	Duplicate submission; part of LAA209
LAA330		Land north and west of Chestnut Rd	Langold	4.86	N/A	Duplicate submission; part of LAA209
LAA331		Land west of Doncaster Road	Langold	21.71	N/A	Duplicate submission; part of LAA209
LAA332		Land south of South Leverton	South Leverton	0.75	Yes	No significant constraints identified at this stage
LAA333		Land to the southeast of Low Street	North Wheatley	2.31		Duplicate submission
LAA334		Bridge Bungalow, Mattersey Road	Ranskill	2.48	No	Separate from built form due to East Coast Main Line
LAA335		Haggonfields Farm	Rhodesia	10.59	Yes	No significant constraints identified at this stage
LAA336		Chestnut Farm, Main Street	West Stockwith	1.10	No	Flood risk
LAA337		Land off Brickenhole Lane	Walkeringham	7.62	No	Separate from built form
LAA338		Land north of A57	Worksop	181.00	N/A	Employment site
LAA339		Hawks Nest Cottage, Great North Road	Scrooby	0.77	No	Separate from existing settlement
LAA340		Land at Grove House Stables, Grovewood Road	Misterton	5.57	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA341		Land fronting Mattersey Road	Everton	11.60	No	Separate from built form; within a LWS
LAA342		Lynwood, Bawtry Road	Blyth	0.50	No	Separate from built form
LAA343		Land off Fox Covert Lane	Misterton	1.85	Yes	No significant constraints identified at this stage
LAA344		Land comprising Woodend Farm and Land at Woodend Farm	Shireoaks	3.70	Yes	No significant constraints identified at this stage
LAA345		Land behind Sundial Cottage, Main Street	Mattersey	0.23	Yes	No significant constraints identified at this stage
LAA346		North View Farm, Bawtry Road	Harworth and Bircotes	2.21	Yes	May be suitable in the long term subject to neighbouring site (LAA370) being developed
LAA347		Land to the north of Essex Road	Harworth and Bircotes	6.30	Yes	No significant constraints identified at this stage
LAA348		Land East of Main Street	Clarborough	6.50	Yes	No significant constraints identified at this stage
LAA349		Hall Farm, Spring Lane	Shireoaks	1.58	Yes	Conservation constraints will strongly influence what can be achieved with the site
LAA350		Stonegate Farm, Bawtry Road	Everton	4.37	Yes	No significant constraints identified at this stage
LAA351		Misson Bank, Everton Carr	Everton	7.04	No	Separate from built form, flood risk
LAA352		Tethering Lane, Everton Carr	Everton	15.06	No	Separate from built form, flood risk
LAA353		Land off High Street	Everton	0.04	No	Too small
LAA354		Land north of the Village Hall, High Street	Everton	0.12	No	Too small
LAA355		Land off High Street	Everton		N/A	Duplicate site
LAA356		Land east of West Moor Road	Walkeringham	0.51	Yes	No significant constraints identified at this stage
LAA357		61 Retford Road	Blyth	0.45	Yes	No significant constraints identified at this stage
LAA358		The Lodge and land to the north, York Street	East Markham	0.74	Yes	No significant constraints identified at this stage

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA359		Land at the junction of Askham Road and High Street	East Markham	0.77	Yes	No significant constraints identified at this stage
LAA360		Land to the south of High Street	East Markham	5.22	No	Separate from built form
LAA361		Iedale, London Road	Retford	0.25	No	Site has extant permission and current application is in for renewal, but is seeking less than five dwellings
LAA362		Land east of Brickenhole Lane	Walkeringham	0.38	Yes	No significant constraints identified at this stage
LAA363		Land west of North Moor Road	Walkeringham	1.66	Yes	No significant constraints identified at this stage
LAA364		Land east of Shireoaks Common and west of A57	Shireoaks	1.42	Yes	No significant constraints identified at this stage
LAA365		Land to the north of Gateford Toll Bar and east of A57	Worksop	1.50	Yes	Suitable in the long term, subject to delivery of the neighbouring site
LAA366		Ranby House School	Ranby	23.03	Yes	No significant constraints identified at this stage
LAA367		Ranby House School	Ranby		N/A	Duplicate site
LAA368		Land south of Markham Moor	Markham Moor	15.95	N/A	Employment site
LAA369		Former High Marnham Power Station	High Marnham	143.00	N/A	Employment site
LAA370		Land off Tickhill Road	Harworth and Bircotes	26.80	Yes	No significant constraints identified at this stage
LAA371	14/00961/RES	Adjacent South Fields, Station Road	Beckingham	0.96	Yes	Site has permission
LAA372	14/00630/OUT	Land off Station Road	Beckingham	1.00	Yes	Site has permission
LAA373	14/01369/OUT	Land north of Station Road	Beckingham	2.38	Yes	Site has permission
LAA374	15/00927/OUT	Land south of Police House Spital Road	Blyth	1.07	Yes	Site has permission
LAA375	16/00544/OUT	36 Retford Road	Blyth	0.35	Yes	Site has permission
LAA376	16/09/00037/R	Beckland House, Beckland Hill	East Markham	0.25	Yes	Site has permission
LAA377	16/00117/RES	Land north of High Street	East Markham	1.57	Yes	Site has permission

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA378	16/00557/RSB	Land opposite Holly House, High Street	East Markham	0.47	Yes	Site has permission
LAA379	16/01472/OUT	Land fronting Mark Lane & Beckland Hill	East Markham	0.47	Yes	Site has permission
LAA380	19/07/00032	Corner Farm (Plot 1-6 & 9), High Street	Everton	0.50	Yes	Site has permission
LAA381	14/00592/OUT	Corner Farm, Bawtry Road	Everton	0.38	Yes	Site has permission
LAA382	15/01165/OUT	North east of Everton Sluice Lane	Everton	0.59	Yes	Site has permission
LAA383	16/01508/OUT	West of Stonegate Farm, Bawtry Road	Everton	0.77	Yes	Site has permission
LAA384	61/09/00052	Harworth Colliery	Harworth and Bircotes	62.00	Yes	Site has permission
LAA385	61/10/00013	Land off Beverley Road	Harworth and Bircotes	2.36	Yes	Site has permission
LAA386	12/01764/OUT	Land off Hawkins Close	Harworth and Bircotes	0.53	Yes	Site has permission
LAA387	12/01784/RES	Phase 1A Harworth Colliery (Jones & Co), Scrooby Road	Harworth and Bircotes	3.96	Yes	Site has permission
LAA388	13/00012/FUL	Rear of Galway Mews	Harworth and Bircotes	0.28	Yes	Site has permission
LAA389	13/00793/FUL	Plumtree Farm, Bawtry Road	Harworth and Bircotes	7.50	Yes	Site has permission
LAA390	13/01394/FUL	Thompson Avenue & Smith Square	Harworth and Bircotes	2.32	Yes	Site has permission
LAA392	14/01414/FUL	Avondale, White House Road	Harworth and Bircotes	0.26	Yes	Site has permission
LAA393	14/01619/FUL	Syringa Court, Main Street	Harworth and Bircotes	0.13	Yes	Site has permission
LAA394	15/00039/FUL	Former Miners Welfare, White House Road	Harworth and Bircotes	1.03	Yes	Site has permission
LAA395	15/01309/FUL	Land off Scrooby Road	Harworth and Bircotes	0.89	Yes	Site has permission
LAA396	15/01630/FUL	Rosemeadow, 119 Station Road	Misterton	0.04	Yes	Site has permission
LAA397	15/01265/OUT	Olinda, Southgore Lane	North Leverton with Hablesthorpe	0.64	Yes	Site has permission
LAA398	15/01443/FUL	East End Farm, Torksey Street	Rampton	0.34	Yes	Site has permission

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA399	16/00725/FUL	Former Dormer Tools site, Shireoaks Road	Rhodesia	3.35	Yes	Site has permission
LAA400	14/00223/OUT	Land north east of St Lukes School, Shireoaks Common	Shireoaks	26.60	Yes	Site has permission
LAA401	14/00632/FUL	Newton House, Shireoaks Road	Shireoaks	0.31	Yes	Site has permission
LAA402	15/00670/OUT	Land adj Blacksmiths Cottage	Sturton-le-Steeple	0.54	Yes	Site has permission
LAA403	16/01540/RES	Land south of Rose Cottage	Sturton-le-Steeple	0.36	Yes	Site has permission
LAA404	15/01250/FUL	Rose Farm Residential Home, Main Street	Styrrup	0.72	Yes	Site has permission
LAA405	14/00928/RSB	Adjacent Corner House Farm, Lound Low Road	Sutton-cum-Lound	0.43	Yes	Site has permission
LAA406	14/00101/COU	Land off Welbeck Place	Tuxford	0.40	Yes	Site has permission
LAA407	15/01266/FUL	Brickmaker's Arms, Fountain Hill Road	Walkeringham	0.25	Yes	Site has permission
LAA408	15/01611/RSB	Land south of Station Road	Walkeringham	1.29	Yes	Site has permission
LAA409	14/00228/RSB	Fomer Newell and Jenkins site, Thrumpton Lane	Retford	3.00	Yes	Site has permission
LAA410	01/11/00239	Land off Rectors Gate	Retford	0.70	Yes	Site has permission
LAA411	12/01312/FUL	King Edward VI School, London Road	Retford	2.24	Yes	Site has permission
LAA412	13/01025/RES	Land off West Hill Road	Retford	8.92	Yes	Site has permission
LAA413	13/01355/FUL	Former Elizabethan High School, Leafield	Retford	1.41	Yes	Site has permission
LAA414	14/00803/FUL	Former Ordsall Hall School, West Carr Road	Retford	4.70	Yes	Site has permission
LAA415	14/01432/OUT	Flying Scotsman, Hallcroft Road	Retford	0.44	Yes	Site has permission
LAA416	15/01364/RSB	East of Birchcroft Road	Retford	0.30	Yes	Site has permission

Appendix B: List of all sites

LAA ref.	Planning Application ref.	Site Address	Settlement	Site Area (ha)	Suitable?	Comments
LAA418	16/00761/FUL	Newcastle Arms PH, Bridgegate	Retford	0.19	Yes	Site has permission
LAA419	12/01503/RENU	Land at Old Gateford Road	Worksop	0.10	Yes	Site has permission
LAA420	13/01491/FUL	Land at Keats Crescent	Worksop	1.10	Yes	Site has permission
LAA421	14/00126/RSB	Former Greenacres, Wingfield Avenue	Worksop	1.30	Yes	Site has permission
LAA422	14/01626/PDN	Coppshall House, Potter Street	Worksop	0.04	Yes	Site has permission
LAA423	15/00557/RSB	Former Portland School	Worksop	3.65	Yes	Site has permission
LAA424	15/01302/FUL	Former Black Swan Inn	Worksop	0.09	Yes	Site has permission
LAA425	15/01704/FUL	County Court & Driving Centre	Worksop	0.15	Yes	Site has permission
LAA426	16/01547/COU	68 Bridge Street	Worksop	0.01	Yes	Site has permission
LAA427	16/01658/PDN	92-94 Bridge Street	Worksop	0.02	Yes	Site has permission
LAA428	14/00213/OUT	Gateford Common	Worksop	18.14	Yes	Site has permission
LAA429	15/00474/OUT	Land off Tylden Road	Rhodesia	5.10	Yes	Site has permission

Land Availability

Table 3: Potential housing delivery (no. of dwellings)

Settlement	2017 – 2021	2022 - 2026	2027 - 2032	2032+	Total Potential Capacity
Worksop	1045	987	523	0	2555
Retford	970	1518	697	1041	4226
Harworth	509	1083	628	286	2506
Sustainable Rural Settlements	1445	2893	1606	508	6452
TOTAL	3969	6481	3545	1835	15739

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032	
LAA040	Retford	Kettlewell Ltd, Grove Street		0.51		65	Yes	Submitted in Call for Sites	0-5	No: unresolved constraints (conservation, contamination, flood risk)	Unachievable	0											0	
LAA047	Retford	Gringley Villa Farm, Blackstope Lane		2.24	2.02	60	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA067	Retford	Land off Ollerton Road		9.47	7.58	227	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission, likely to require phasing of development	Developable	0						35	35	35	35	52	227	
LAA070	Retford	Land south of Welham Road, Retford		2.14	1.93	58	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA071	Retford	Land off Tiln lane	14/00503/OUT	9.32		175	Yes	Planning Application	0-5	Yes: outline due to be issued subject to signing of a s106 agreement	Deliverable (now)	0			35	35	35	35	35				175	
LAA072	Retford	Land north of canal, Welham Road		9.09	7.27	218	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA073	Retford	Land west of railway line, Welham Road		2.52	2.27	68	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA075	Retford	Land east of Tiln Lane		0.69	0.62	19	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA097	Retford	Land by Montagu Cottage, Grove Road		0.6	0.60	18	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA101	Retford	Grove Lane Farm		3.2	2.88	86	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA127	Retford	Fairy Grove Nurseries, London Road	01/11/00284	2.72		34	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0	5	20	9								34	
LAA134	Retford	Trinity Barns Field, North Road		0.38	0.38	11	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA135	Retford	Trinity Hospital, Hospital Road		0.13	0.13	4	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA138	Retford	Canal Turn, Welham Road	16/00313/OUT	1.24		4	No	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0					4						4	
LAA141	Retford	Land south of the Common, Ordsall		10.65	7.46	224	Yes	Submitted in Call for Sites	0-5; 5+	Yes: being promoted by an agent with a strong track record, likely to require phasing of development	Deliverable (subject to policy change)	0				35	35	35	35	35	35	14	224	
LAA150	Retford	Bolham Lane		1.05	0.95	28	Yes	Submitted in Call for Sites	0-5	Yes: the principle of development on this site is supported	Deliverable (now)	0			15	13							28	
LAA165	Retford	Land south of Grove Coach Road		3.56	3.20	96	Yes	Submitted in Call for Sites	0-5; 5+	Yes: developer interest in the site	Deliverable (subject to policy change)	0				35	35	26					96	

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032	
LAA377	East Markham	Land north of High Street	16/00117/RES	1.57		8	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0	4	4										8
LAA378	East Markham	Land opposite Holly House, High Street	16/00557/RSB	0.47		9	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0			3	3	3							9
LAA379	East Markham	Land fronting Mark Lane & Beckland Hill	16/01472/OUT	0.47		9	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0		3	6									9
LAA029	Everton	Land at, Croft Way		0.15	0.15	5	No	Submitted in Call for Sites			Unsuitable	0												0
LAA030	Everton	Hall Farm Yard, Gainsborough Road		0.52	0.52	16	No	Submitted in Call for Sites			Unsuitable	0												0
LAA178	Everton	The Willows, Gainsborough Road		2.04	1.84	55	No	Submitted in Call for Sites			Unsuitable	0												0
LAA256	Everton	Land west of Sluice Lane Everton	15/01165/OUT	2.3	2.07	62	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0												0
LAA341	Everton	Land fronting Mattersey Road		11.61	8.13	244	No	Submitted in Call for Sites			Unsuitable	0												0
LAA350	Everton	Stonegate Farm, Bawtry Road		4.37	3.93	118	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										118		118
LAA351	Everton	Misson Bank, Everton Carr		7.04	5.63	169	No	Submitted in Call for Sites			Unsuitable	0												0
LAA352	Everton	Tethering Lane, Everton Carr		15.06	10.54	316	No	Submitted in Call for Sites			Unsuitable	0												0
LAA353	Everton	Land off High Street		0.04	0.04	1	No	Submitted in Call for Sites			Unsuitable	0												0
LAA354	Everton	Land north of the Village Hall, High Street		0.12	0.12	4	No	Submitted in Call for Sites			Unsuitable	0												0
LAA380	Everton	Corner Farm (Plot 1-6 & 9), High Street	19/07/00032	0.5		7	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	4	3											3
LAA381	Everton	Corner Farm, Bawtry Road	14/00592/OUT	0.38		5	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0	2	3										5
LAA382	Everton	North east of Everton Sluice Lane	15/01165/OUT	0.59		10	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0				5	5							10

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

																YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15		TOTAL
LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027- 2032	Beyond 2032				
LAA327	Misterton	Land off Church Street		1.87	1.68	50	No	Submitted in Call for Sites			Unsuitable	0													0			
LAA340	Misterton	Land at Grove House Stables, Grovewood Road		5.57	5.01	150	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0											35	35	80	150		
LAA343	Misterton	Land off Fox Covert Lane		1.85	1.67	50	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0						20	20	10					50			
LAA396	Misterton	Rosemeadow, 119 Station Road	15/01630/FUL	0.04		6	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0				6									6			
LAA294	Nether Langwith	Land east of Cavendish Street, Langwith		4.84	4.36	131	No	Submitted in Call for Sites			Unsuitable	0													0			
LAA295	Nether Langwith	Land east of Portland Road		3.37	3.03	91	Yes	Submitted in Call for Sites	0-5; 5+	Yes, long term: given that there is developer interest development could commence within five years, but it is anticipated that build out may not be completed within five years	Developable	0					10	30	30	21				91				
LAA299	Nether Langwith	Land to the south of Portland Road		1.9	1.71	51	Yes	Submitted in Call for Sites	0-5; 5+	Yes, long term: given that there is developer interest development could commence within five years, but it is anticipated that build out may not be completed within five years	Developable	0				30	21							51				
LAA300	Nether Langwith	Langwith Mill and Mill House		2	1.80	54	No	Submitted in Call for Sites			Unsuitable	0													0			
LAA001	North Leverton with Hablesthorne	Sunnycroft, Hablesthorne Rd		0.7	0.63	19	Yes	Submitted in Call for Sites	5+	No: unclear as to how five dwellings could be accommodated given the site characteristics	Unachievable	0													0			
LAA220	North Leverton with Hablesthorne	Land at Southgore Lane	15/00514/OUT	0.52	0.52	16	Yes	Planning Application	5+	Yes: Site has planning permission	Deliverable (now)	0		4	12										16			
LAA231	North Leverton with Hablesthorne	Land to the North of Main Street		1.31	1.18	35	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							15	20					35			

Appendix C: Site achievability (by settlement)

LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032	
LAA232	North Leverton with Hablesthope	Land to the East of Station Road/ Southgore Lane		2.79	2.51	75	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0				5	20	20	20	10				75
LAA258	North Leverton with Hablesthope	Land north of Fingle St and east of Leverton Road		13.2	9.24	277	No	Submitted in Call for Sites			Unsuitable	0												0
LAA308	North Leverton with Hablesthope	Land at The Old Plough, Main Street		0.34	0.34	10	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0								2	8			10
LAA310	North Leverton with Hablesthope	Land south of The Cottage, Main Street		0.58	0.58	17	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										17		17
LAA397	North Leverton with Hablesthope	Olinda, Southgore Lane	15/01265/OUT	0.64		13	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0			4	5	4							13
LAA006	North Wheatley	Paddock, Top Pasture Lane		0.78	0.70	21	No	Submitted in Call for Sites			Unsuitable	0												0
LAA018	North Wheatley	Old Plum Orchard, Top Pasture Lane		2.94	2.65	79	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to addressing access and securing planning permission	Developable	0							30	30	19			79
LAA048	North Wheatley	Top Pastures lane		2.63	2.37	71	No	Submitted in Call for Sites			Unsuitable	0												0
LAA115	North Wheatley	Narnia, Eastfield	16/00189/FUL; 16/01411/FUL	1.09		5	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0	1	2	2									5
LAA160	North Wheatley	The Old Plough, Top Street		0.3	0.30	9	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to addressing conservation concerns and securing planning permission	Developable	0							3	6				9
LAA181	North Wheatley	Land adjacent to: Whitgates, Top Pasture Lane	15/00227/OUT	0.19		2	No	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0						2						2
LAA204	North Wheatley	Land to the south-east of Low Street	16/01120/OUT	2.31		24	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							4	20				24

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL	
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032		
LAA116	South Leverton	Poplar Farm, Town Street	43/10/00027	0.59	0.59	18	Yes	Submitted in Call for Sites	5+	No: requires policy change	Unachievable	0										18		18	
LAA152	South Leverton	Croft House, Town Street		0.69	0.62	19	Yes	Submitted in Call for Sites	5+	No: requires policy change	Unachievable	0										19		19	
LAA214	South Leverton	New Farm Retford Road		0.36	0.36	11	Yes	Submitted in Call for Sites	0-5	Yes: developer interest in the site; subject to policy change and securing planning permission the site could see development commence within five years	Deliverable (subject to policy change)	0				5	6							11	
LAA332	South Leverton	Meetinghouse Lane		0.75	0.68	20	Yes	Submitted in Call for Sites	5+	No: requires policy change	Unachievable	0												0	
LAA164	Stokeham	Bank Farm, Main Street		0.75	0.68	20	Yes	Submitted in Call for Sites	5+	No: requires policy change	Unachievable	0												0	
LAA235	Sturton-le-Steeple	Station Road		0.3	0.30	9	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0								3	6			9	
LAA236	Sturton-le-Steeple	Land at corner of Station Road		0.68	0.61	18	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0						9	9					18	
LAA237	Sturton-le-Steeple	Land north of Telephone Exchange, Cross Street		0.88	0.79	24	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0									6	6	6	6	24
LAA238	Sturton-le-Steeple	Cross Street		0.15	0.15	5	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0						5						5	
LAA239	Sturton-le-Steeple	Freemans Lane		1.2	1.08	32	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0								2	15	15		32	
LAA240	Sturton-le-Steeple	Land north of Sturton Village		42.1	29.47	884	Yes	Submitted in Call for Sites	5+	No: unresolved infrastructure issues	Unachievable	0												0	
LAA260	Sturton-le-Steeple	Land South of Church St		1.93		27	Yes	Submitted in Call for Sites		Yes, long term: subject to securing planning permission	Developable	0									5	5	17		27
LAA402	Sturton-le-Steeple	Land adj Blacksmiths Cottage		0.54		7	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0			2	3	2							7	
LAA403	Sturton-le-Steeple	Land south of Rose Cottage		0.36		5	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0	5											5	
LAA230	Styrrup	Snape Road		0.95	0.86	26	No	Submitted in Call for Sites			Unsuitable	0												0	
LAA321	Styrrup	Land off Main Street		24.04	16.83	505	No	Submitted in Call for Sites			Unsuitable	0												0	
LAA404	Styrrup	Rose Farm Residential Home,	15/01250/FUL	0.72		22	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0				10	12							22	

Appendix C: Site achievability (by settlement)

Appendix C: Site achievability (by settlement)

LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032	
LAA085	Treswell	Land to west of Cocking Lane		0.66	0.59	18	Yes	Submitted in Call for Sites	5+	No: requires policy change	Unachievable	0											0	
LAA017	Tuxford	Land north of Bevercotes Lane		0.21	0.21	6	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA032	Tuxford	Mill Hill House, Markham Road		1.79	1.61	48	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA038	Tuxford	Eastfield Farm, Lincoln Road		2.33	2.10	63	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA087	Tuxford	Arable Field, Lodge Lane		18.63	13.04	391	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA088	Tuxford	Coupland Farm, 61 Lincoln Road		1.69	1.52	46	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0						6	20	20			46	
LAA089	Tuxford	Arable Field, Bevercotes Lane		1.1	0.99	30	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										11	11	
LAA090	Tuxford	Arable field, Lincoln Road		11	7.70	231	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA109	Tuxford	Land off Egmonton Road		2.37	2.13	64	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										64	64	
LAA123	Tuxford	Land adjacent to Brickyard Cottage, Eldon Street		0.39	0.39	12	Yes	Submitted in Call for Sites	0-5	Yes: given that there is developer interest in the site, subject to a suitable conservation-led scheme being agreed, the site could come forward within five years	Deliverable (subject to policy change)	0						12					12	
LAA158	Tuxford	56 Lincoln Road		0.45	0.45	14	Yes	Submitted in Call for Sites	0-5	Yes: the principle of development on this site is supported	Deliverable (now)	0				7	7						14	
LAA200	Tuxford	Denstone House, 6 Lincoln Road		0.41	0.41	12	Yes	Submitted in Call for Sites	0-5	Yes: the principle of development on this site is supported	Deliverable (now)	0				6	6						12	
LAA202	Tuxford	Land and buildings at St John's College Farm, Newcastle Street		2.85	2.57	77	Yes	Submitted in Call for Sites	0-5	Yes: subject to securing planning permission, there is developer interest in the site and should come forward within five years	Deliverable (subject to policy change)	0				17	30	30					77	
LAA229	Tuxford	Tuxford Memorial Hall, Ashvale Road		0.4	0.40	12	Yes	Submitted in Call for Sites															0	
LAA243	Tuxford	Land off Gilbert Avenue, Tuxford		1.82	1.64	49	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA251	Tuxford	Land at Eldon Street, Tuxford		2.08	1.87	56	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							6	30	20			56
LAA252	Tuxford	Land at Ashvale Road	15/00690/OUT	3.51		86	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	0			6	35	35	10					86	

Appendix C: Site achievability (by settlement)

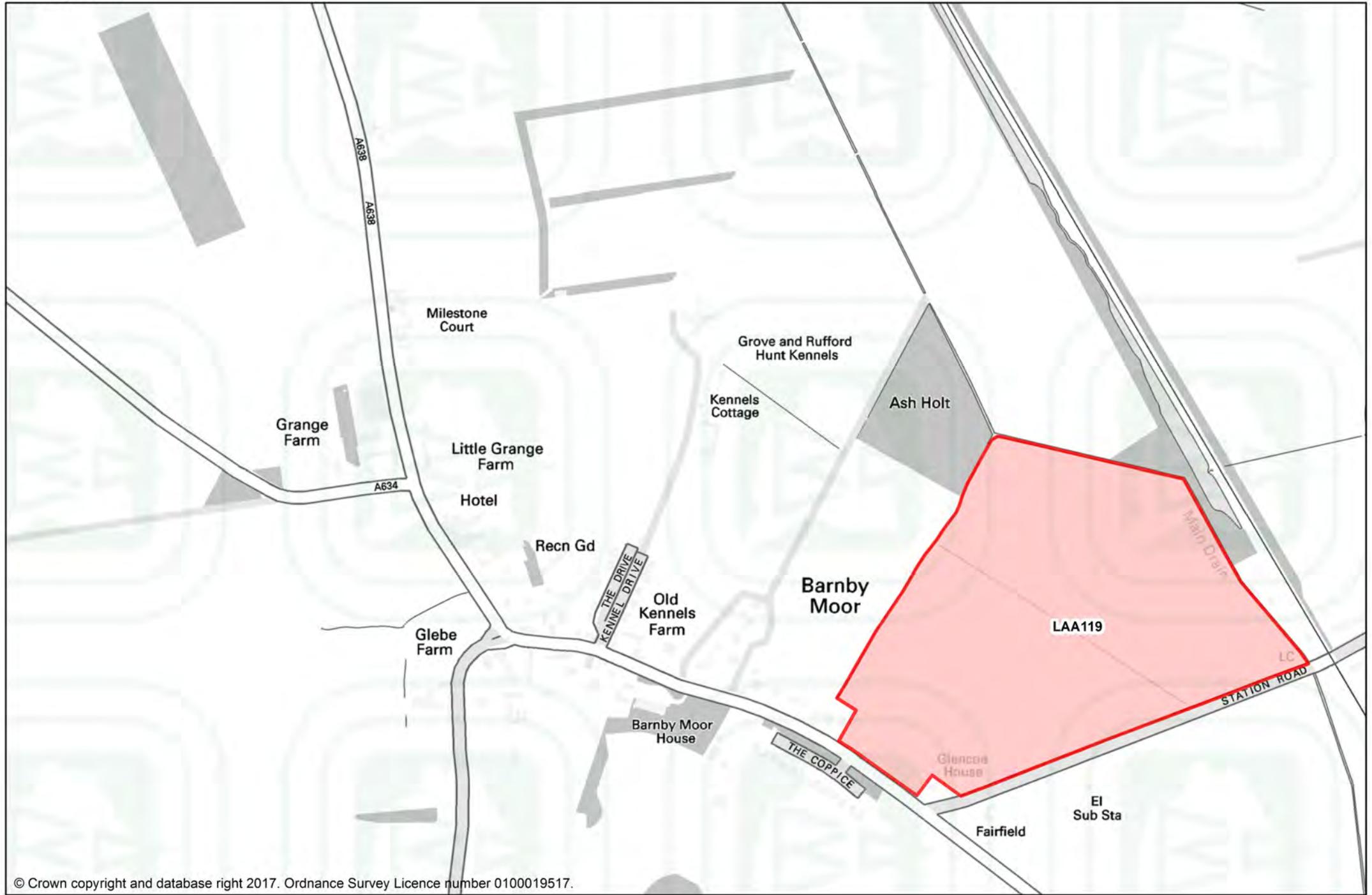
LAA Ref	Settlement	Site Address	Application reference	Size (ha)	Developable area	Potential capacity/ Preferred no. of dwellings	Suitable?	Availability	Delivery timescale	Achievable?	Final Assessment	Past completions	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11-15	TOTAL
													2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027-2032	
LAA285	Tuxford	Land at the rear of 17 Eldon Street		0.12	0.12	4	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA307	Tuxford	Land at High Croft, Retford Road		2.72	2.45	73	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA406	Tuxford	Land off Welbeck Place	14/00101/COU	0.4		11	Yes	Planning Application	0-5	Yes: Site has planning permission	Deliverable (now)	6	1	4									5	
LAA039	Walkeringham	The Laurels, Station Road		0.34	0.34	10	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							5	5			10	
LAA049	Walkeringham	Land off Beckingham Road	16/00550/OUT	1.2	1.08	32	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA120	Walkeringham	Land north of Mill Baulk Road		3.06	2.75	83	Yes	Submitted in Call for Sites	0-5	Yes: site constraints are largely resolved and developer interests suggests the site is deliverable	Deliverable (subject to policy change)	0				30	30	23					83	
LAA122	Walkeringham	Land between 1-8 Stockwith Road		1.14	1.03	31	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA203	Walkeringham	Land off South Moor Road		2.1	1.89	57	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							20	20	17		57	
LAA213	Walkeringham	Land at corner of South Moor Road and West Moor Road		2.5	2.25	68	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA244	Walkeringham	Land east of West Moor Road		2.47	2.22	67	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										67	67	
LAA245	Walkeringham	Land south of North Moor Road		3.36	3.02	91	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										91	91	
LAA313	Walkeringham	Land at South Moor Road/Brickenhole Lane		1.22	1.10	33	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0										33	33	
LAA337	Walkeringham	Land off Brickenhole Lane		7.62	6.10	183	No	Submitted in Call for Sites			Unsuitable	0											0	
LAA356	Walkeringham	Land east of West Moor Road		0.51		5	Yes	Submitted in Call for Sites	5+	Yes, long term: subject to securing planning permission	Developable	0							2	3			5	
LAA362	Walkeringham	Land east of Brickenhole Lane		0.38	0.38	11	Yes	Submitted in Call for Sites	0-5	Yes, now: given that there is developer interest in the site, the site could come forward within five years	Deliverable (subject to policy change)	0				5	6						11	

Appendix C: Site achievability (by settlement)

Askham

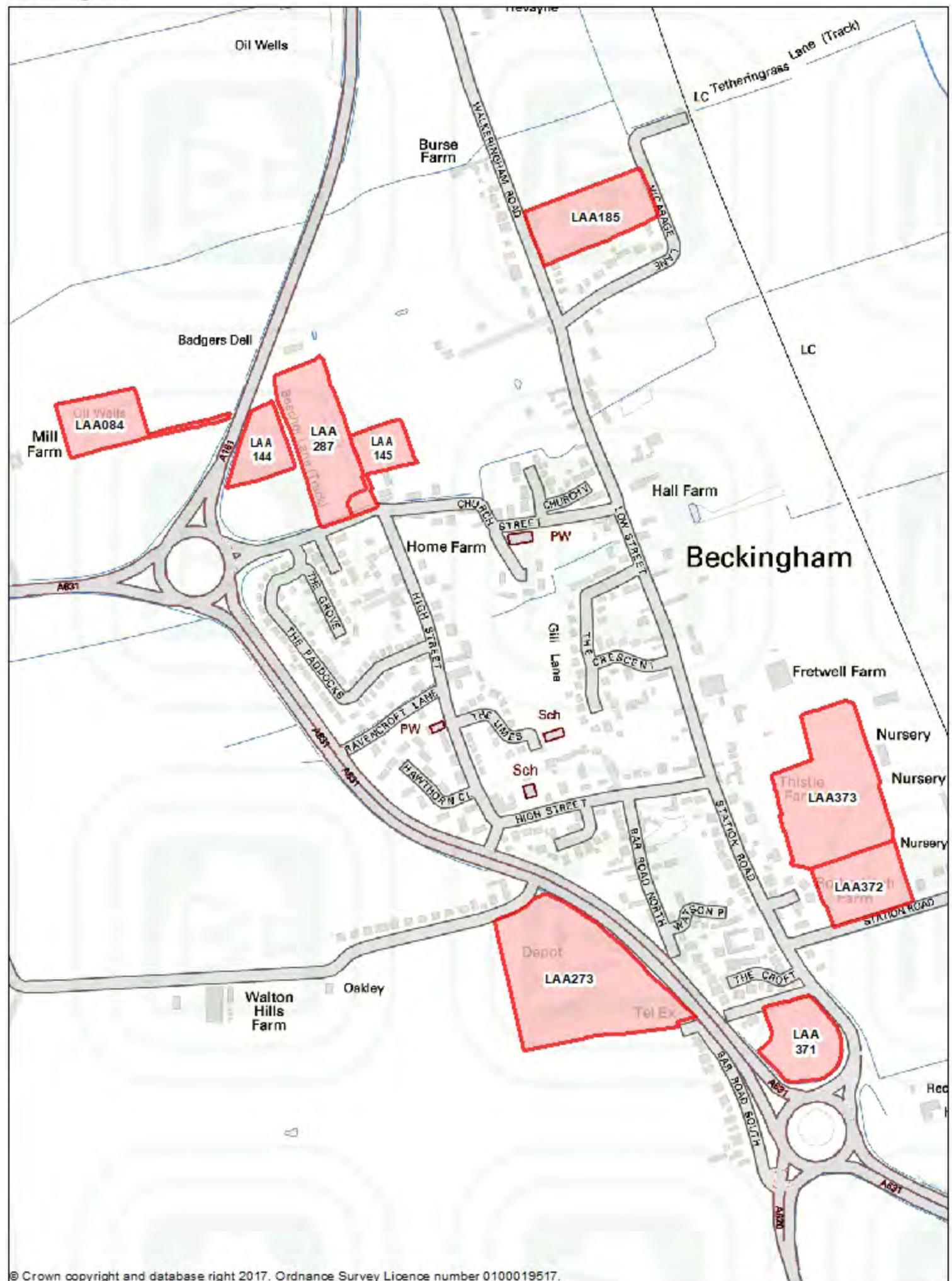


Barnby Moor



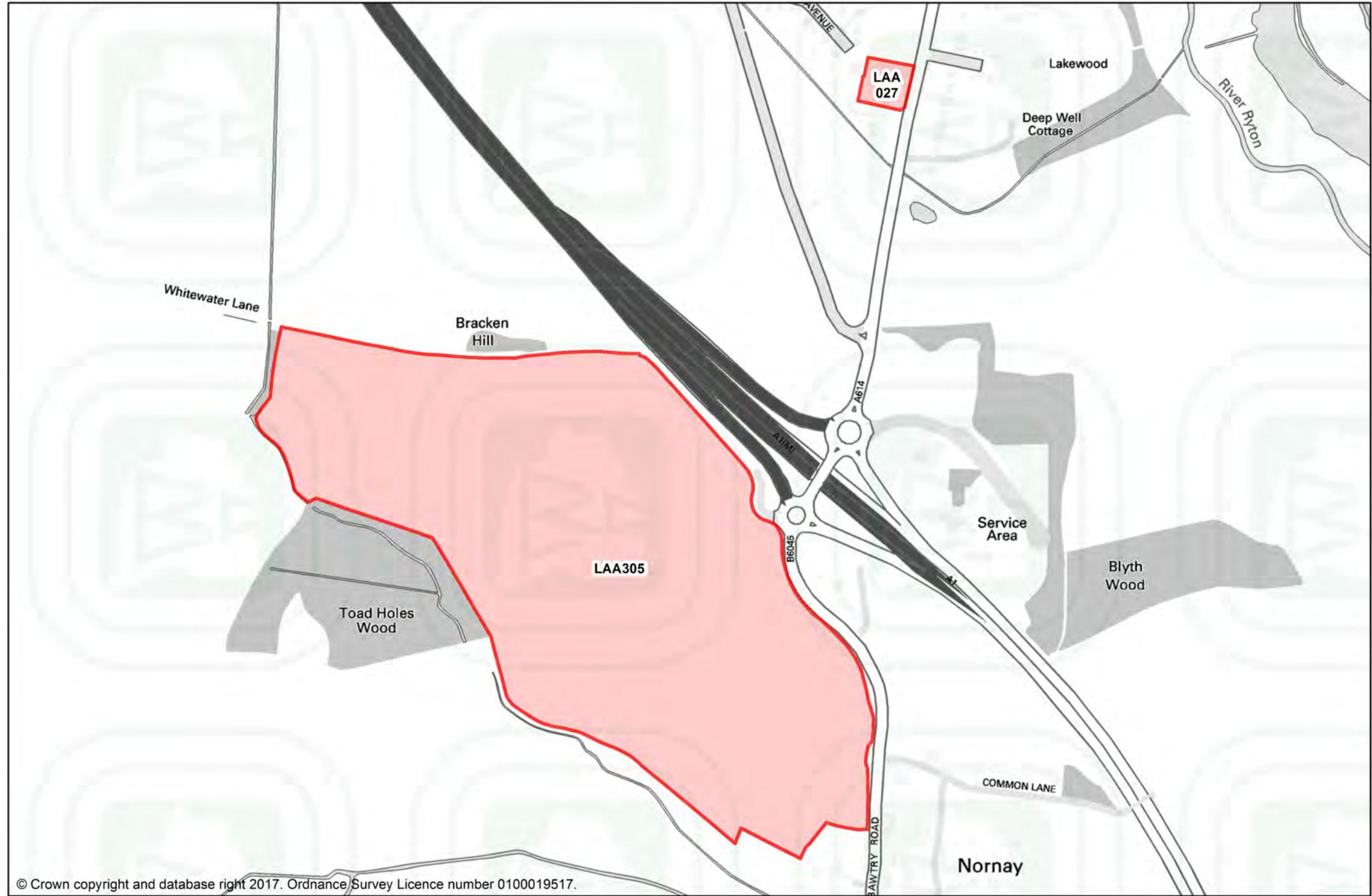
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Beckingham



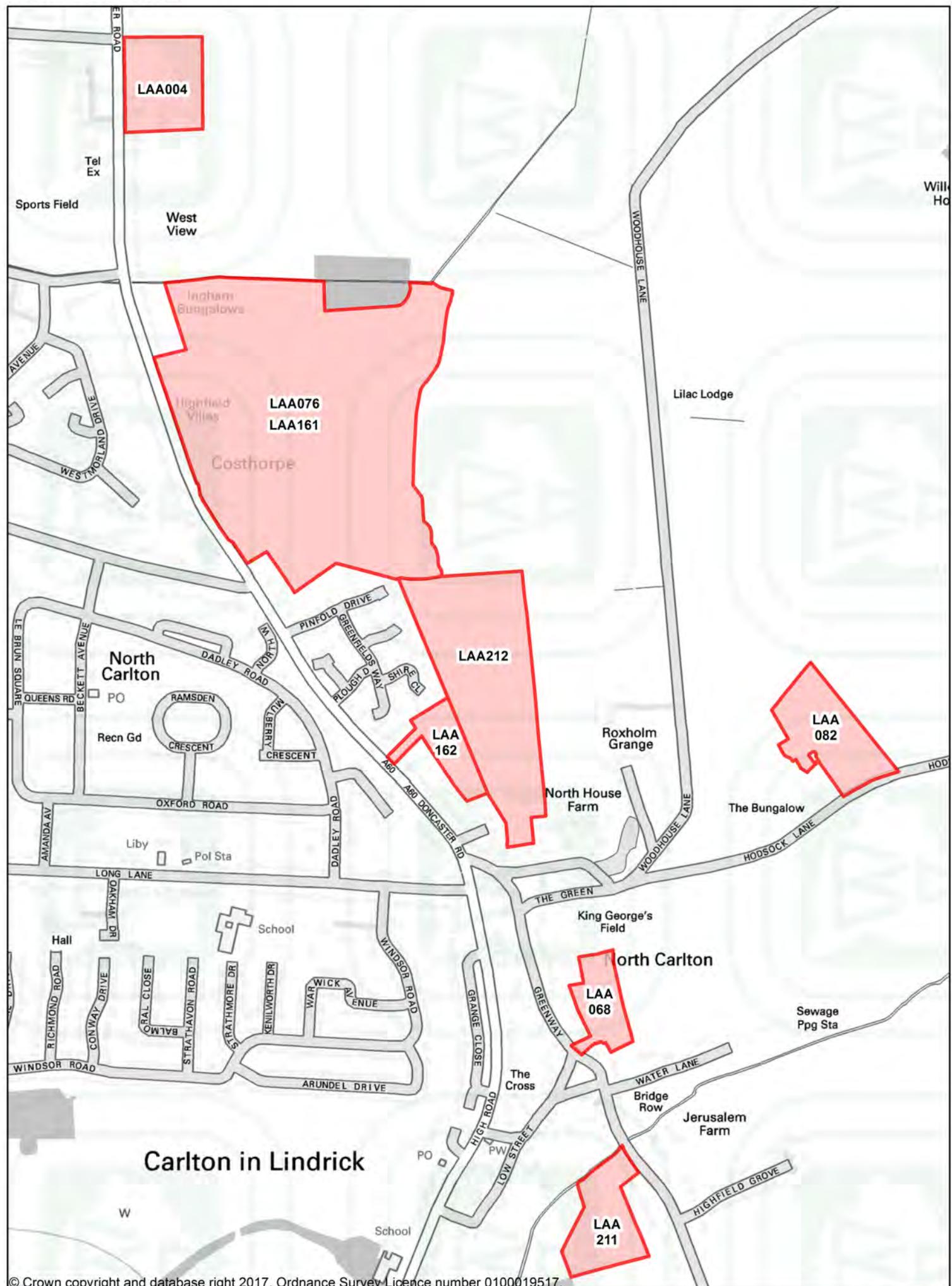


Blyth North

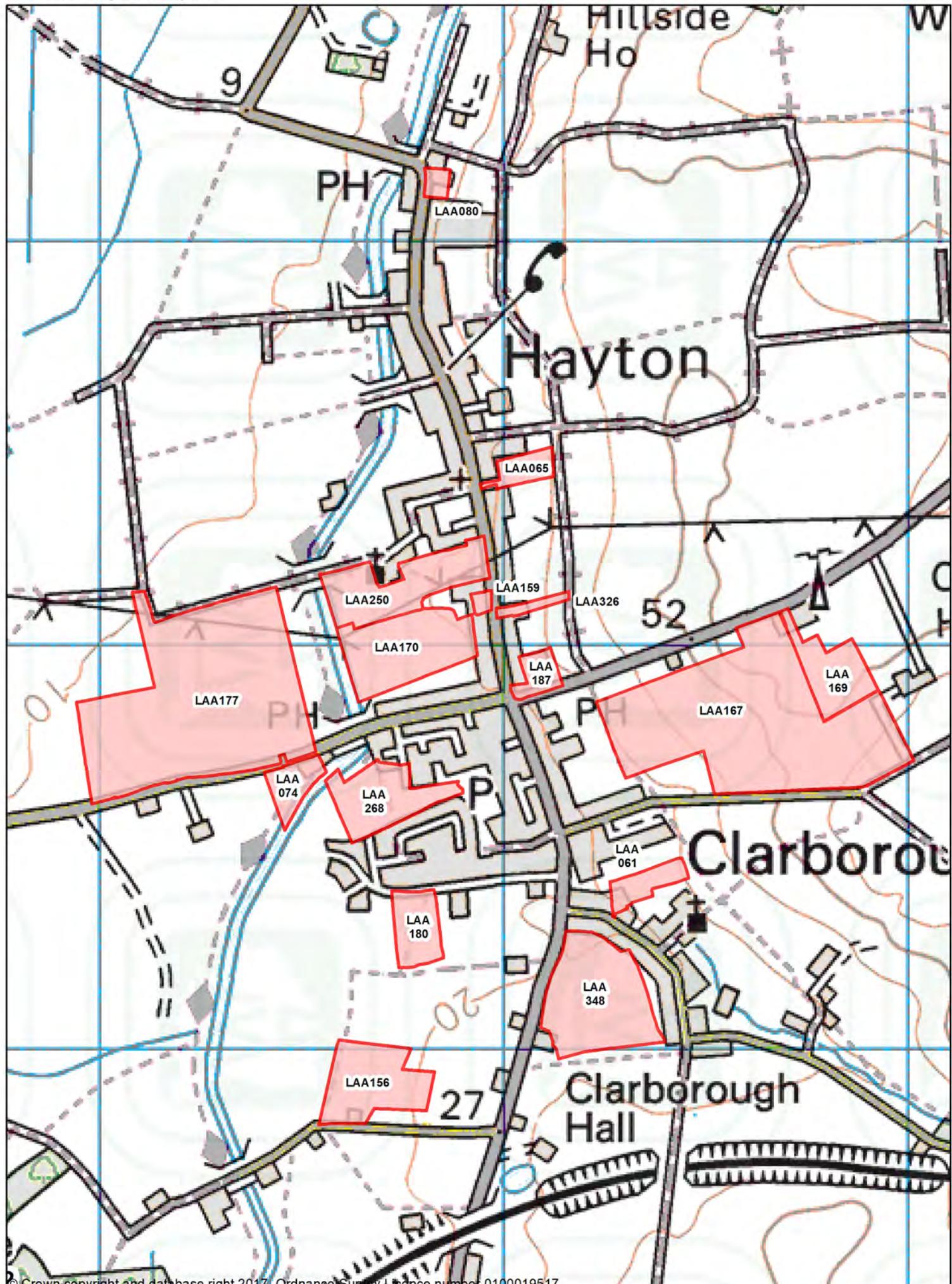


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

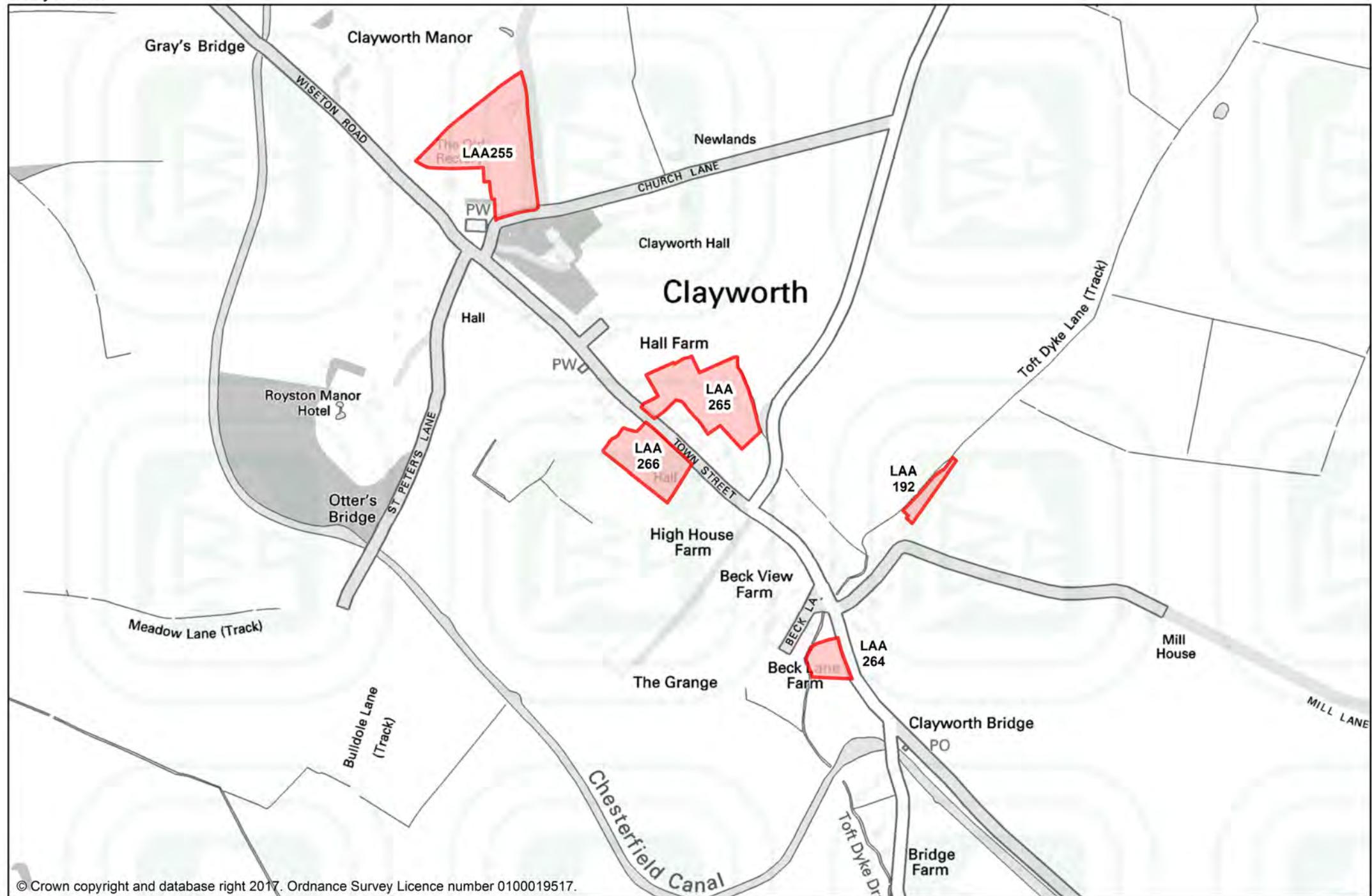
Carlton in Lindrick



Clarborough & Hayton



Clayworth



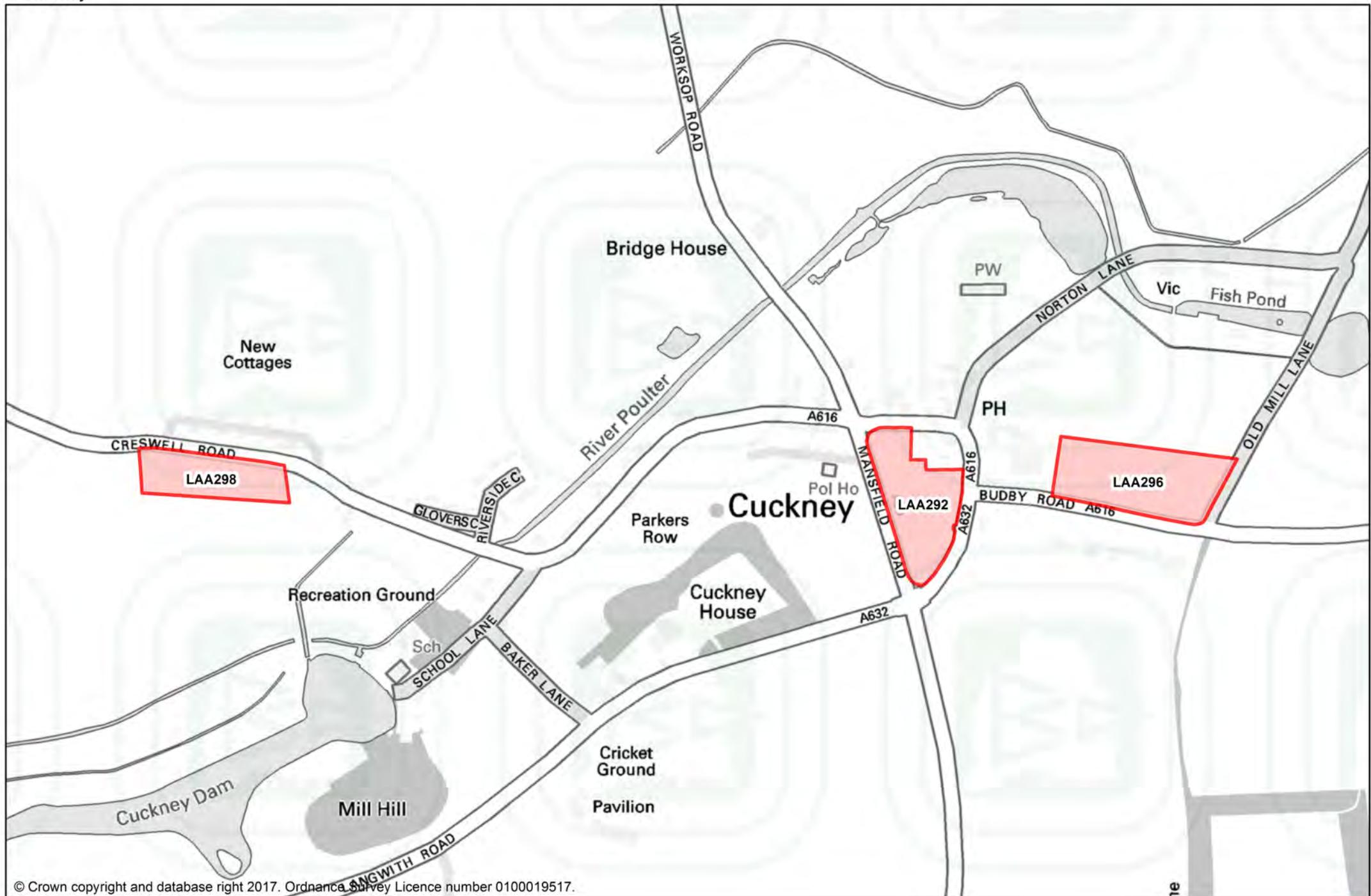
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Cottam



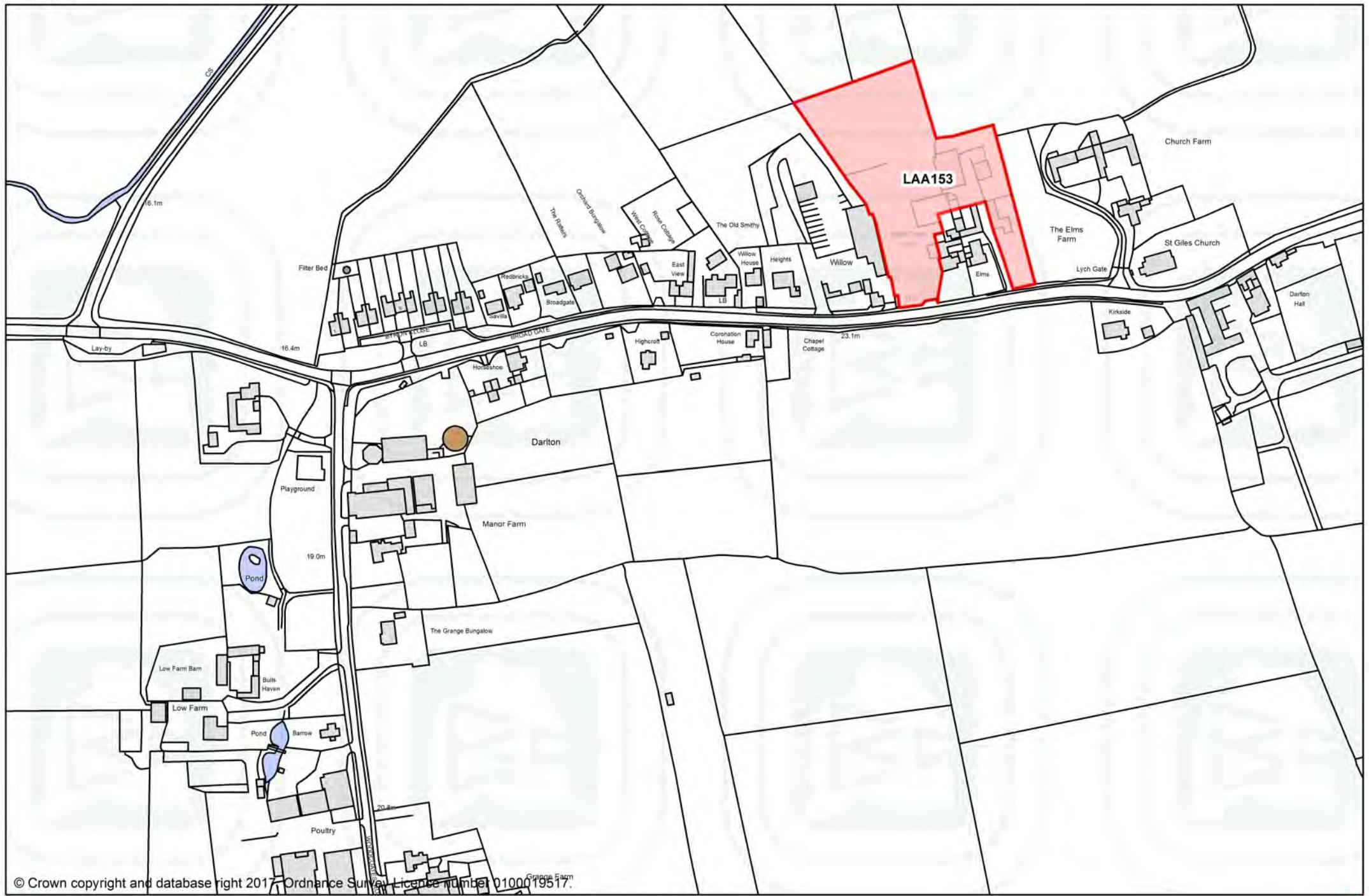
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Cuckney

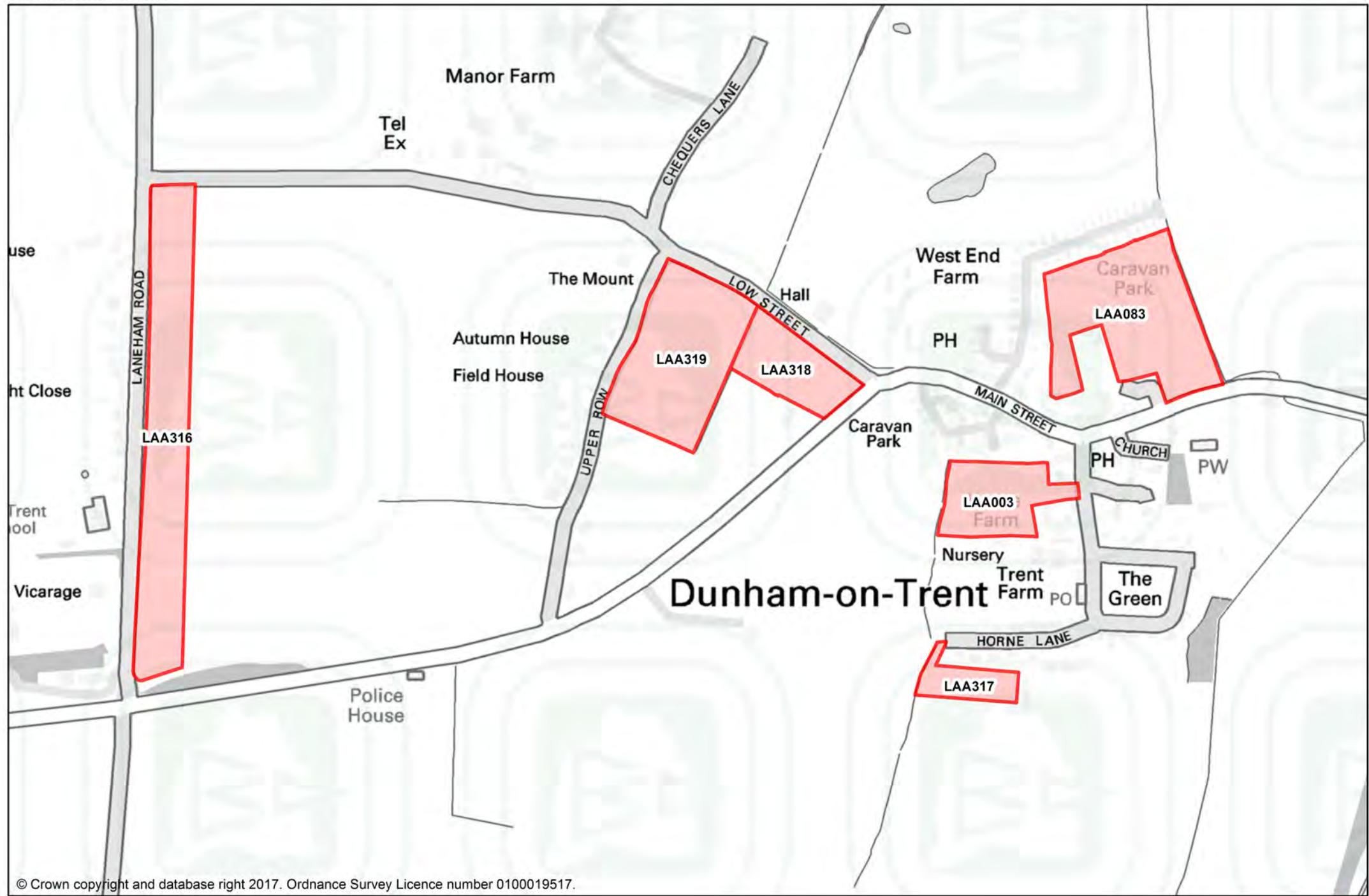


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

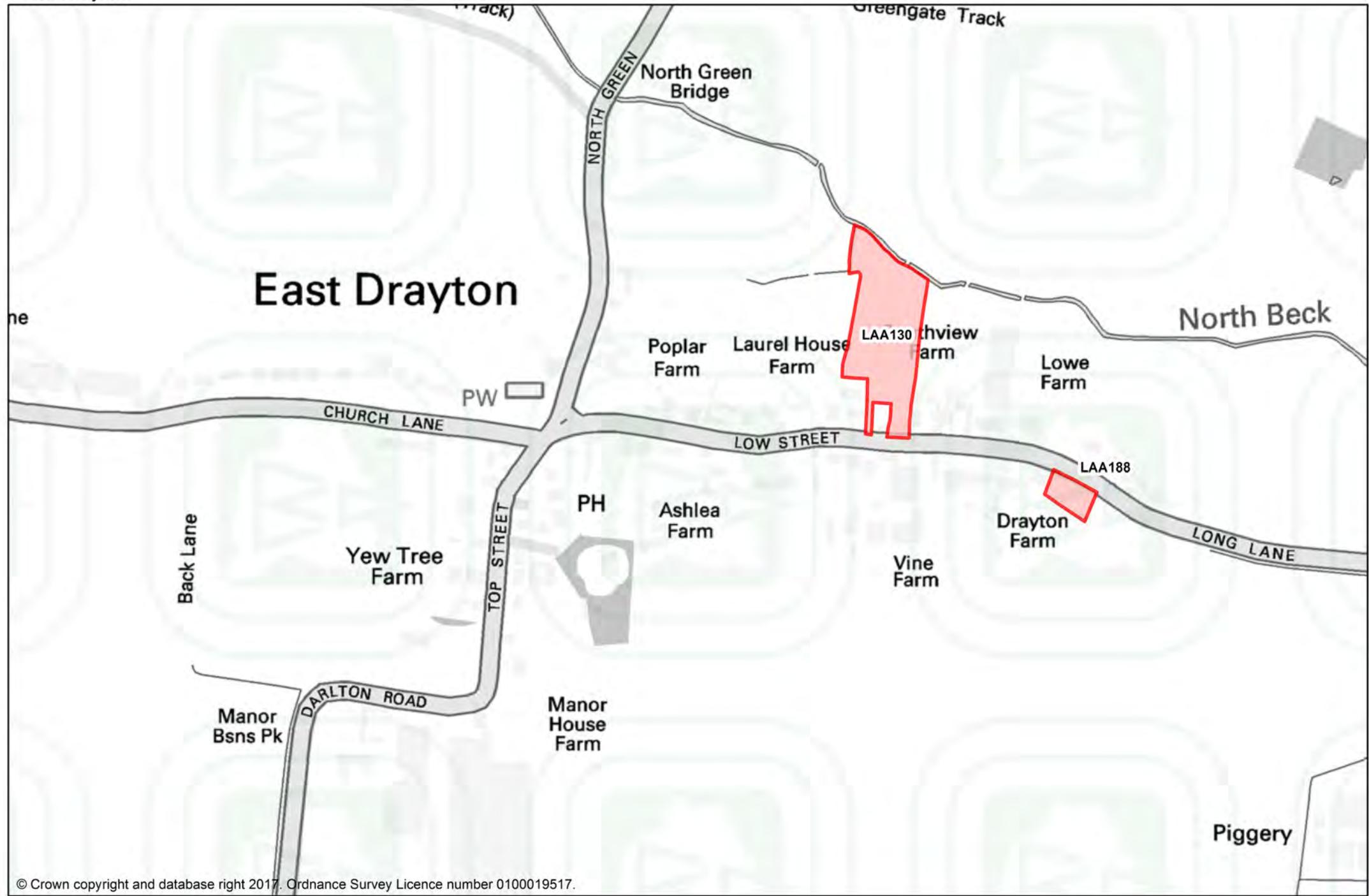
Darlington



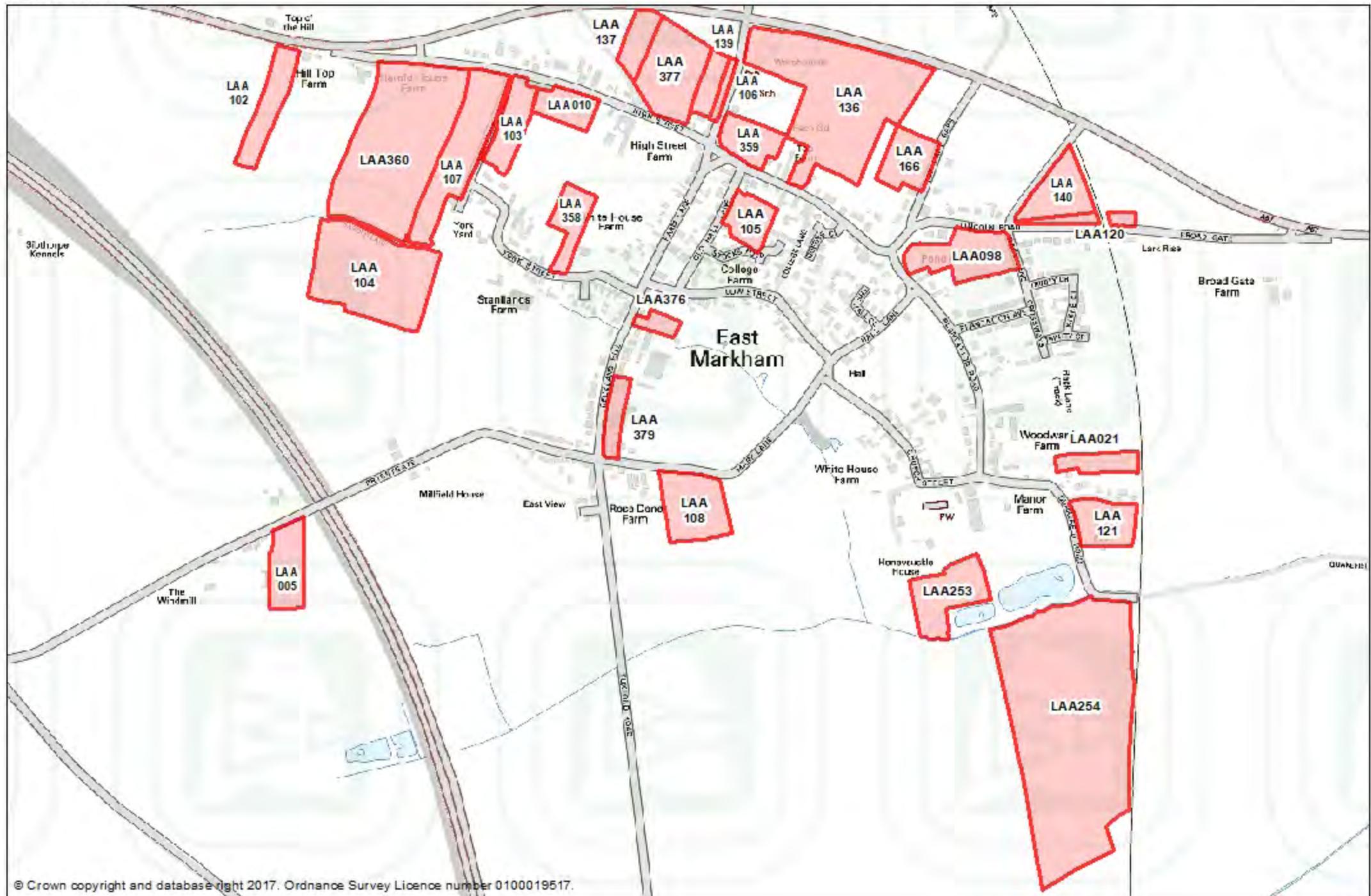
Dunham on Trent



© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

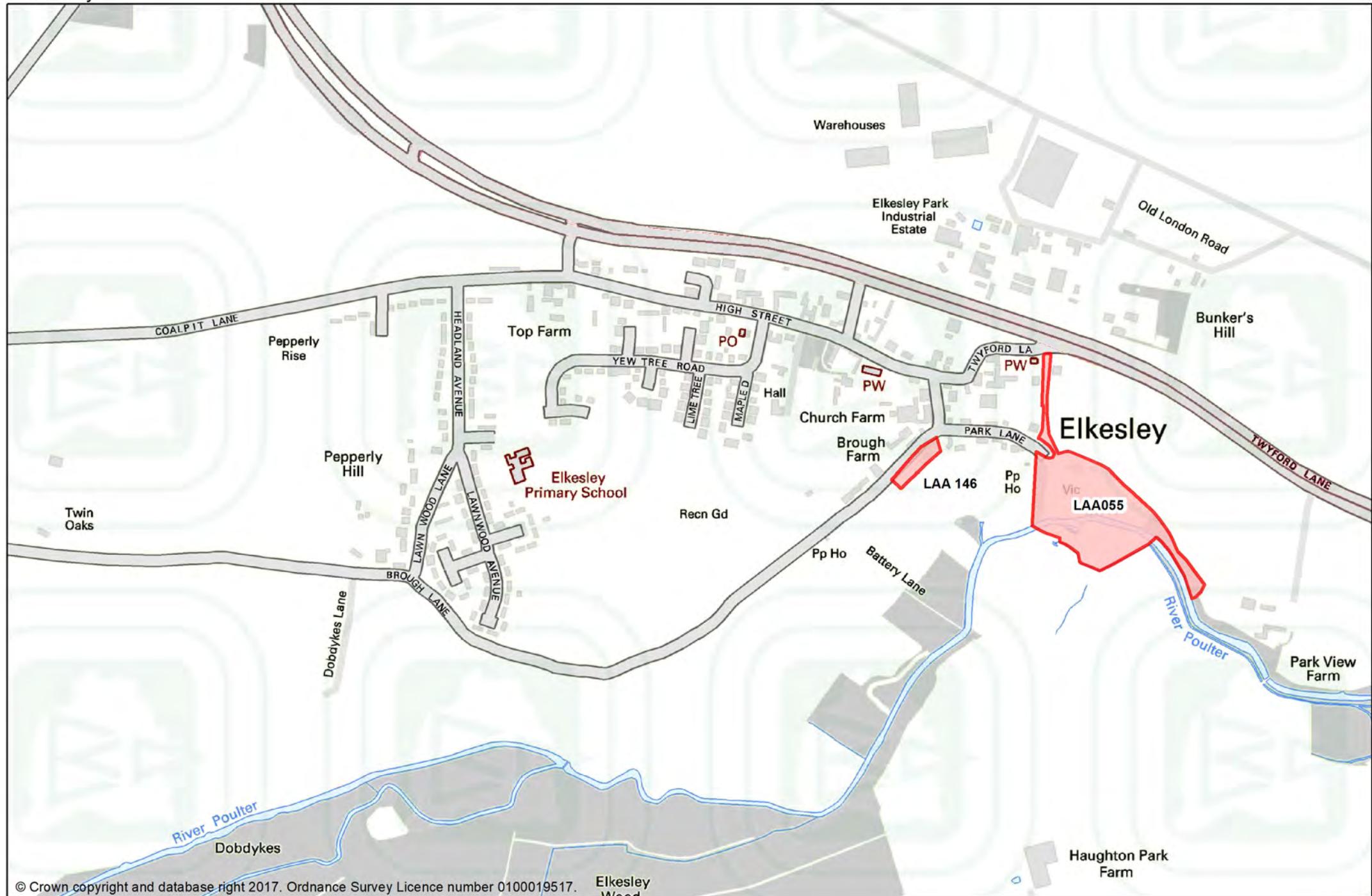


East Markham



© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

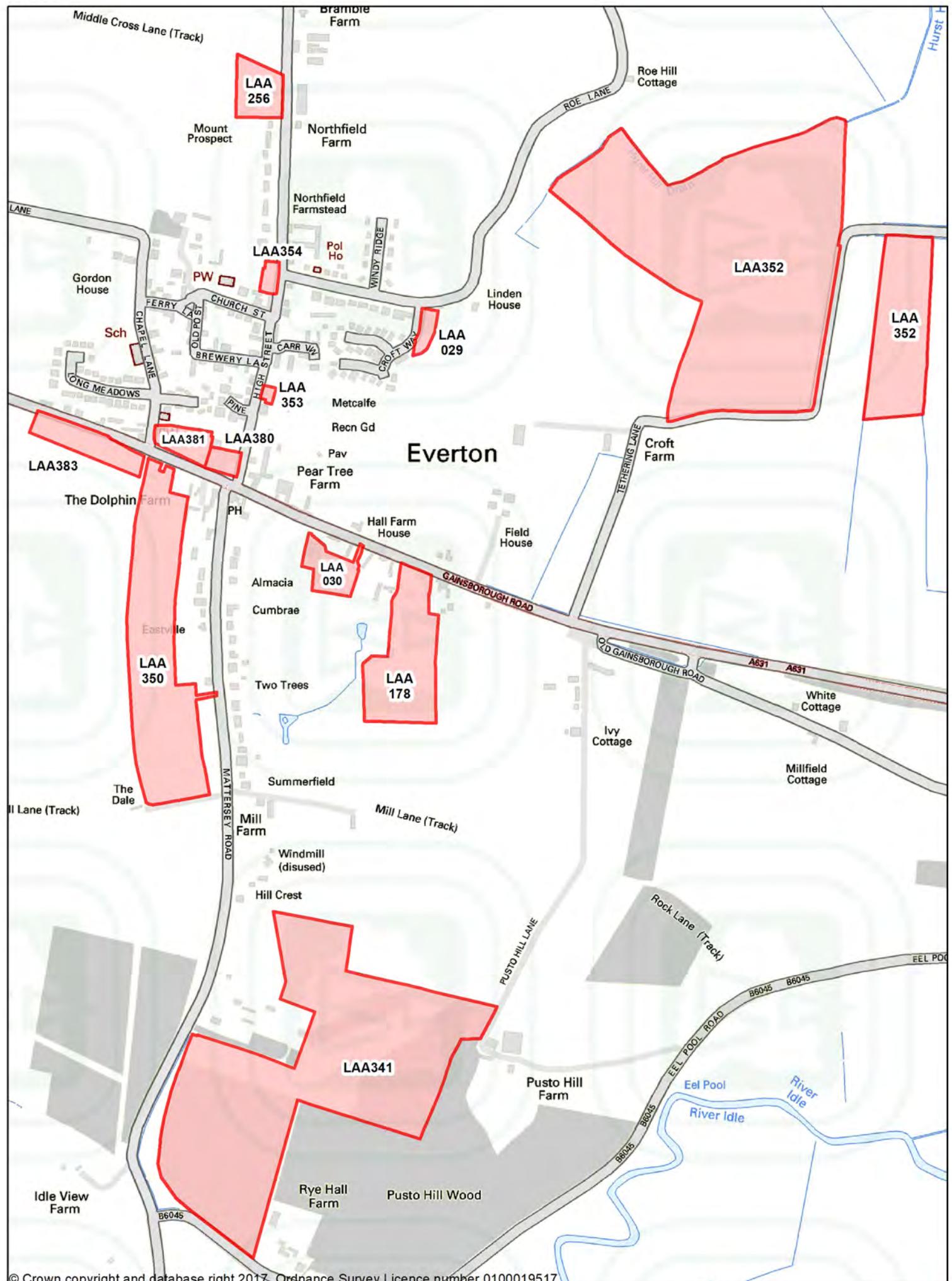
Elkesley



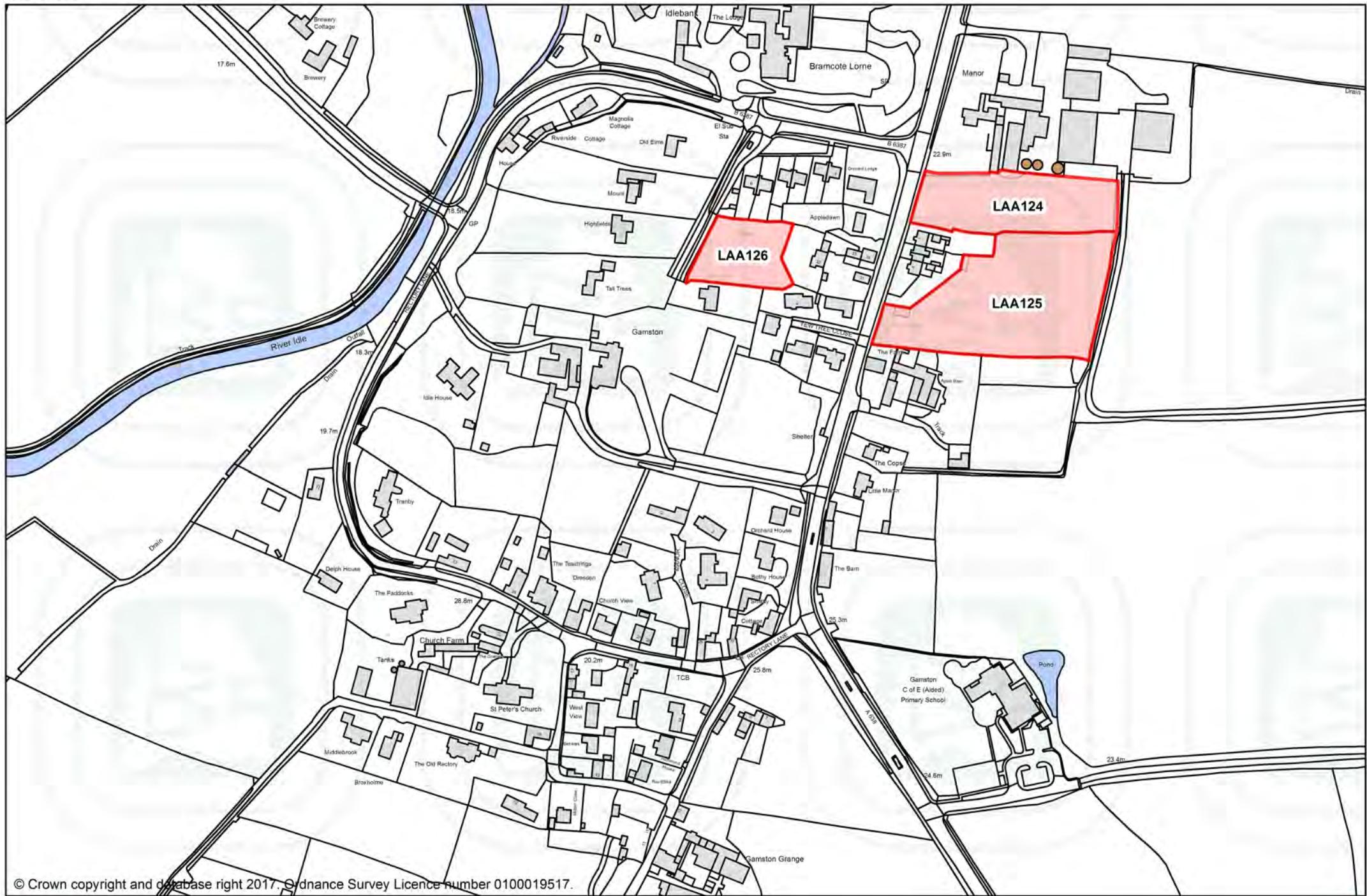
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

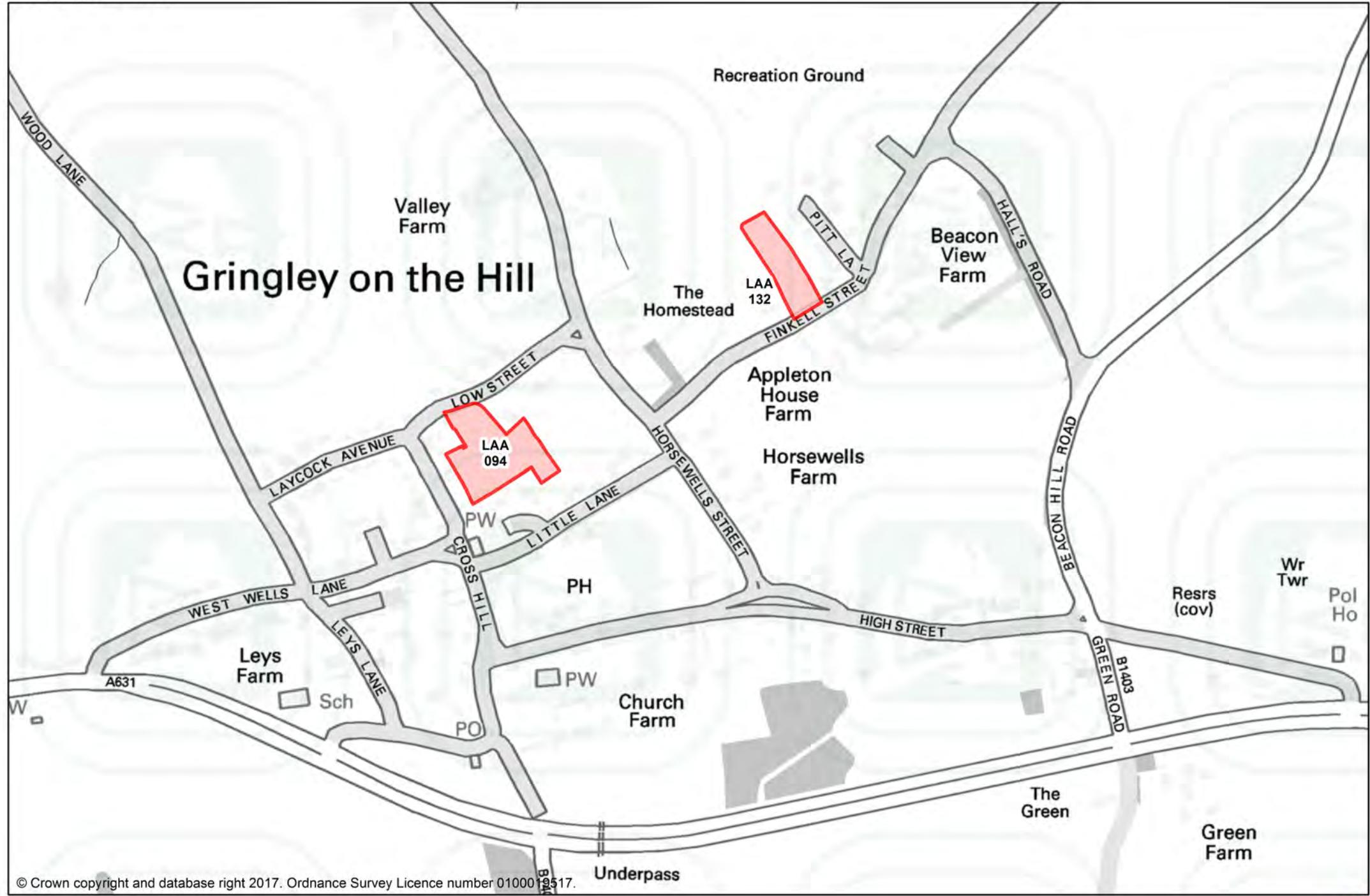
Elkesley
Wood

Everton

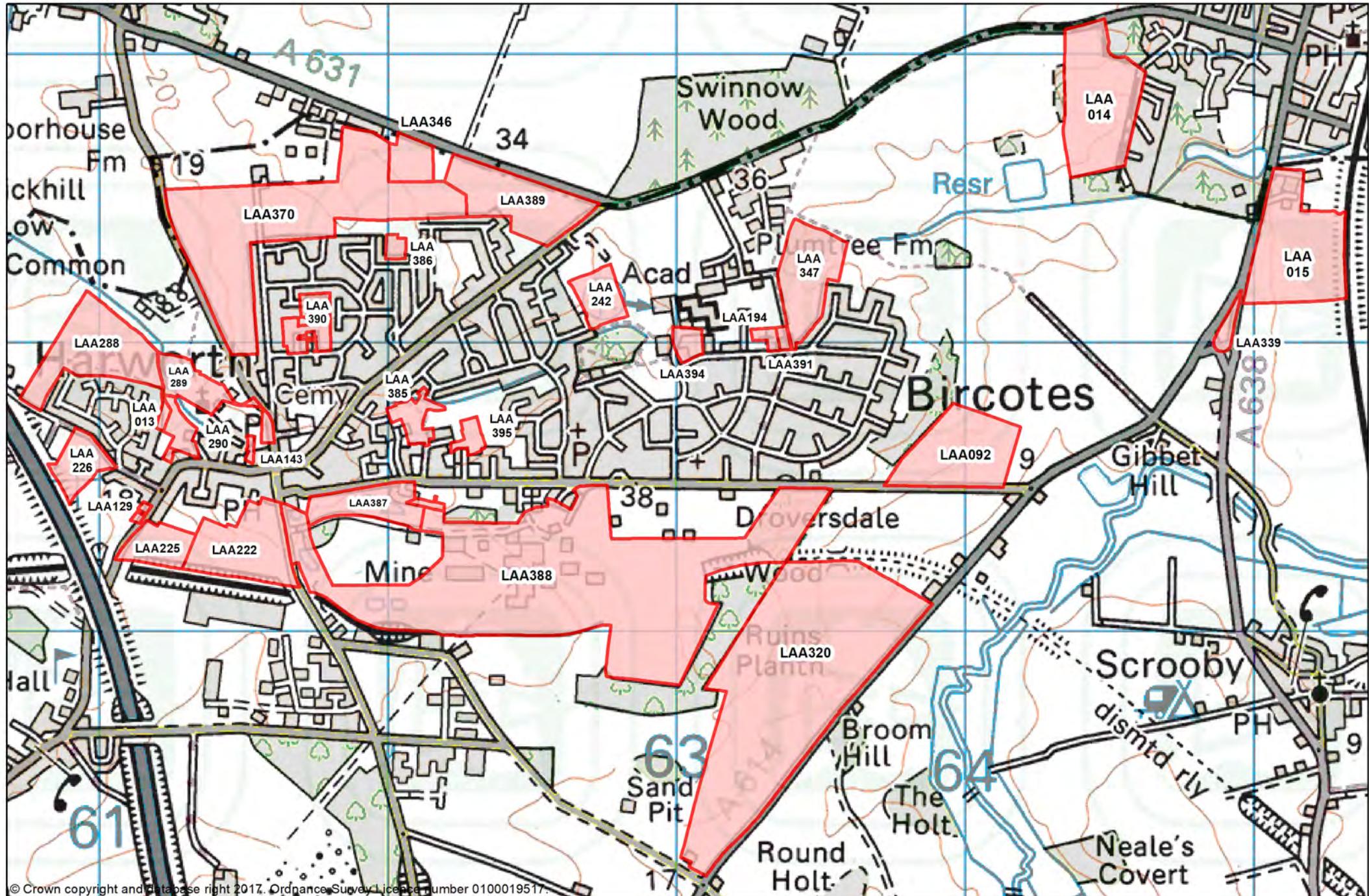


Gamston

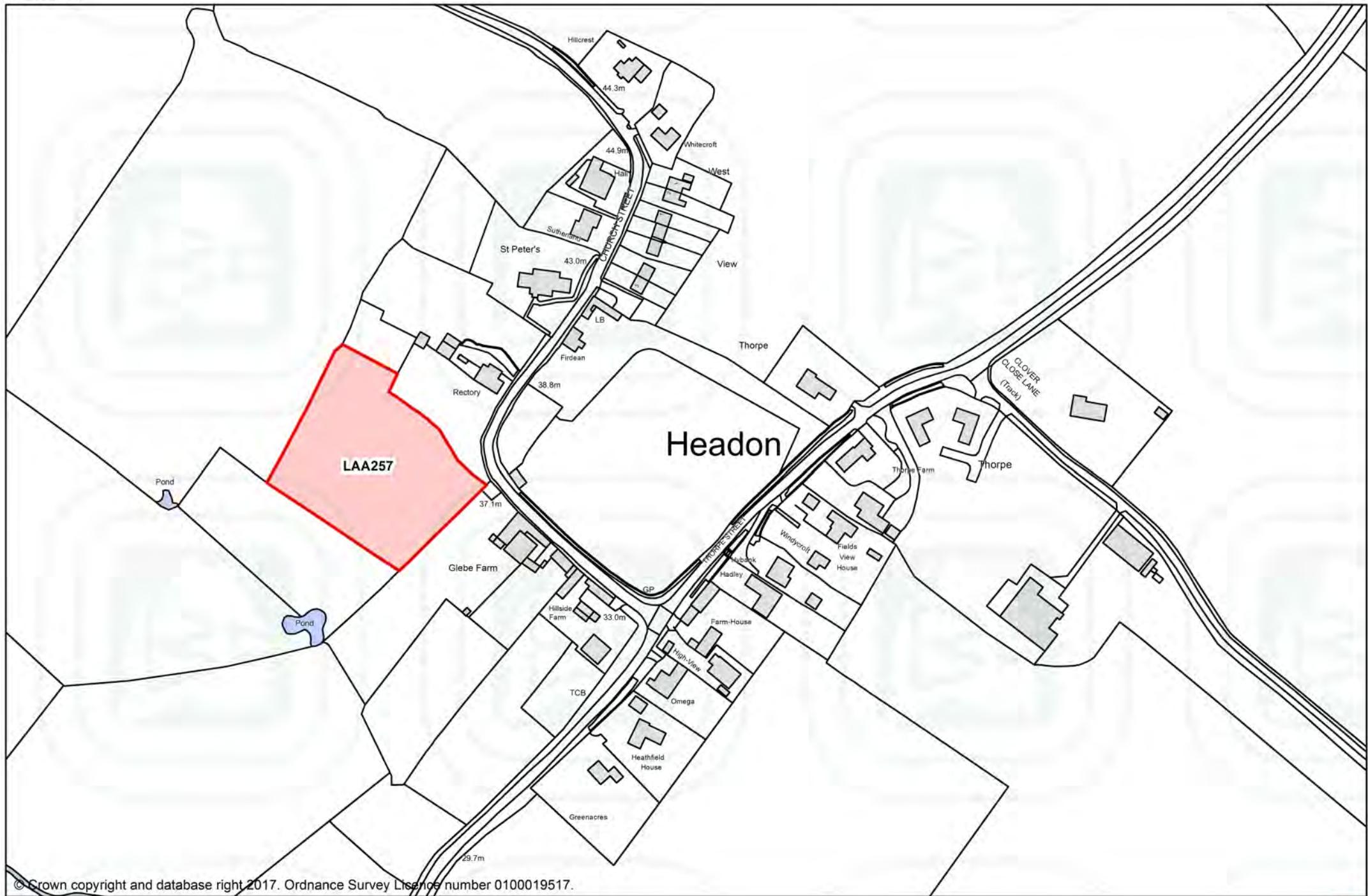




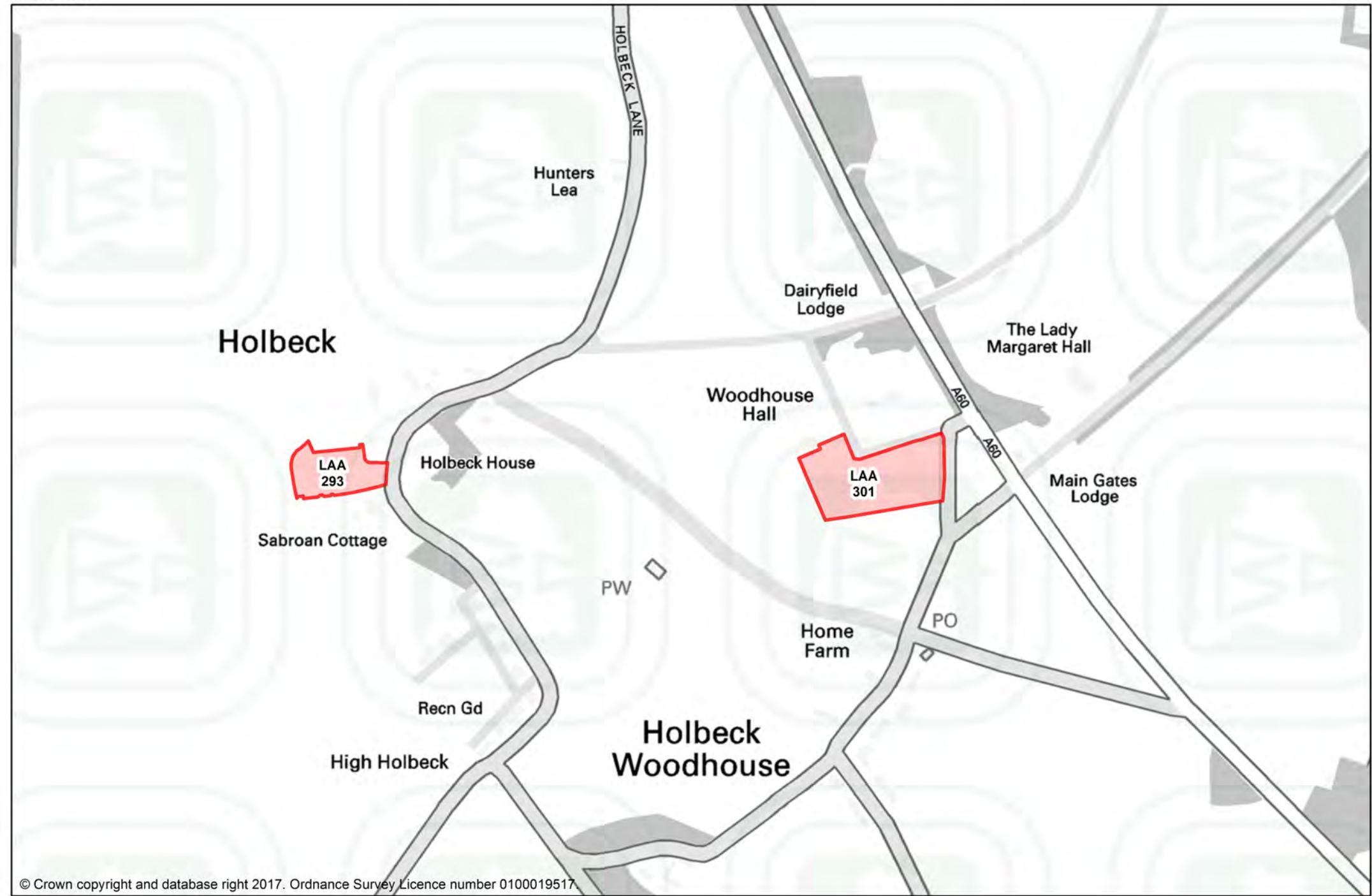
Harworth and Bircotes



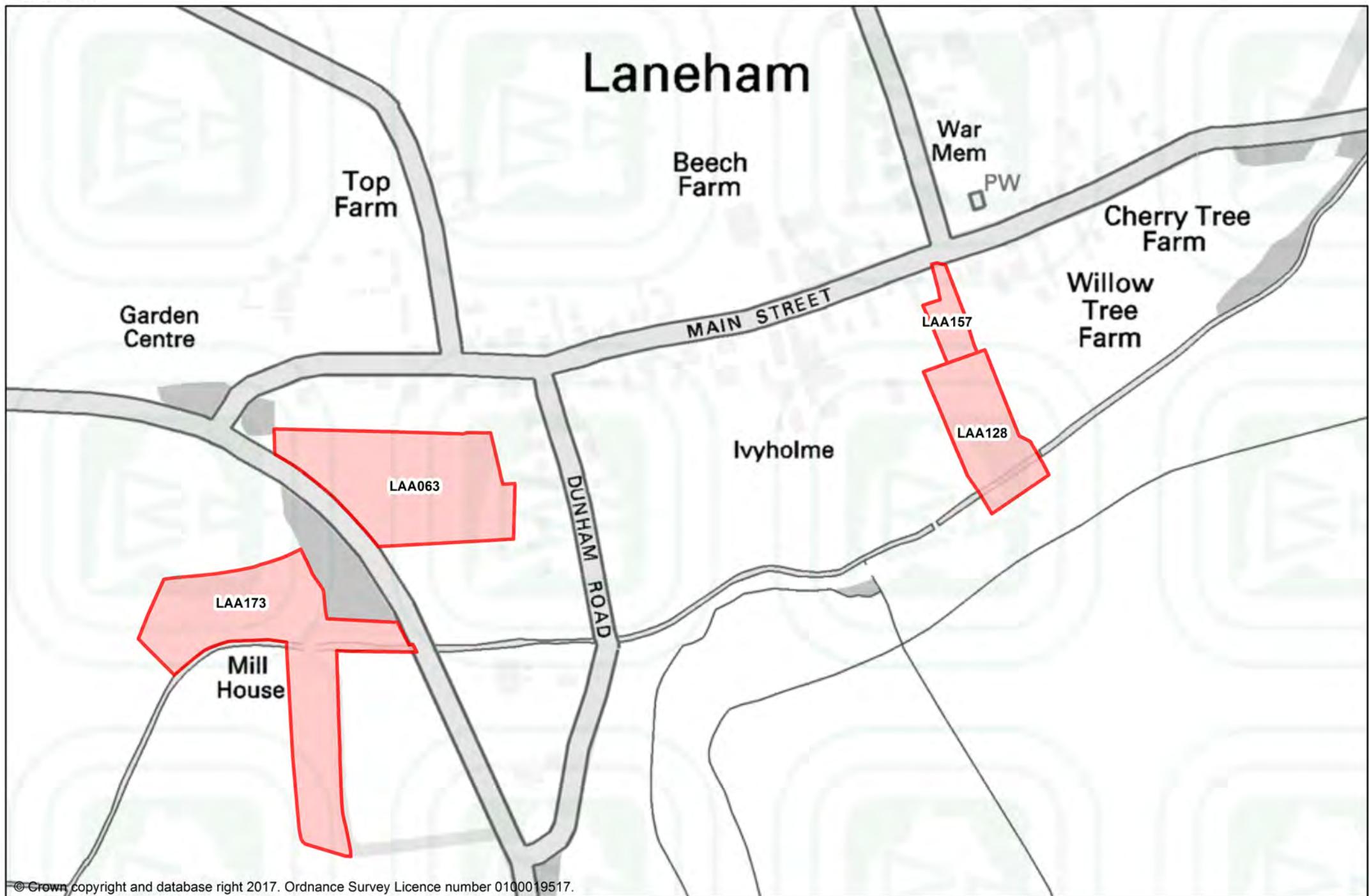
Headon



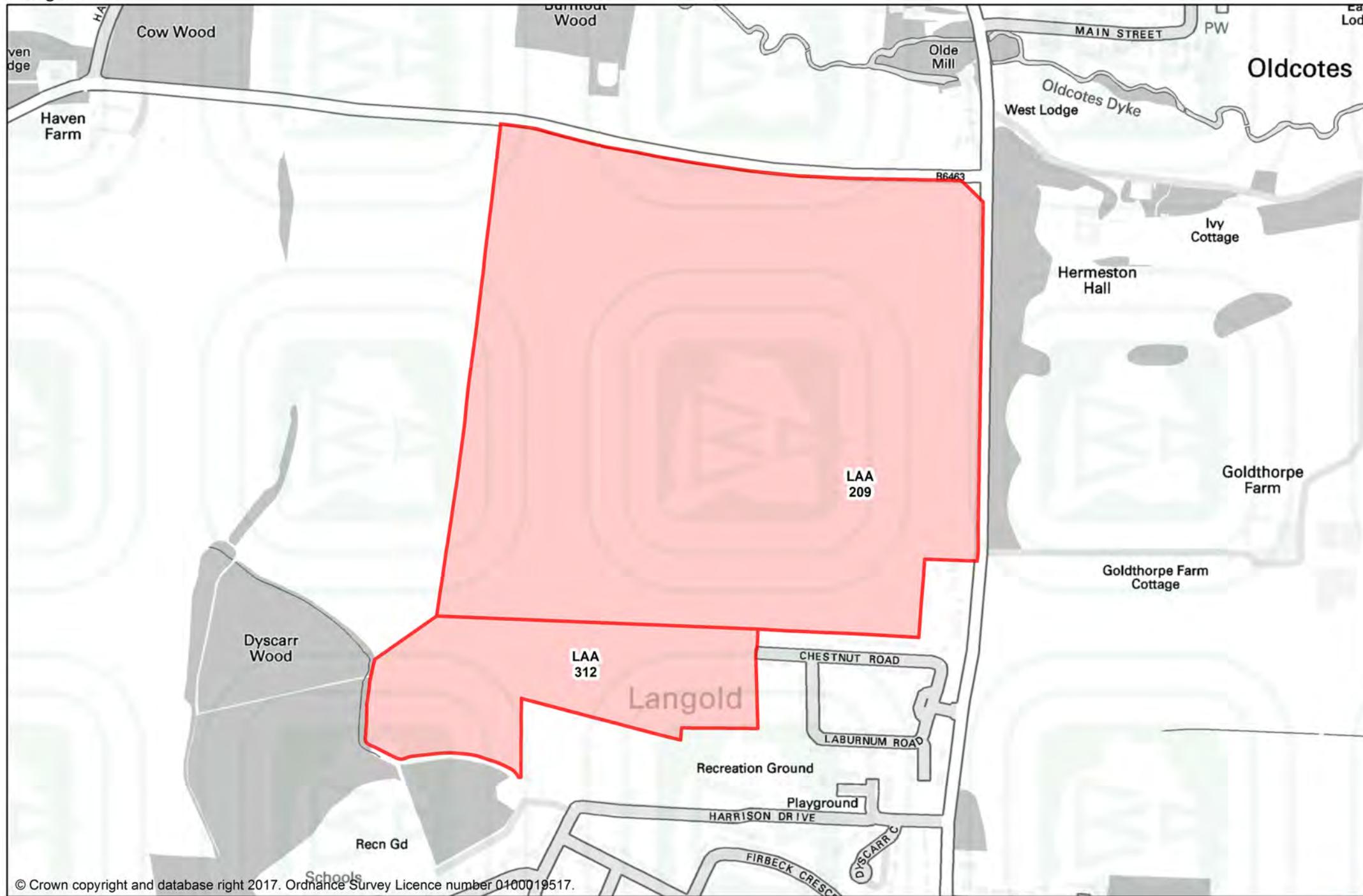
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.



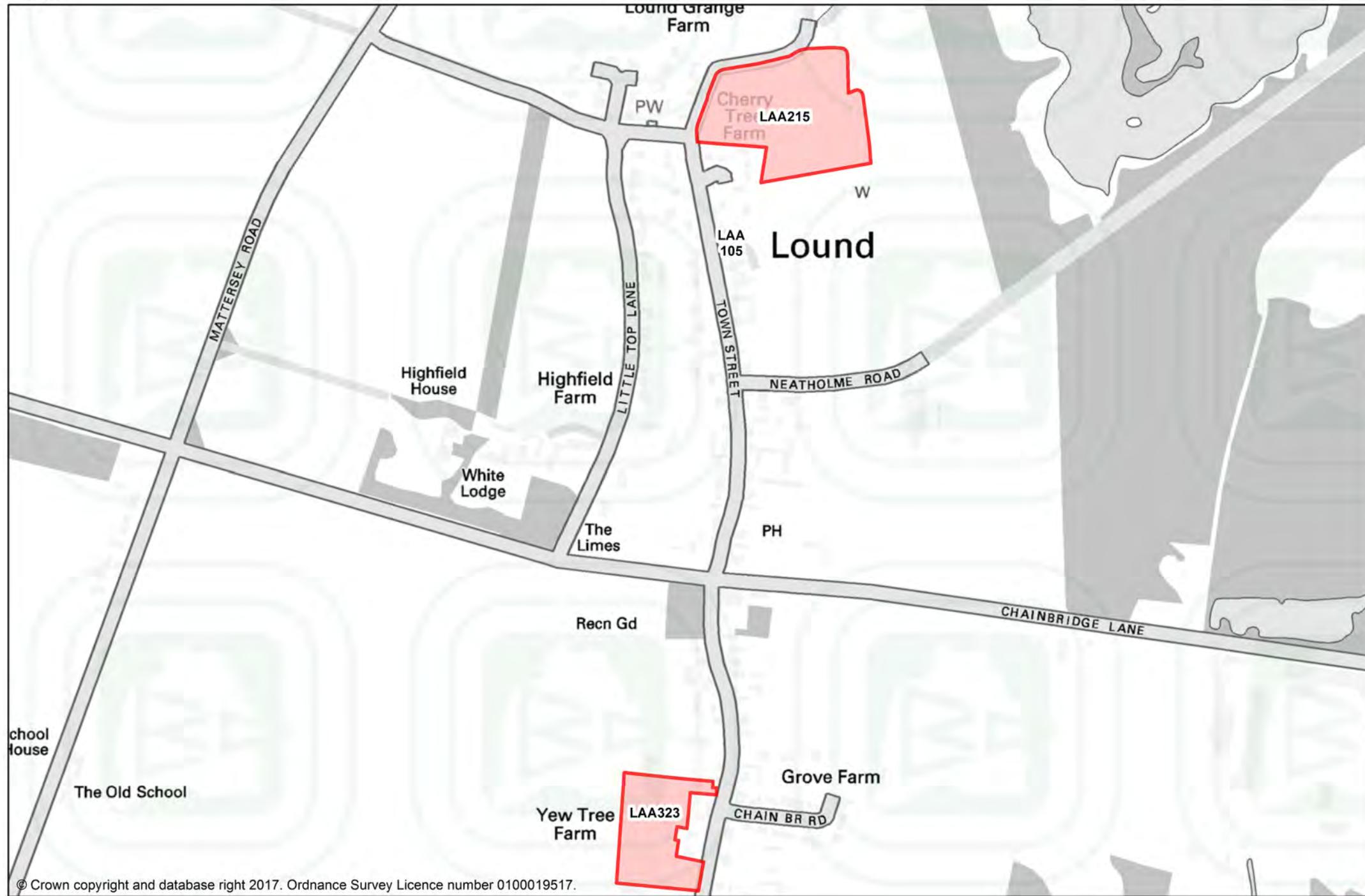
Laneham



Langold

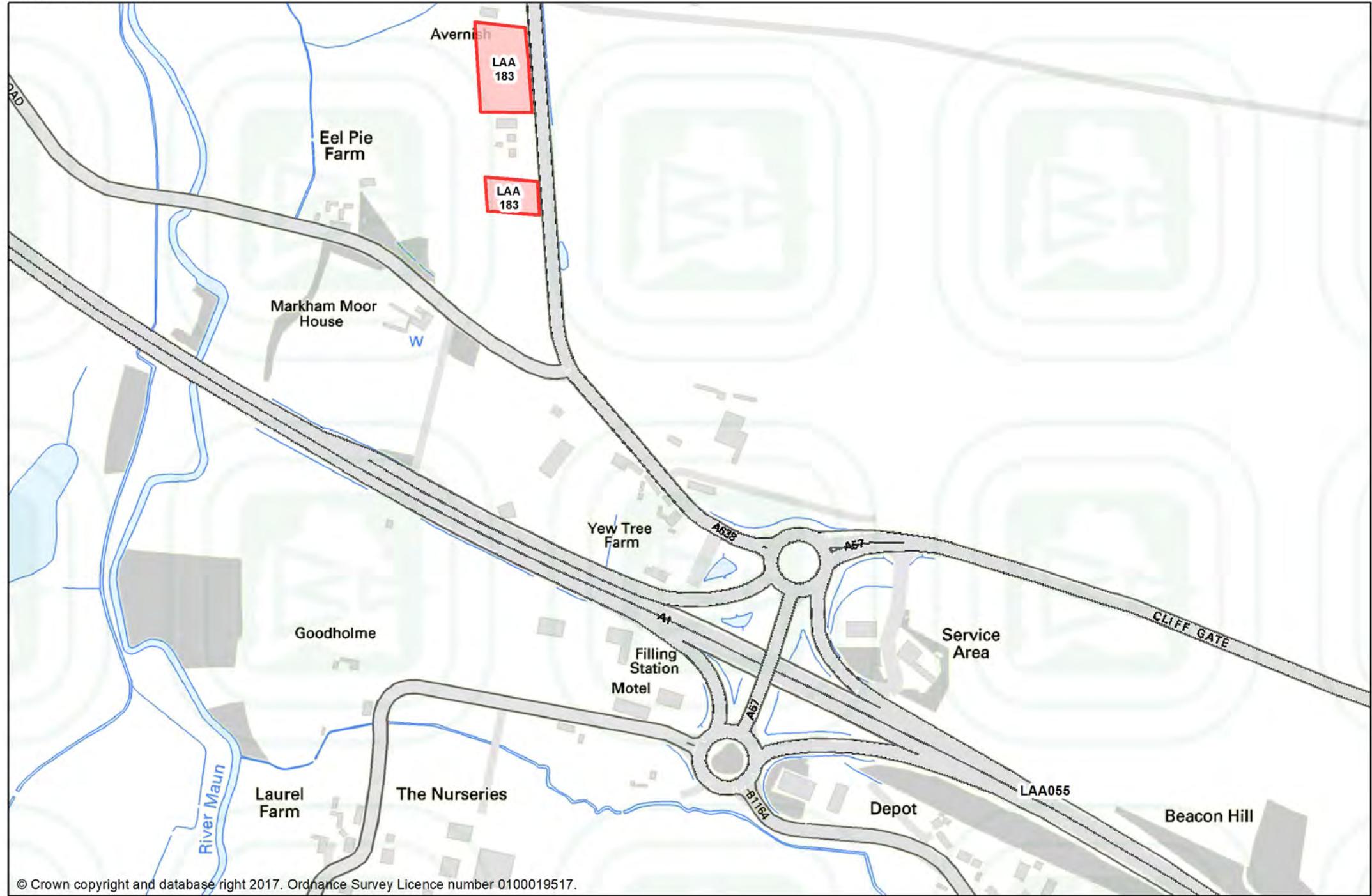


Lound



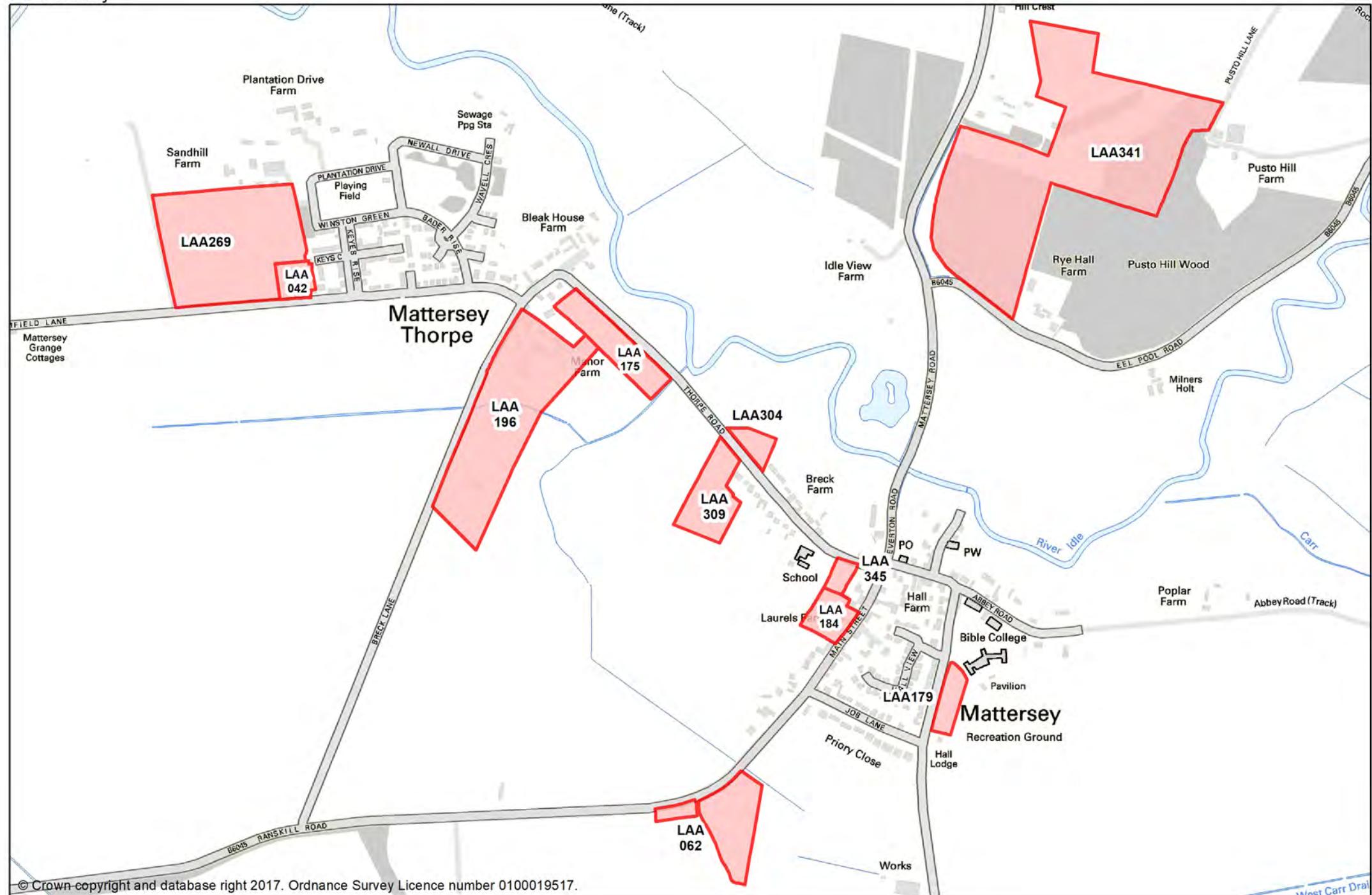
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Markham Moor



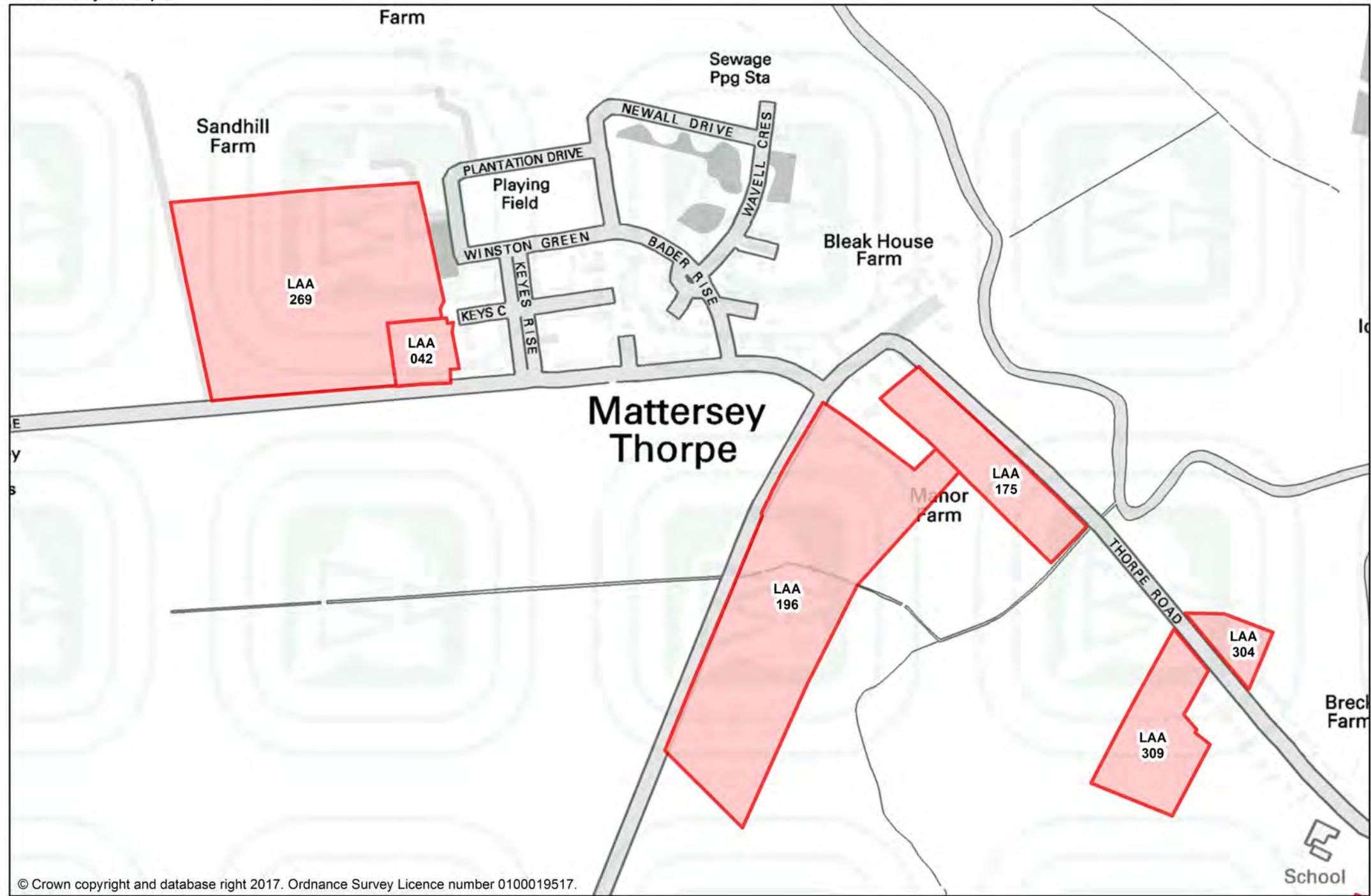
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Mattersey



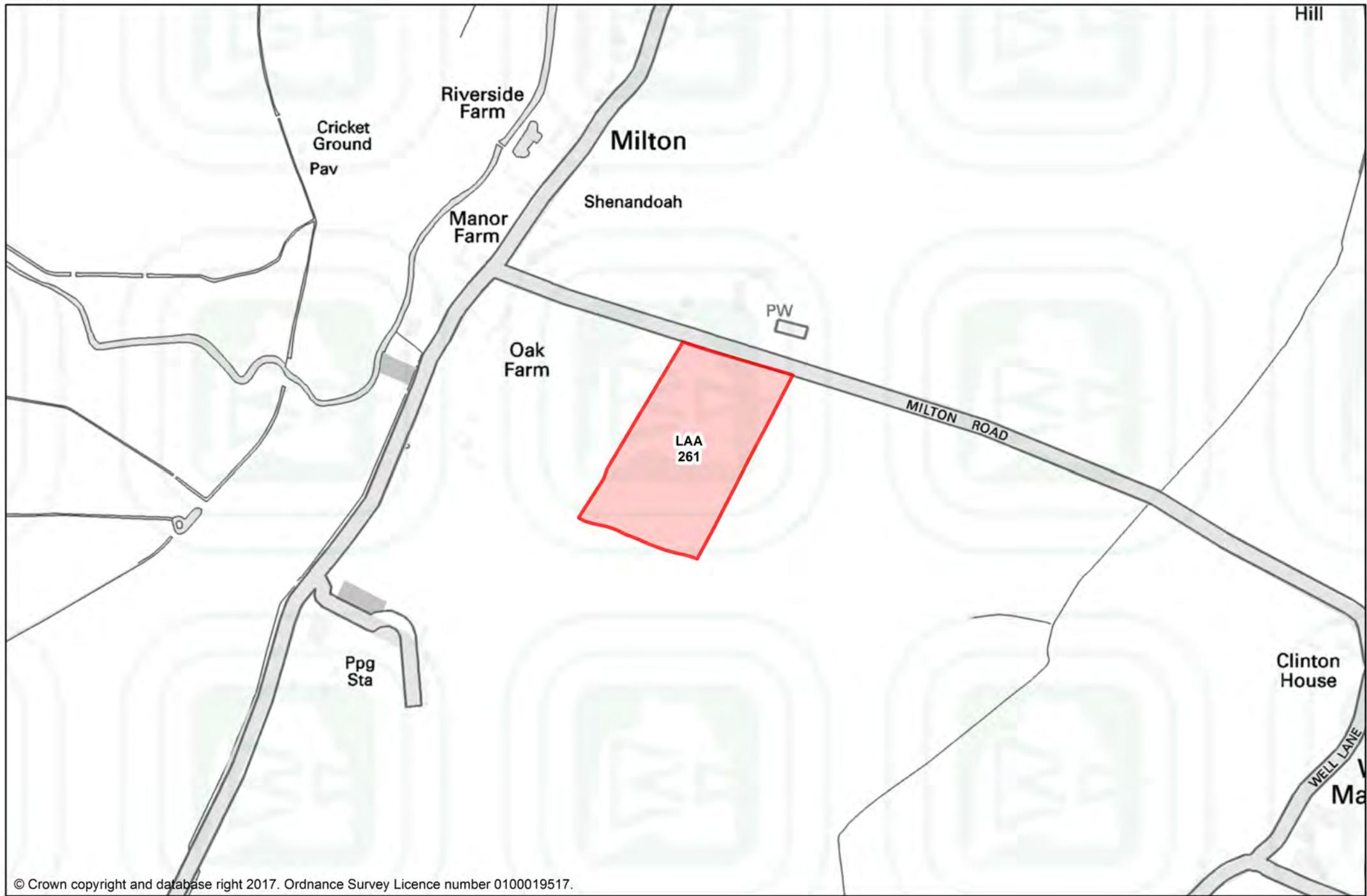
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Farm



Milton

Hill

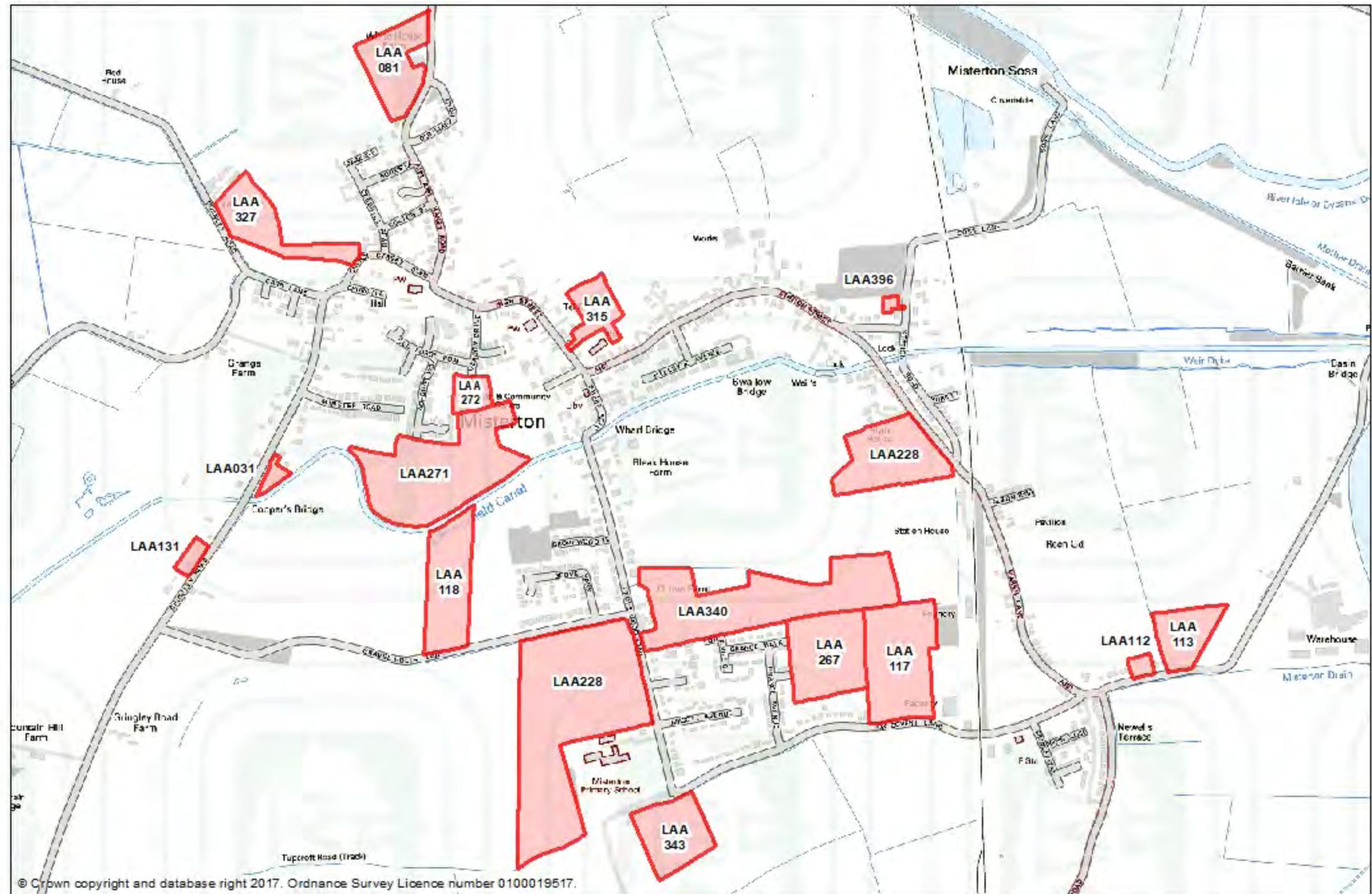


Misson

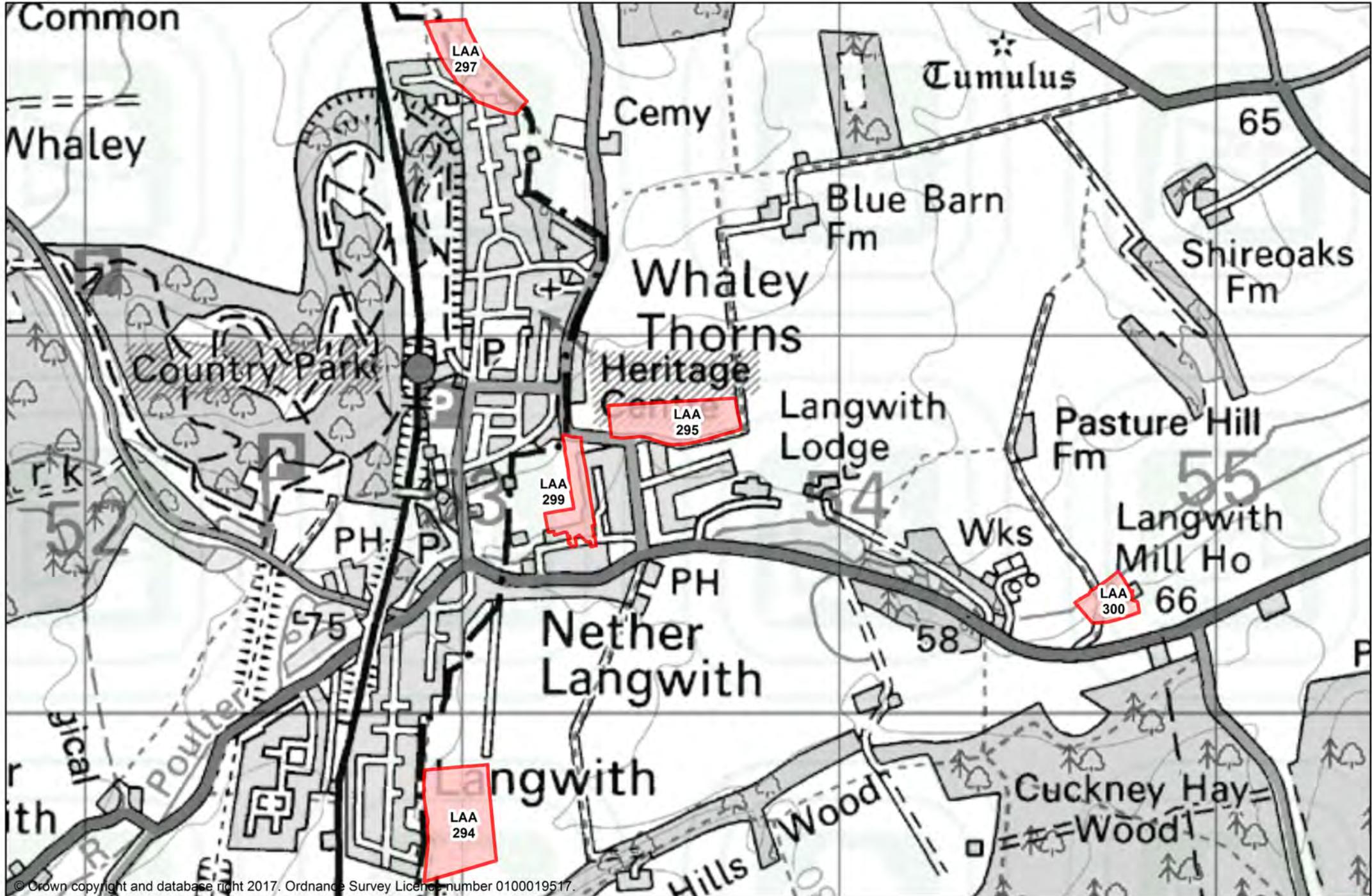


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

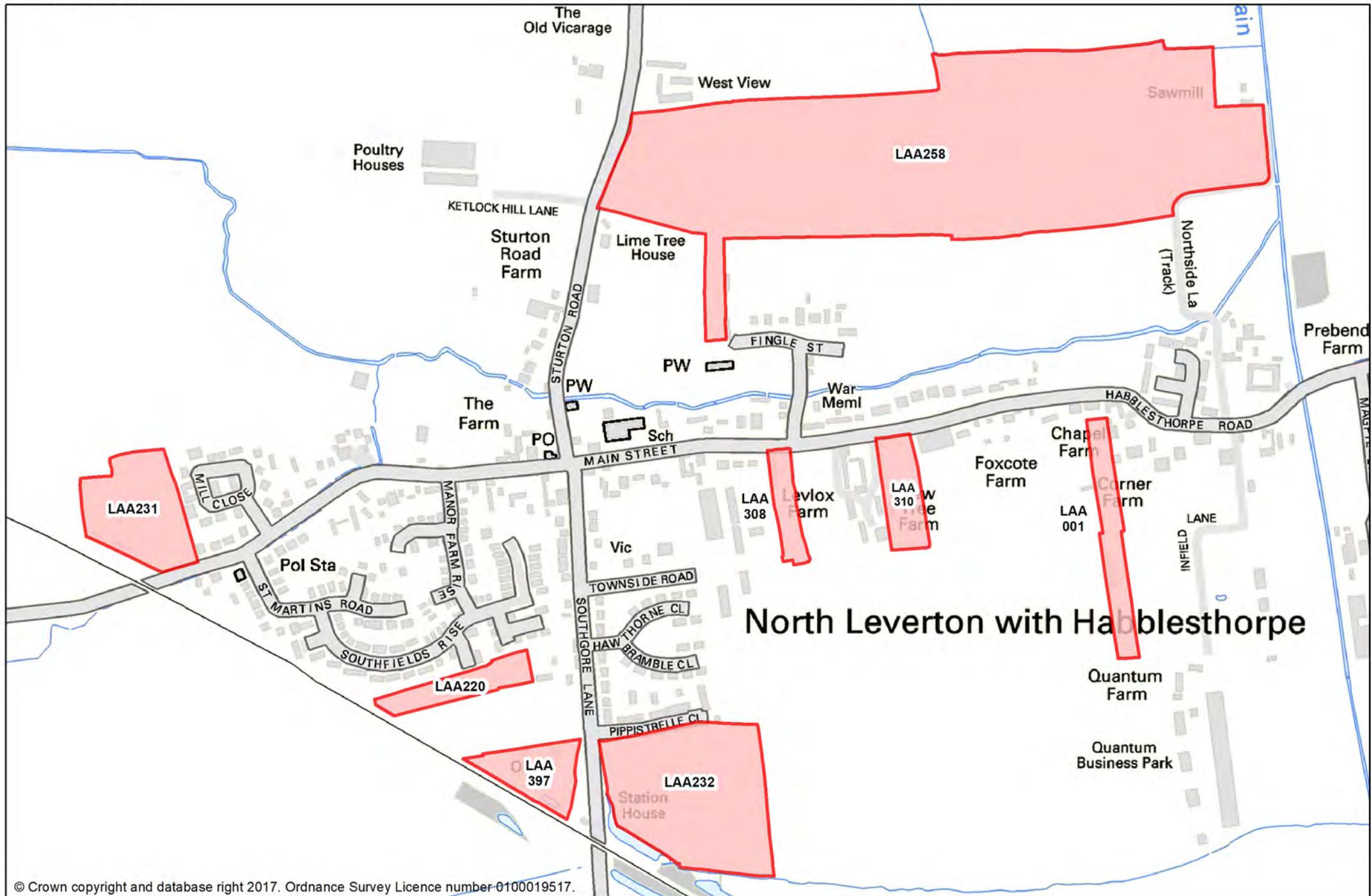
Misterton



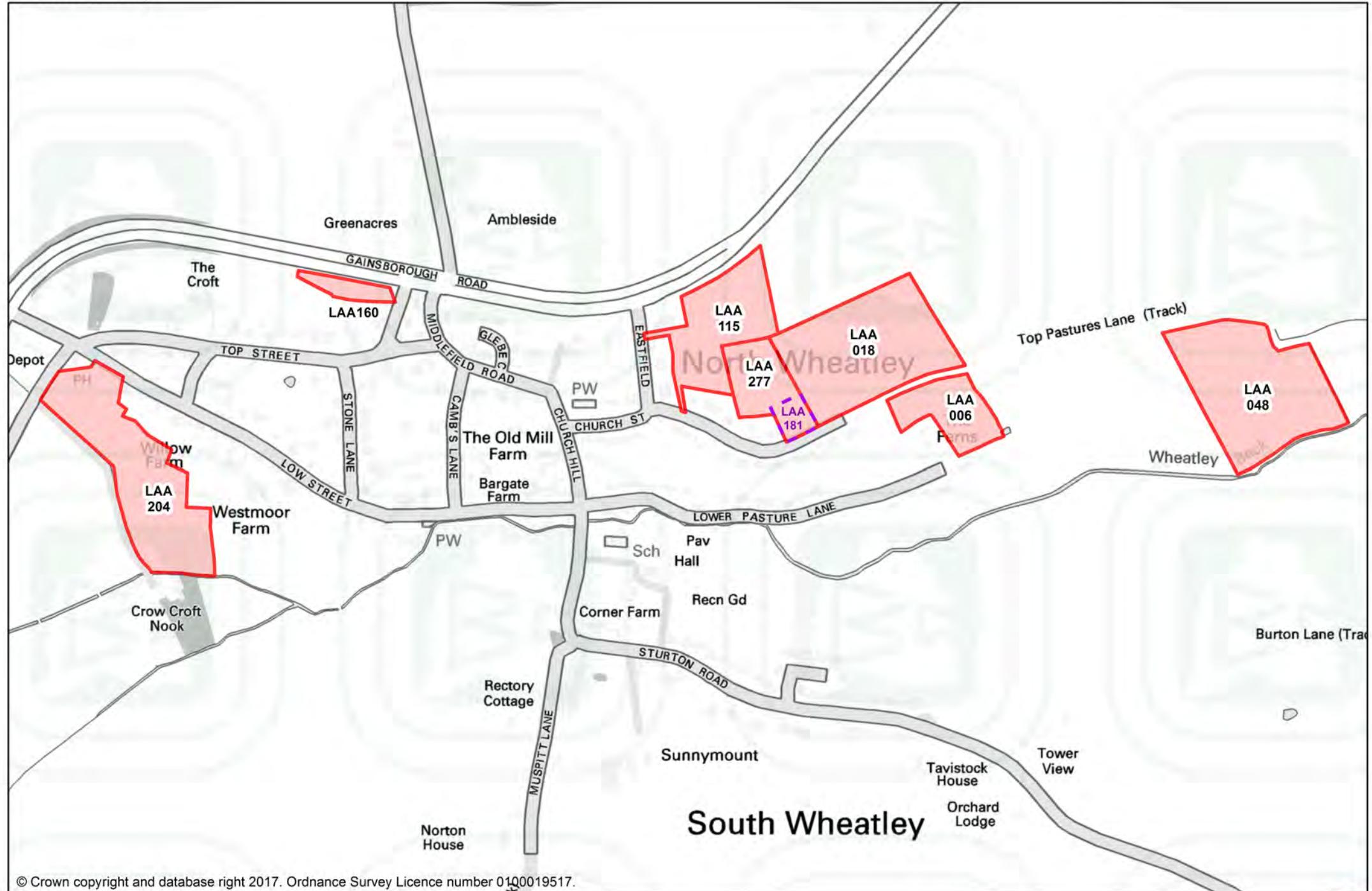
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.



North Leverton

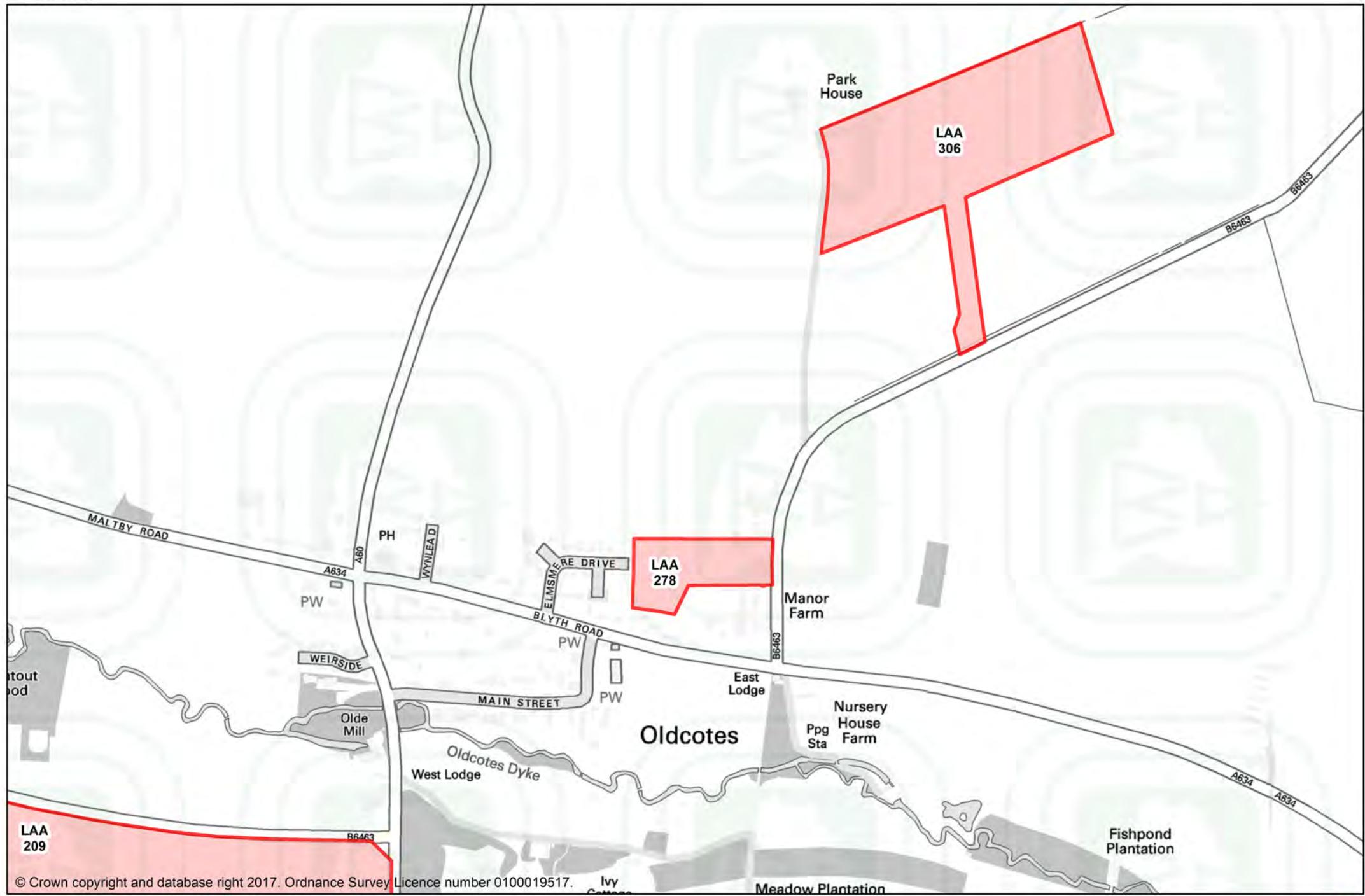


North Wheatley

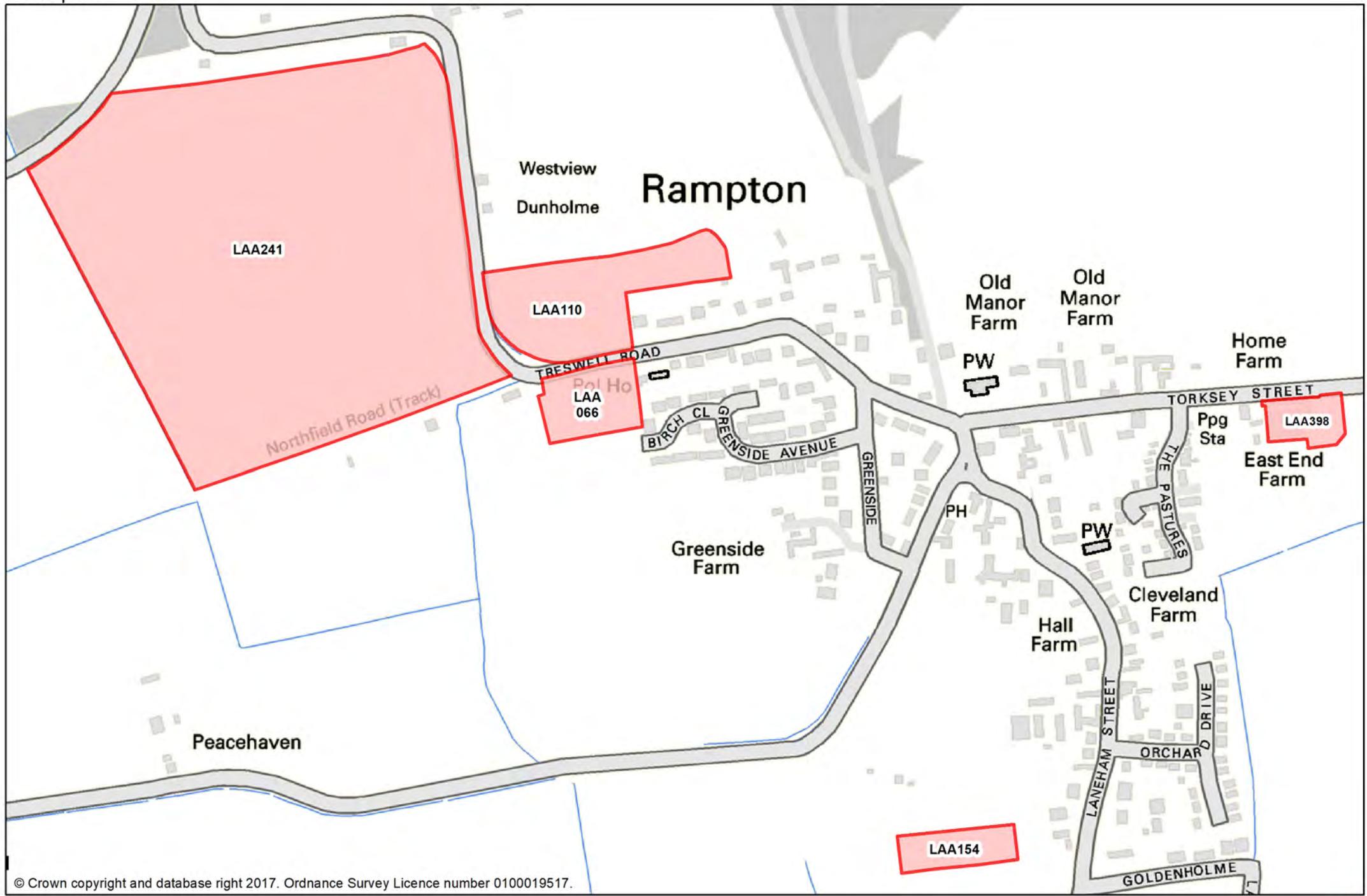


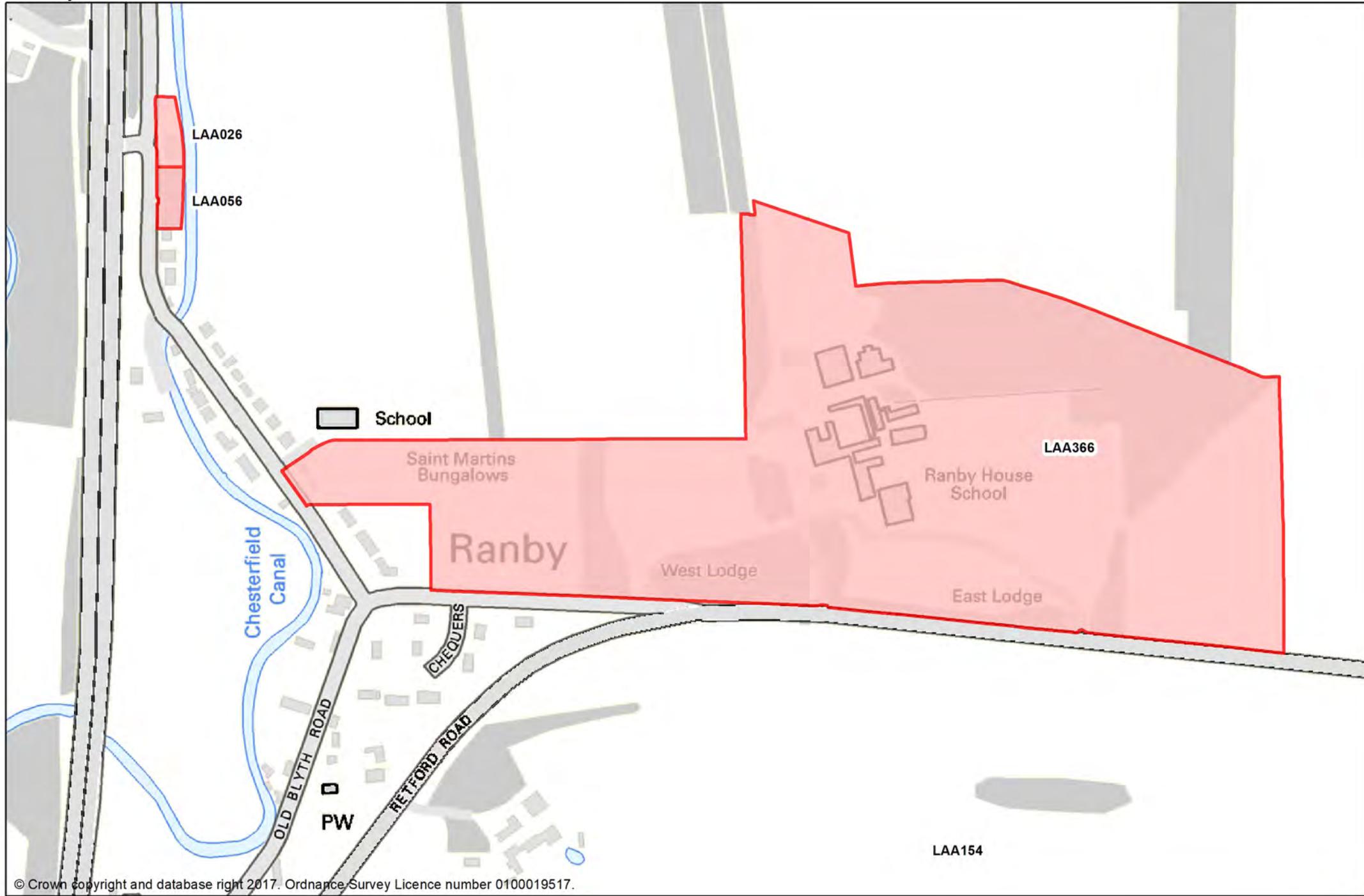
© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Oldcotes

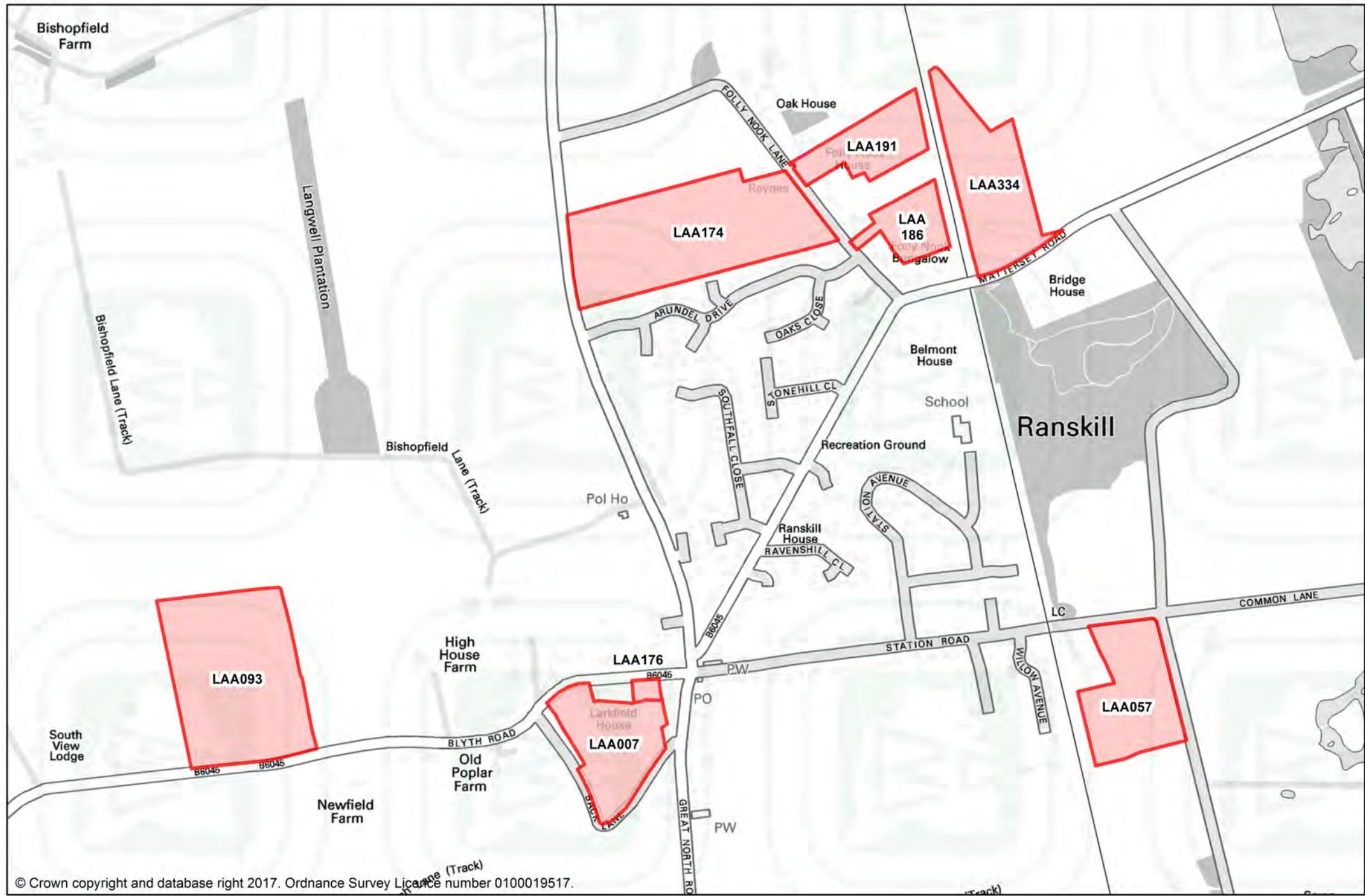


Rampton

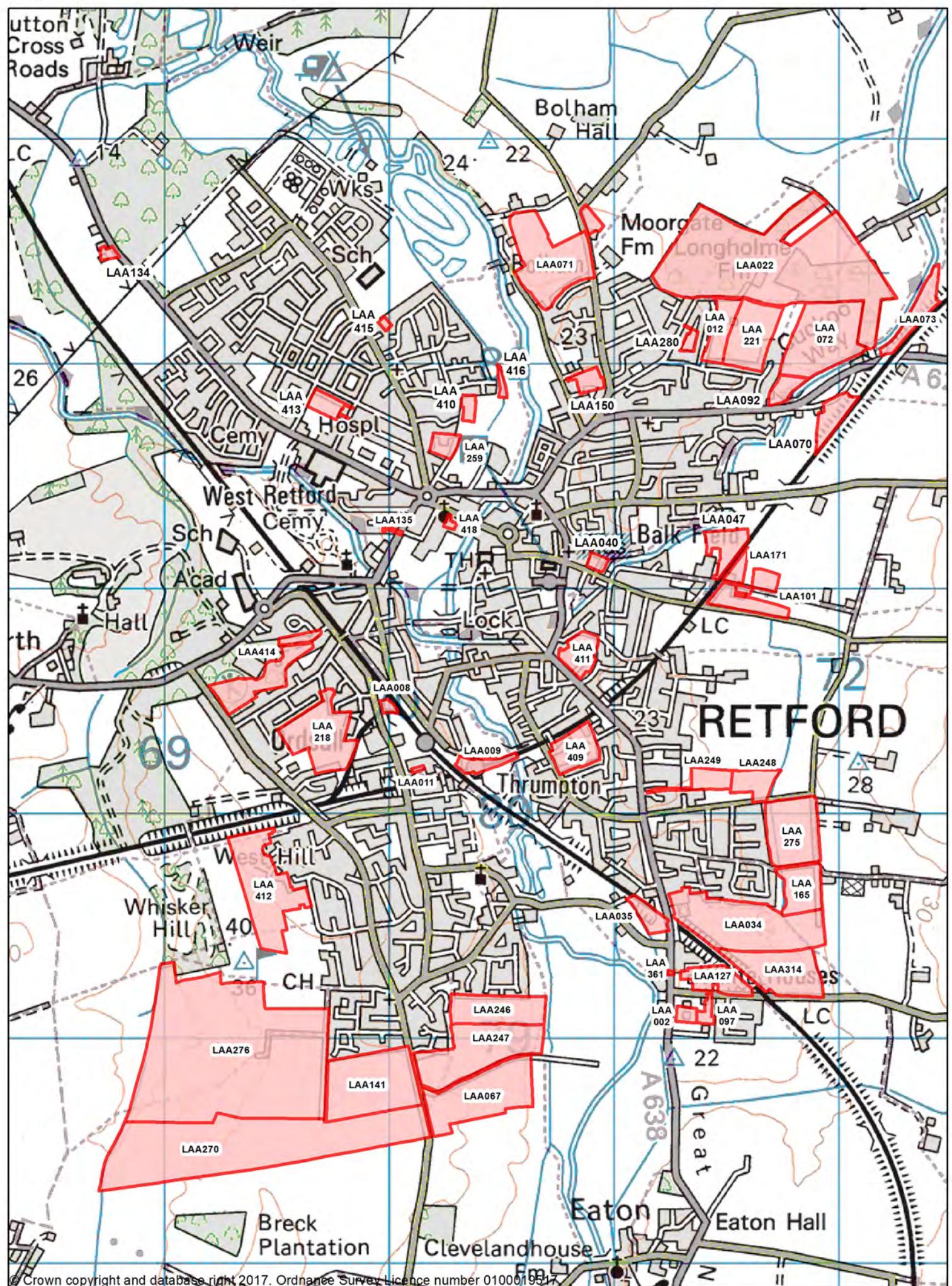




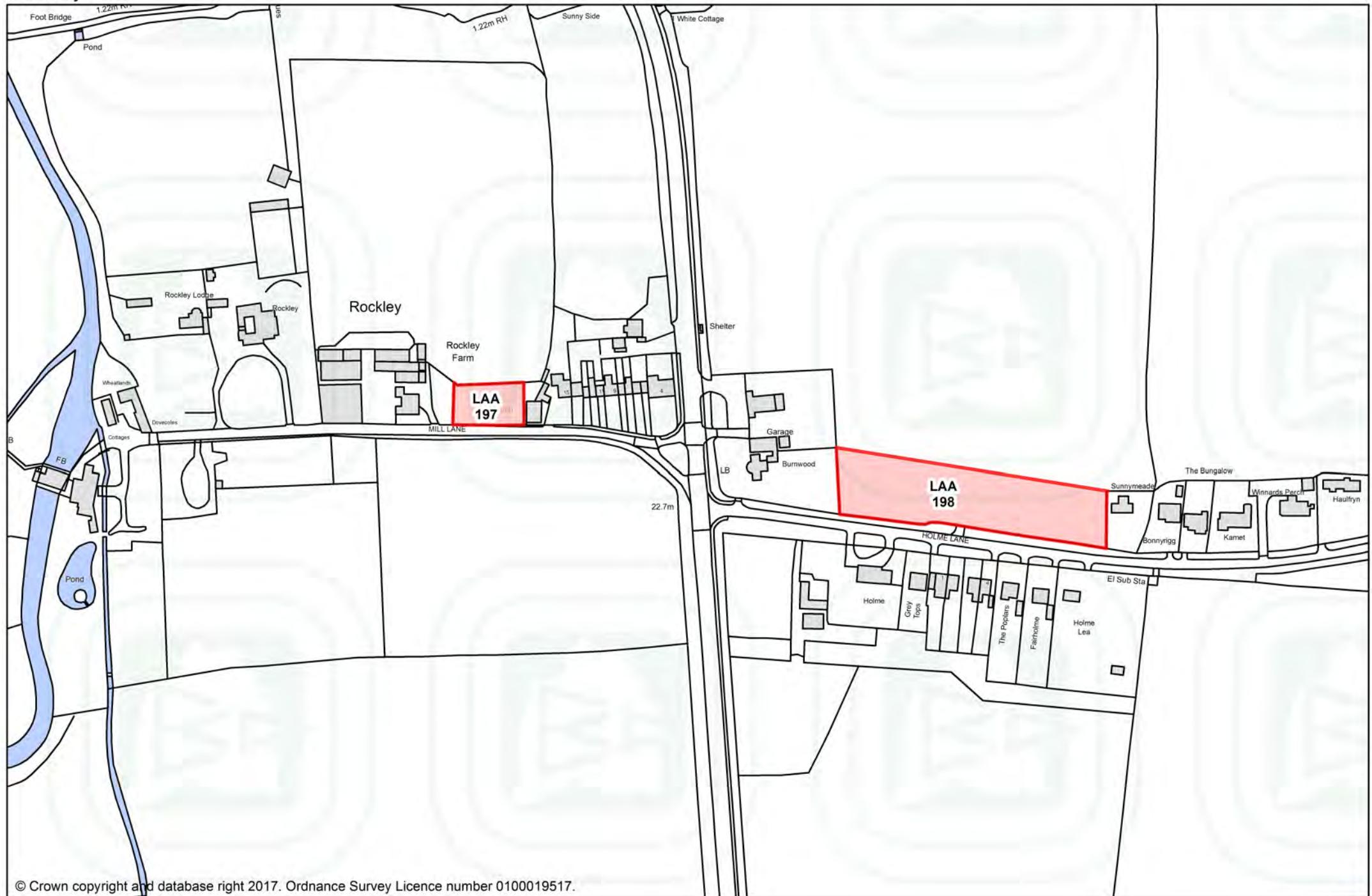
Ranskill



Retford

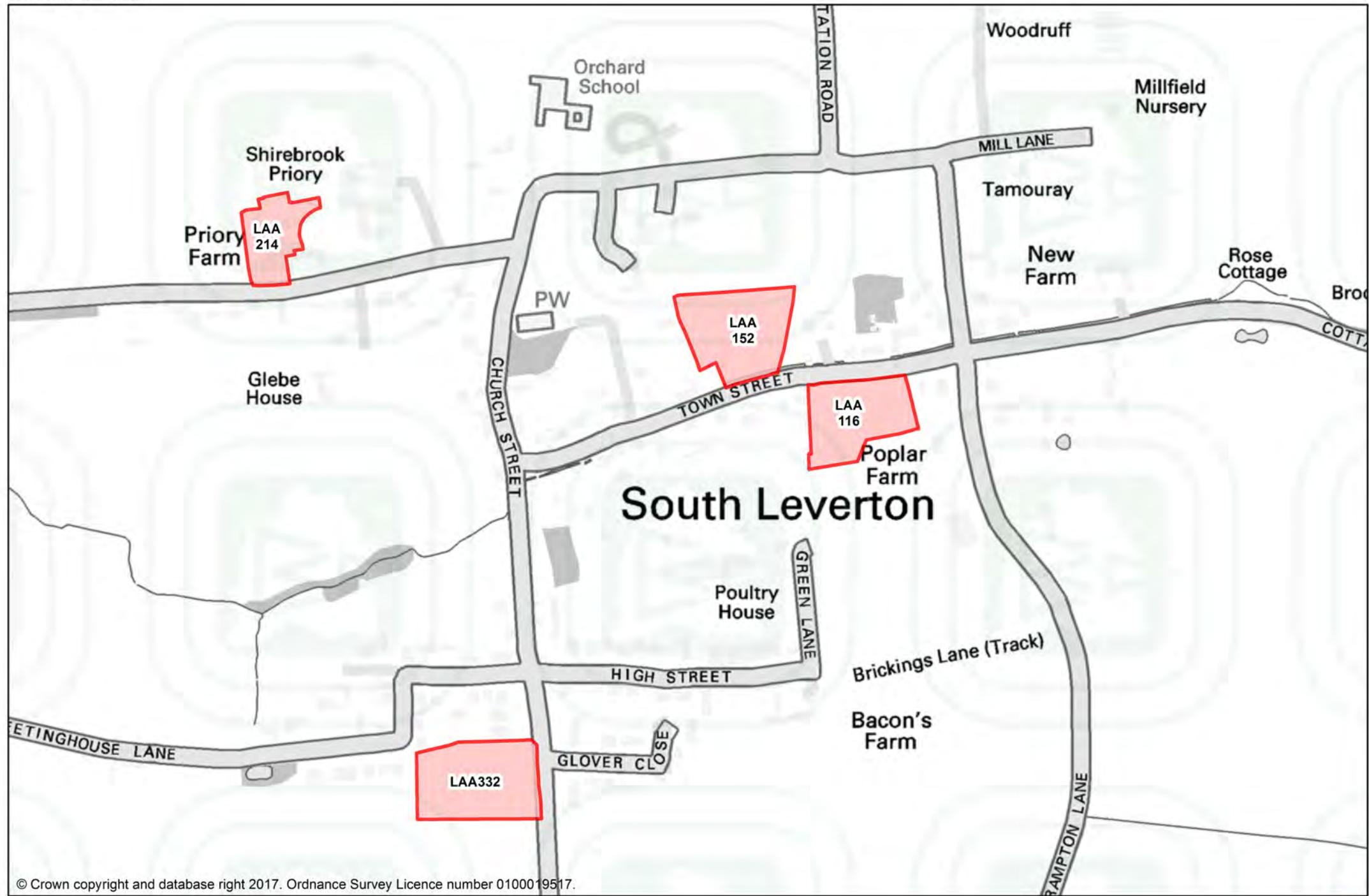


Rockley

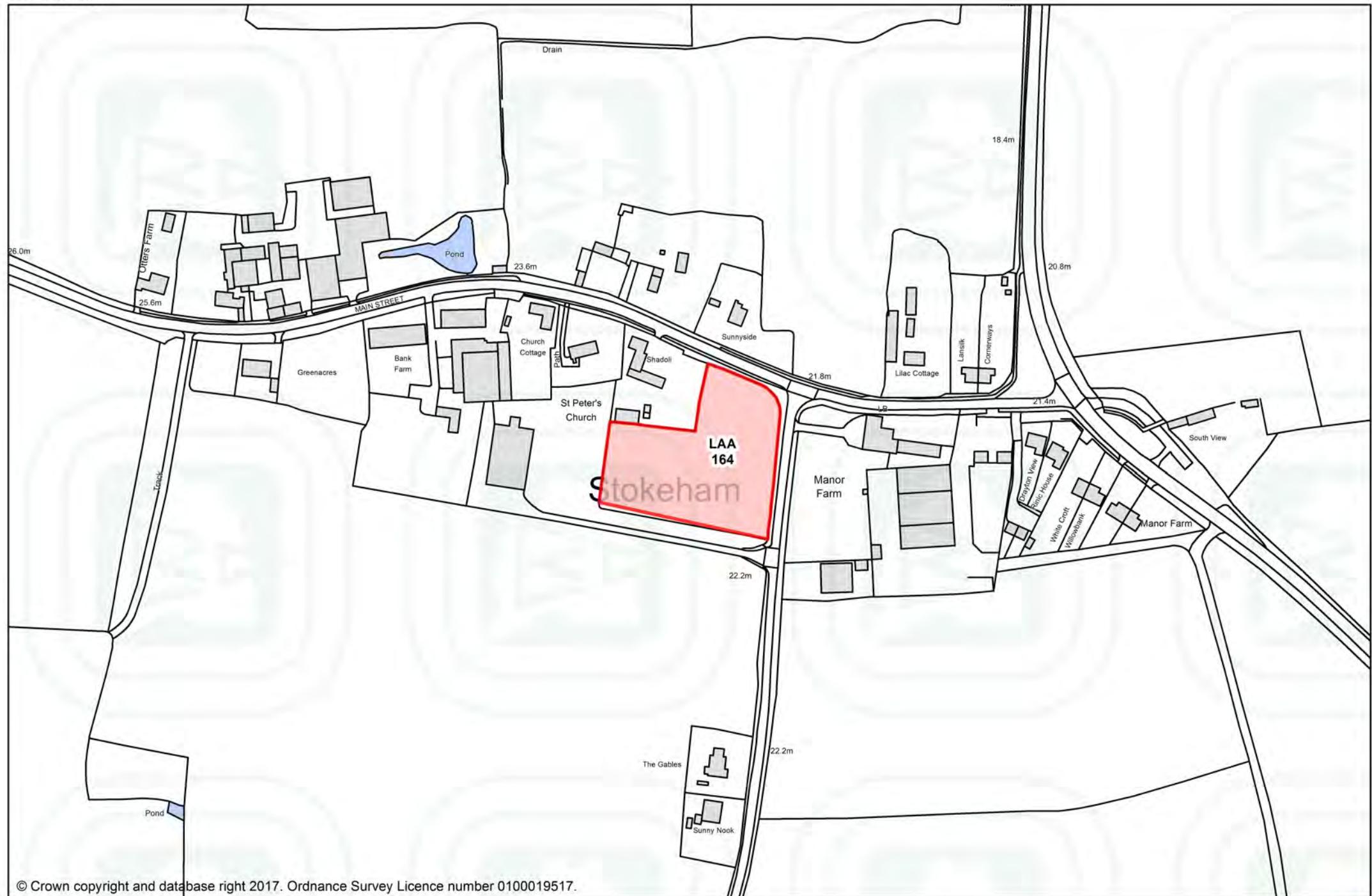


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

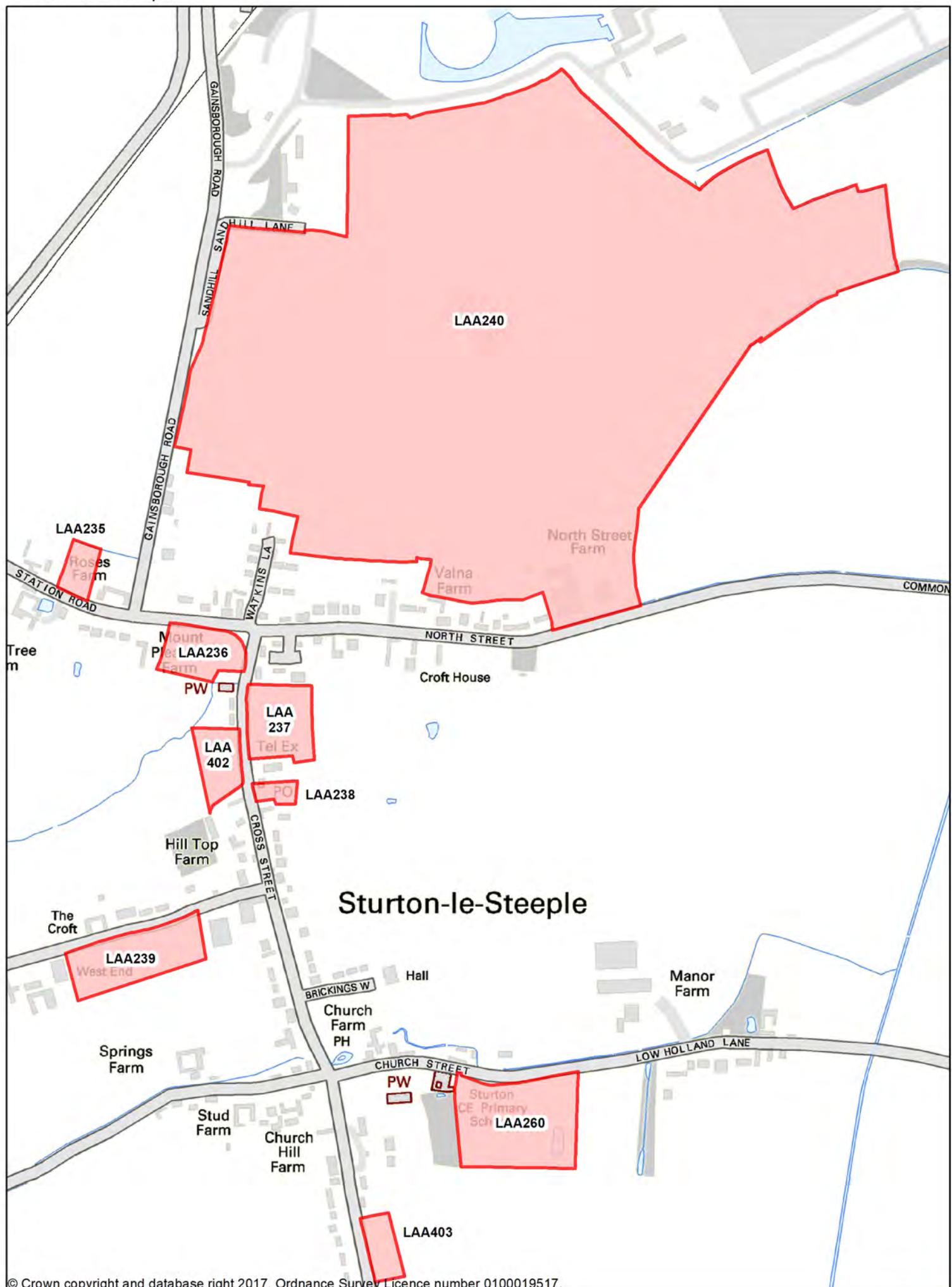
South Leverton



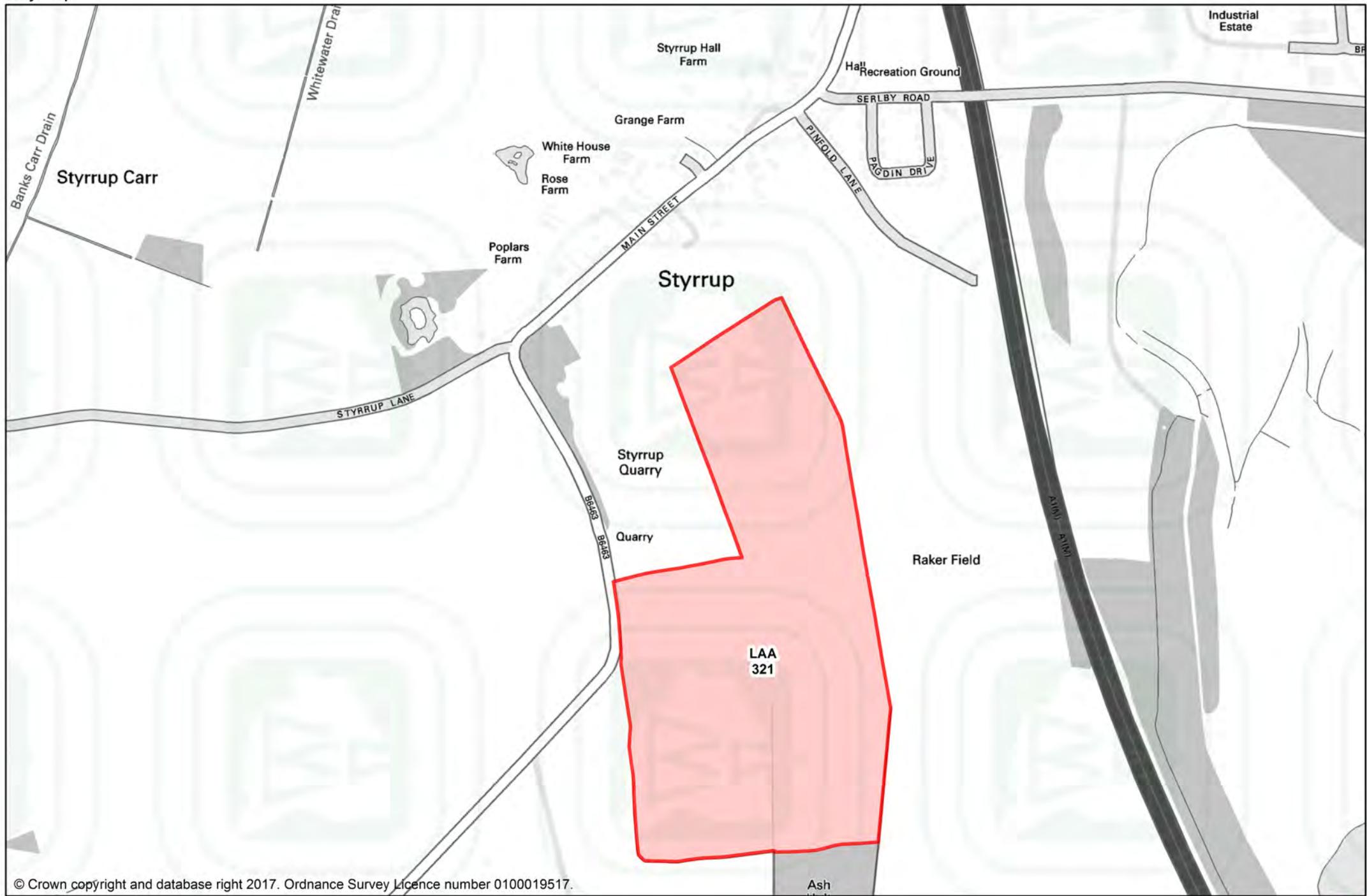
Stokeham



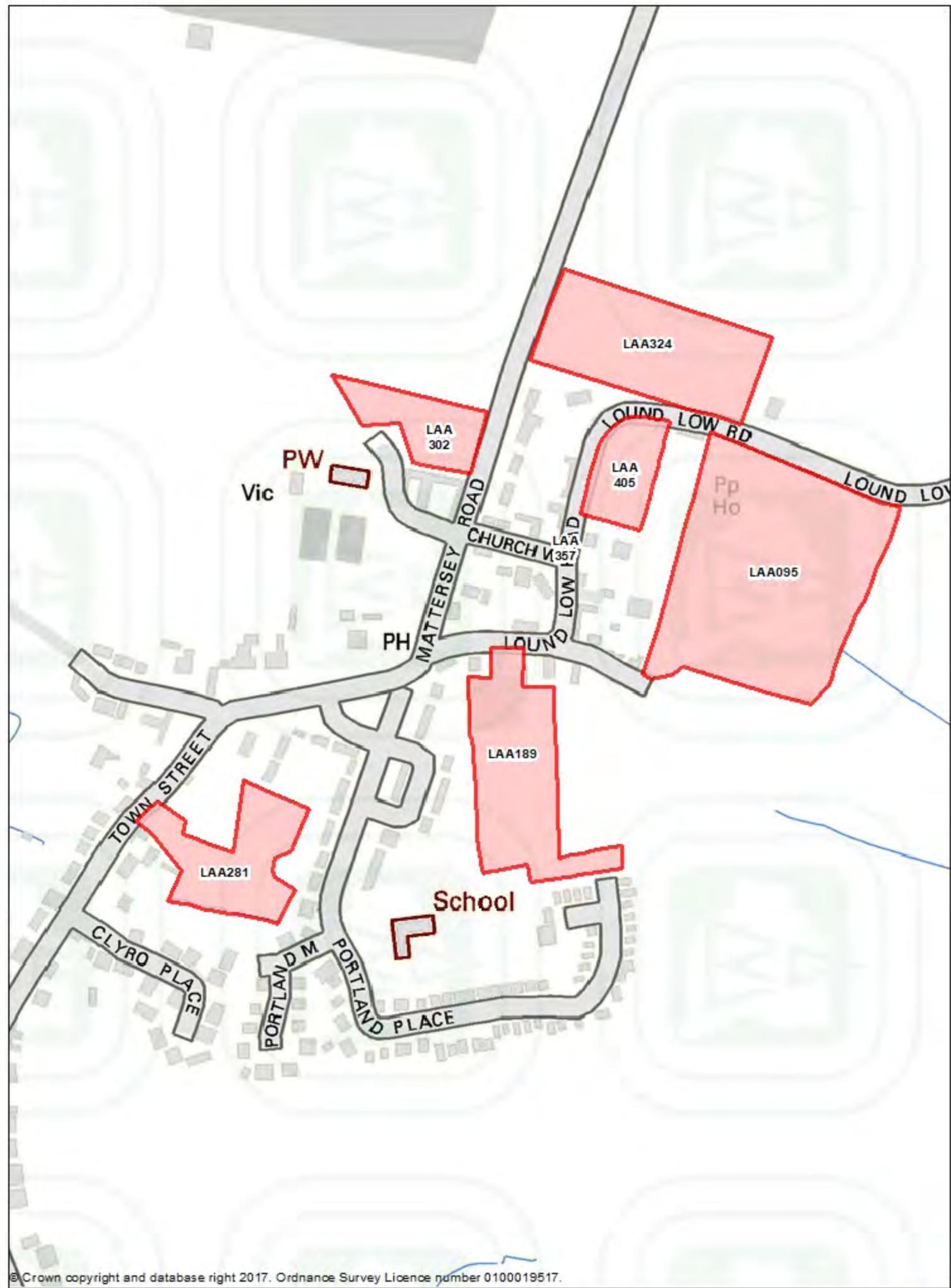
Sturton le Steeple

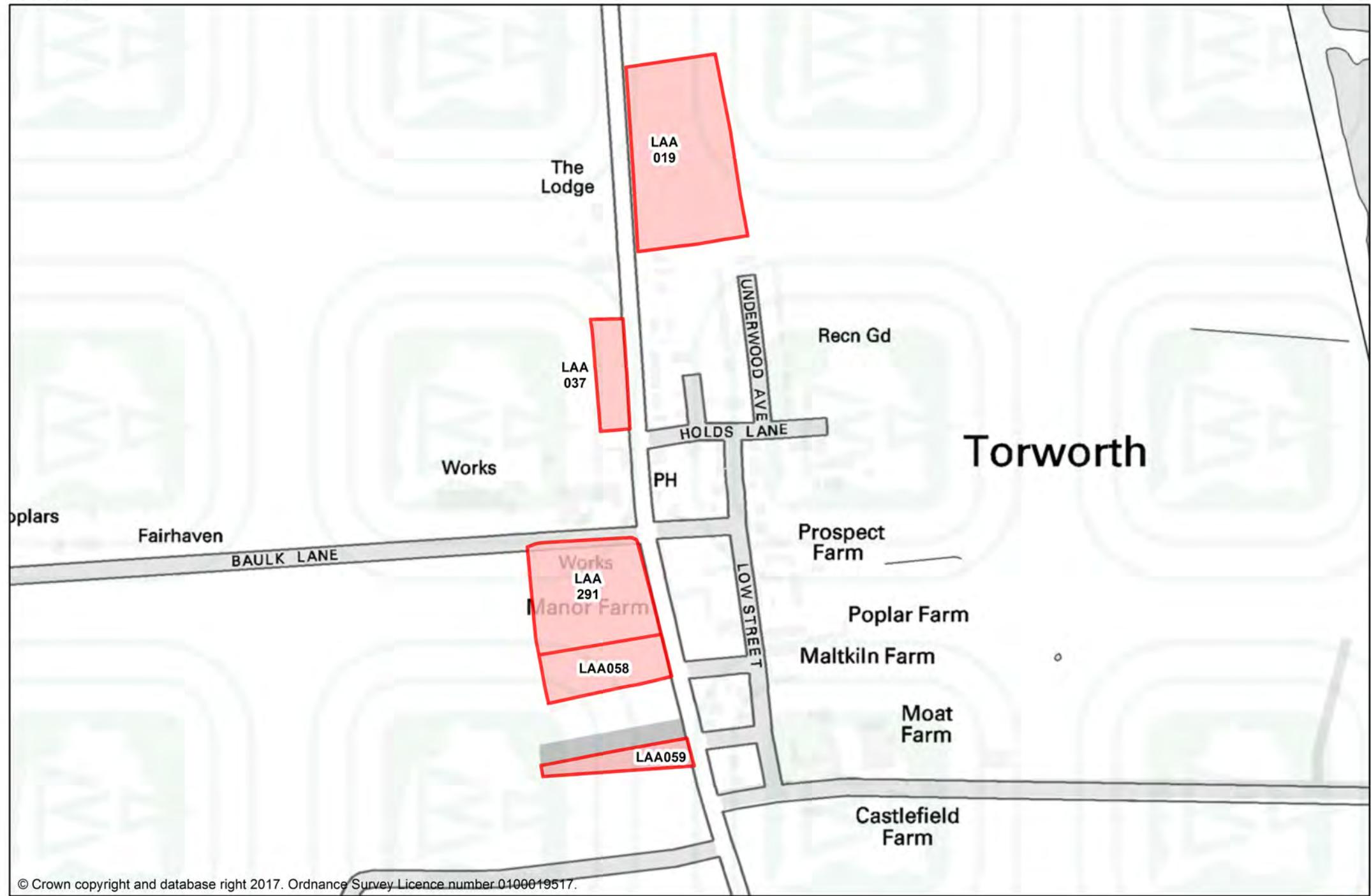


Styrrup

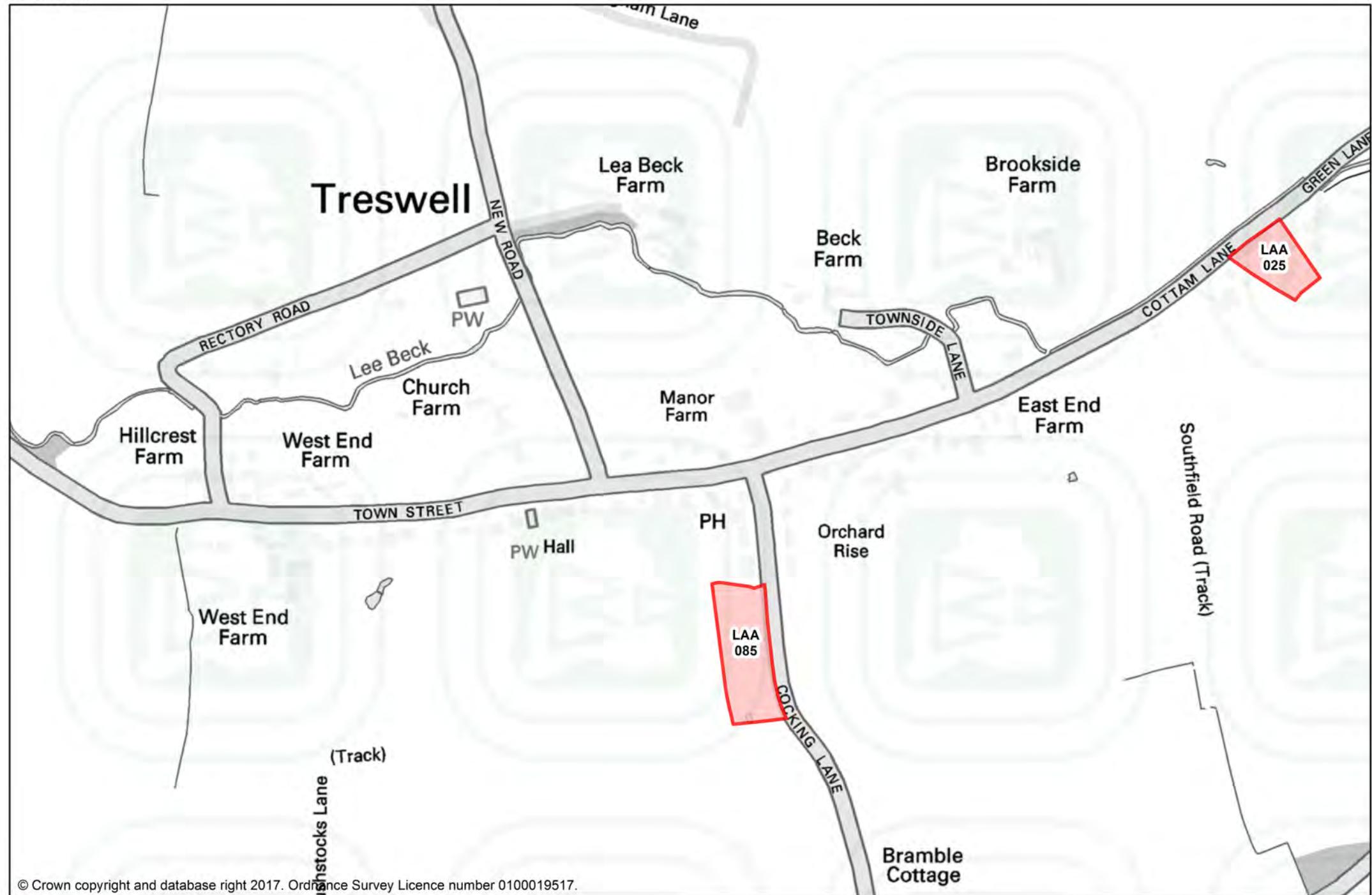


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.



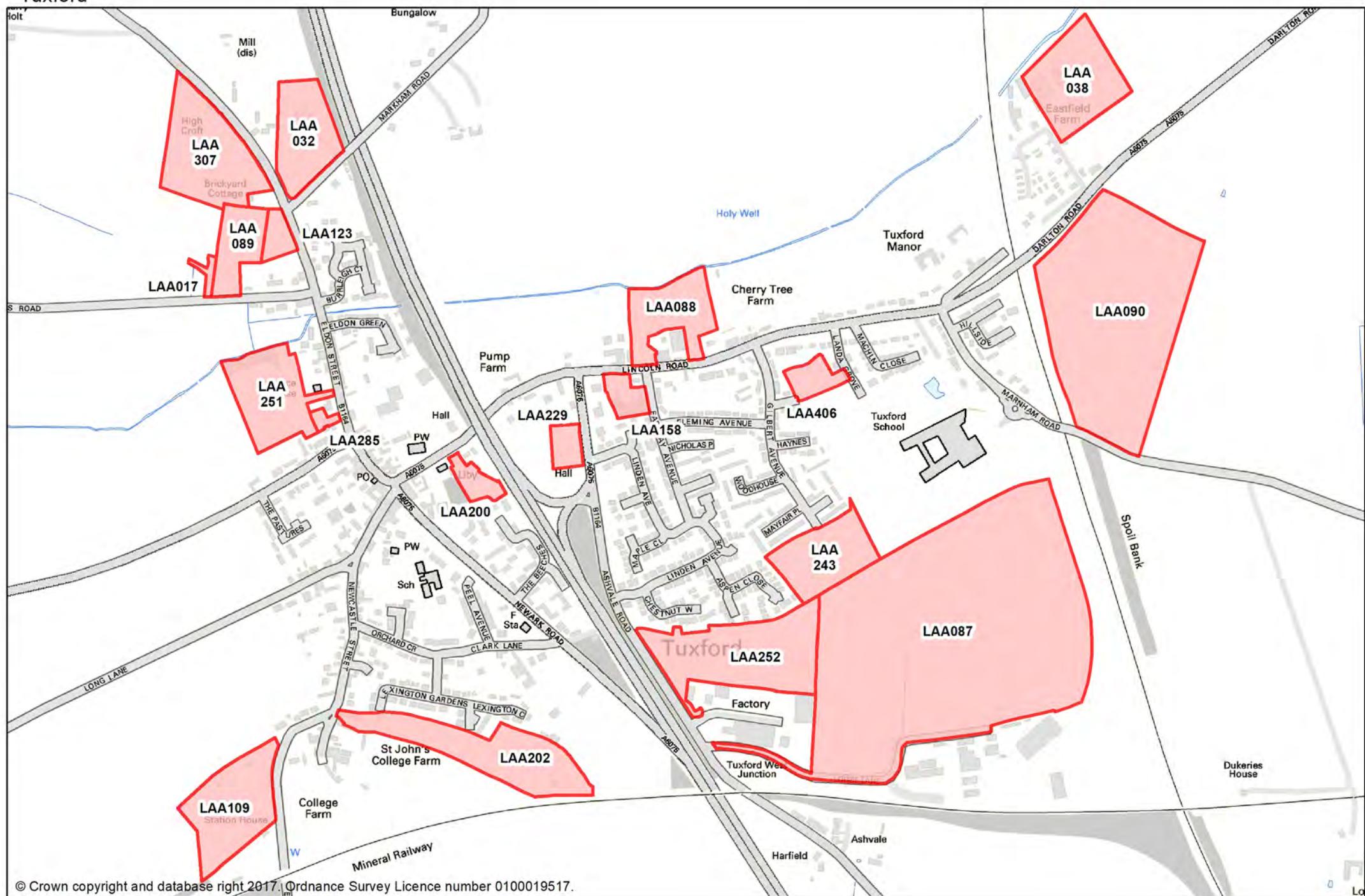


Treswell

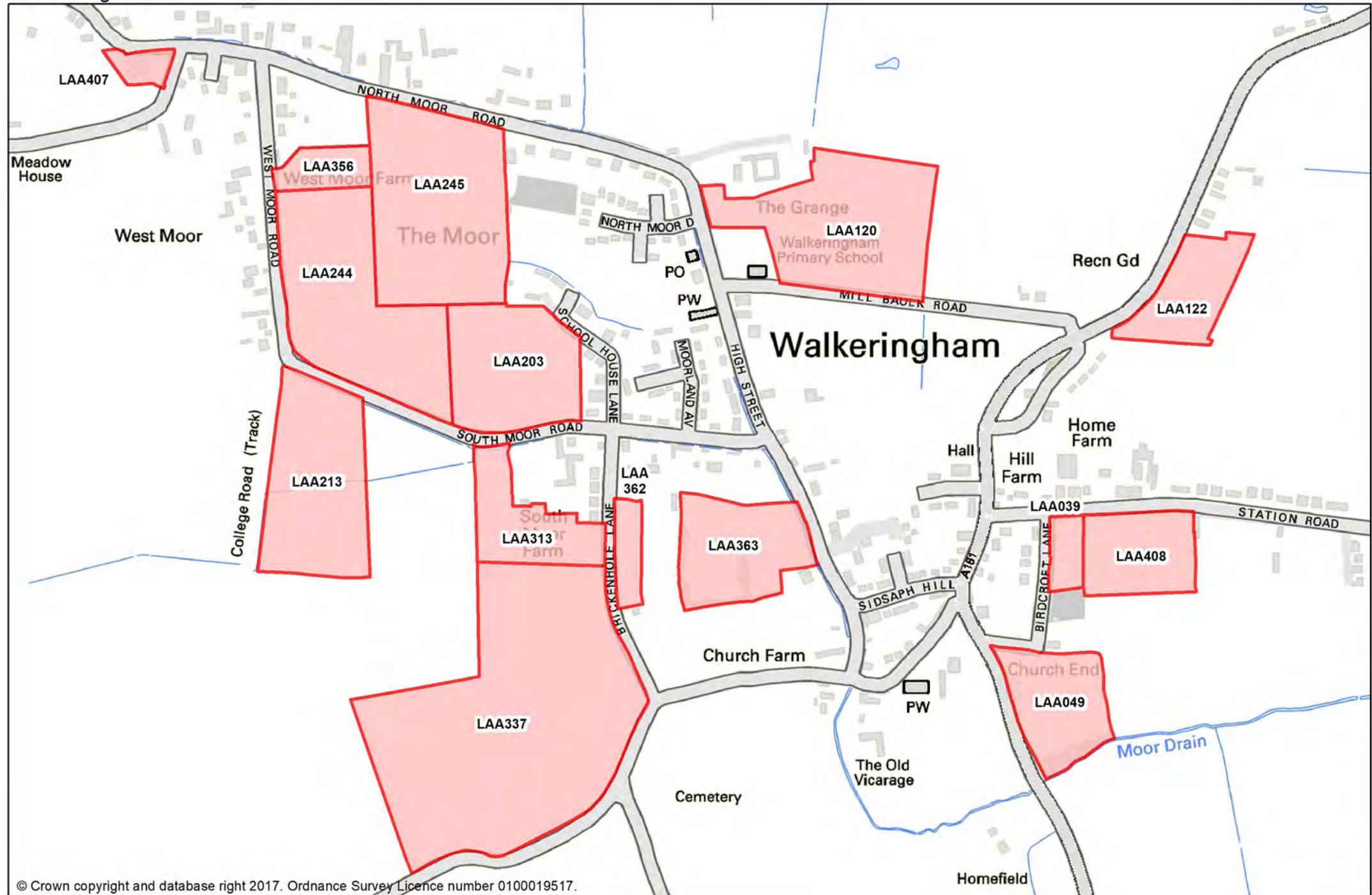


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

Tuxford

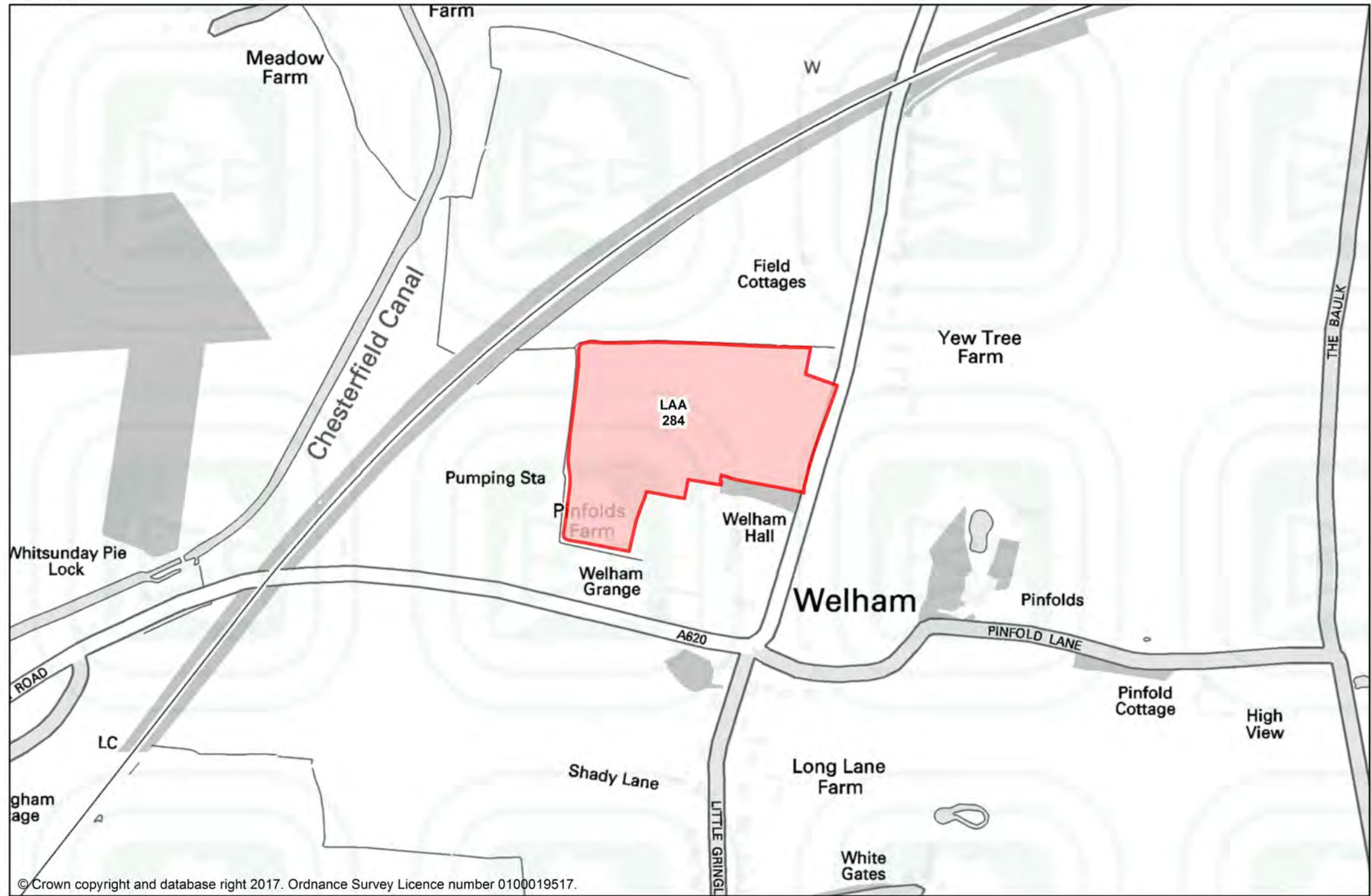


Walkeringham

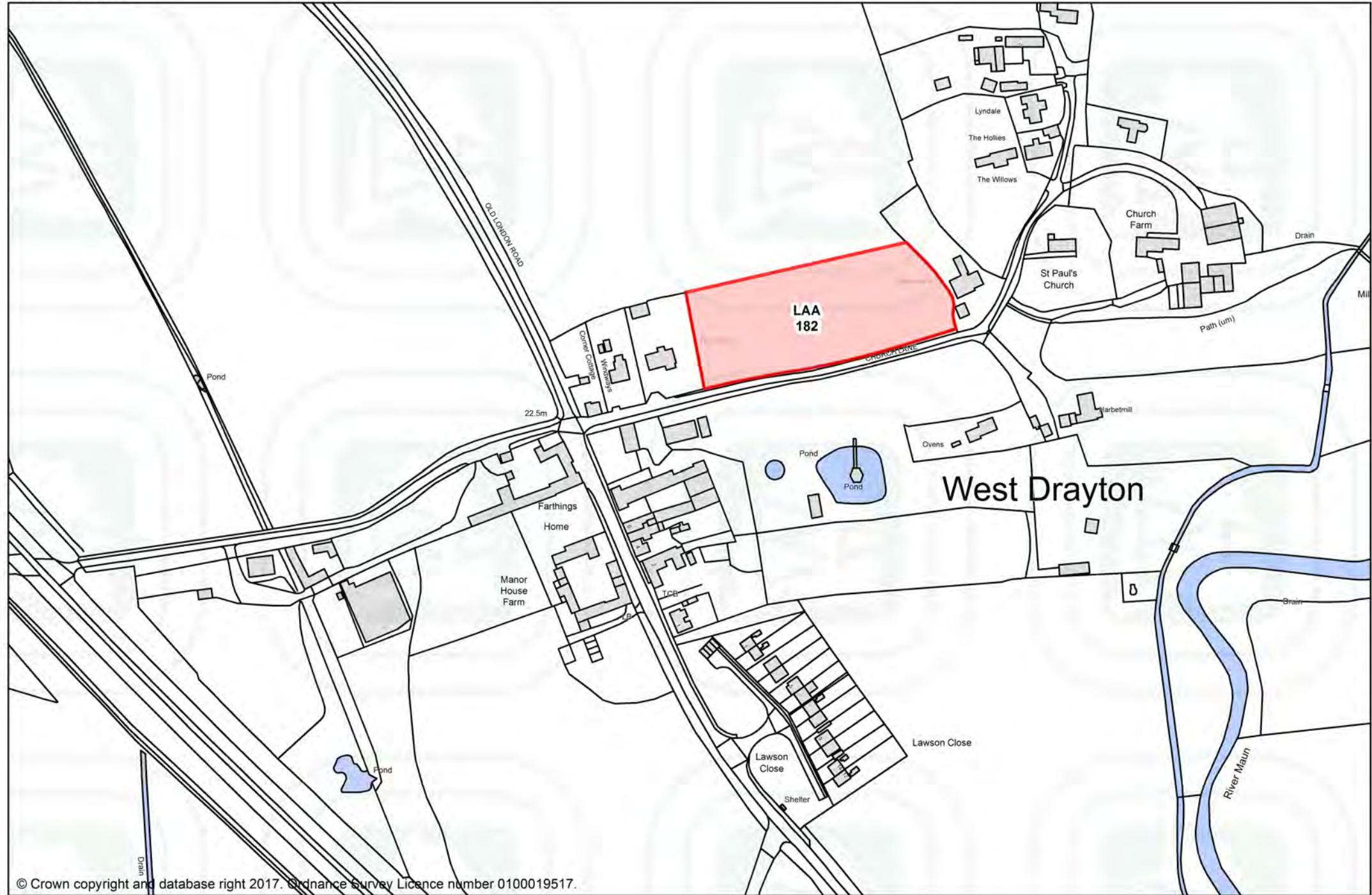


© Crown copyright and database right 2017. Ordnance Survey Licence number 0100019517.

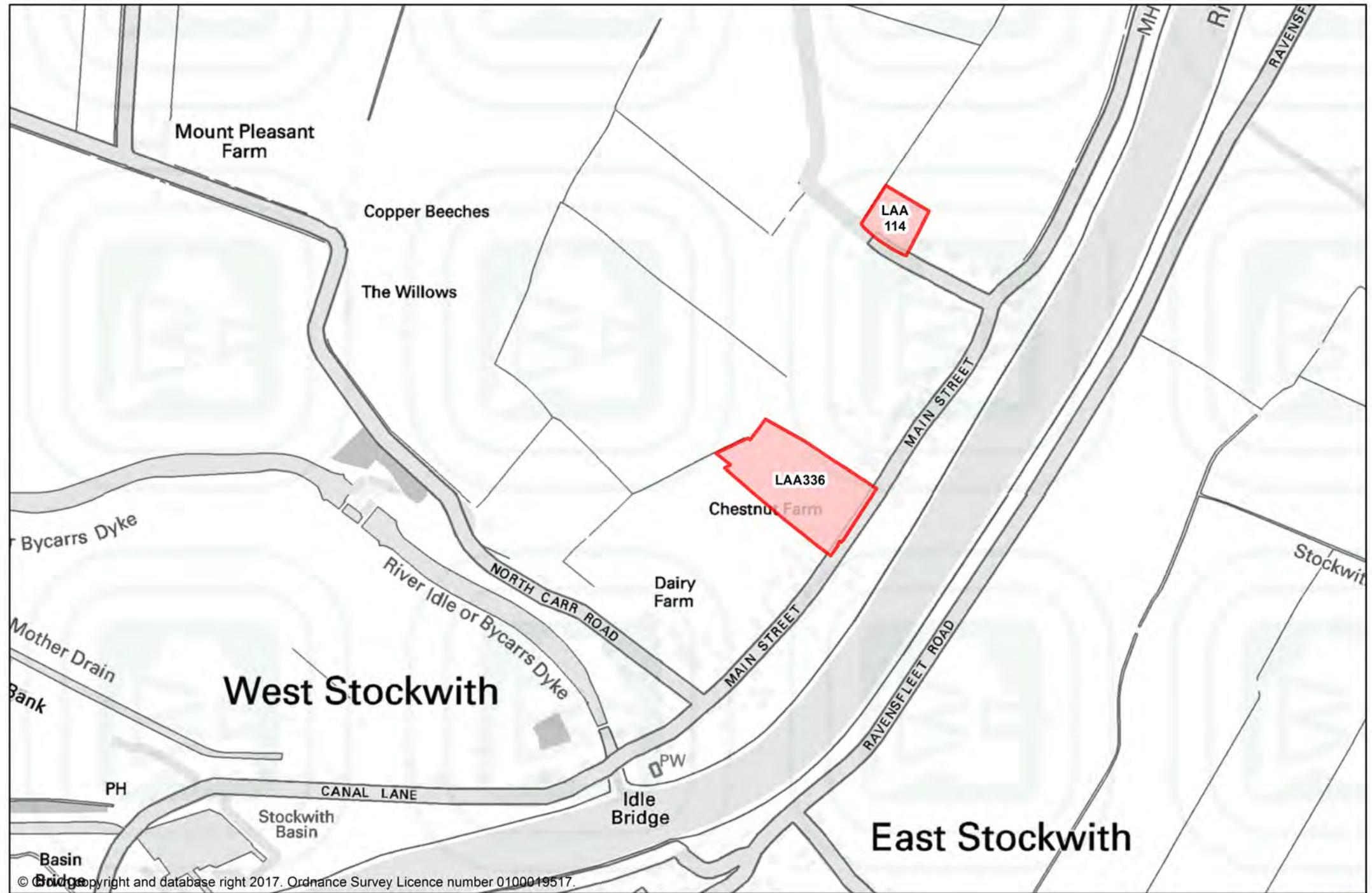
Welham



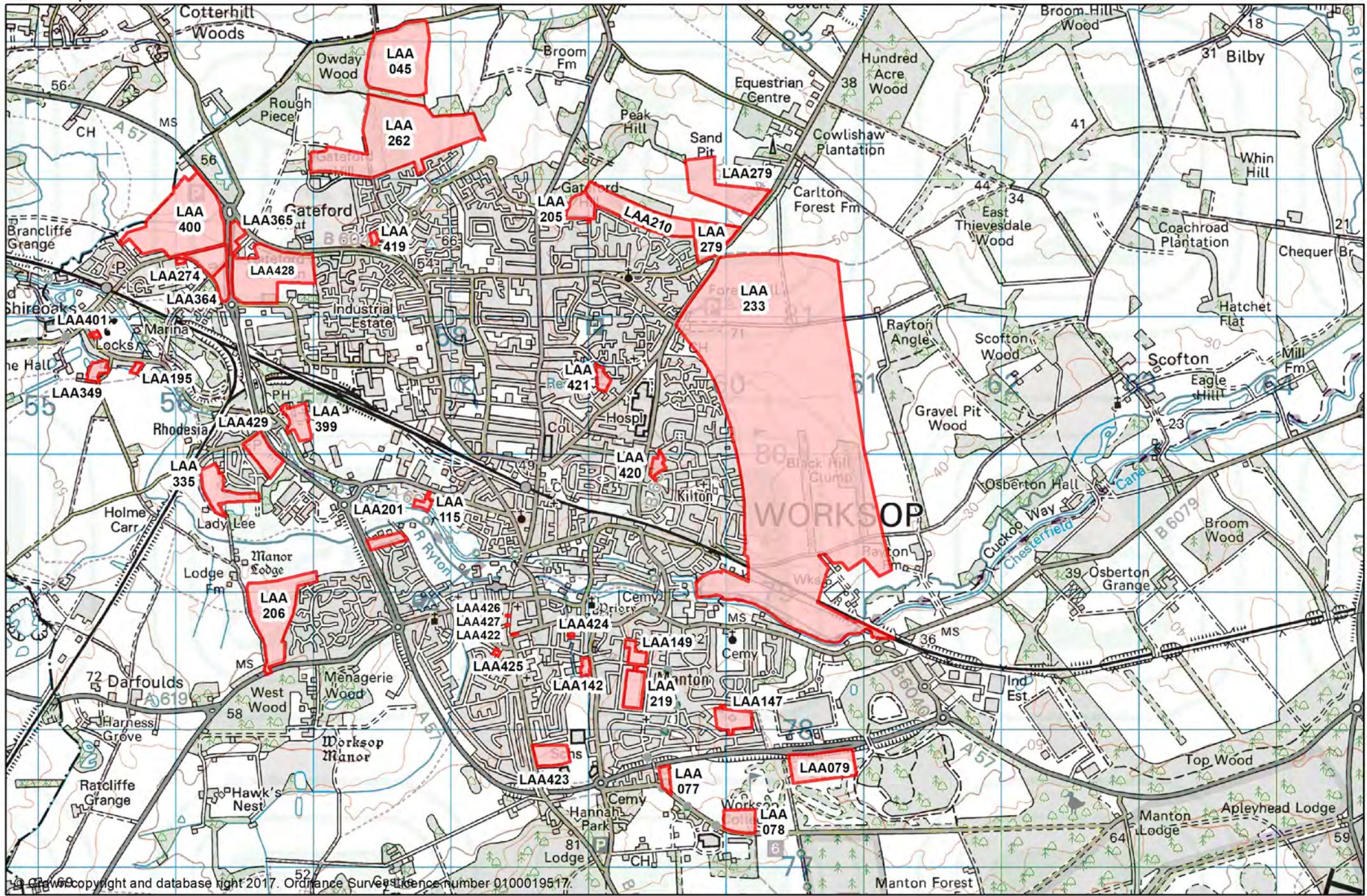
West Drayton



West Stockwith



Worksop



2020 Local Plan D. Troop Consultation Response



INTRODUCTION

The above Bassetlaw map is shown at pg28 of the subject consultation document. Only three settlements immediately adjacent to the district boundary are illustrated: Bawtry, Gainsborough and the much smaller, Sutton-on-Trent. The distance between Bawtry (S. Yorks) and Gainsborough (Lincs) is circa 12 miles across the northern segment of Bassetlaw Notts, on the A631.

Gainsborough hosts the nearest Grammar School to Bassetlaw District in addition to nationally important visitor economy attraction, Gainsborough Old Hall. It is also the historic Viking Capital of England and the gateway to Lincolnshire/the coast. It also hosts the largest bridge over the River Trent (one of only two in Bassetlaw). Bawtry is shown on the above Local Plan map because it too has important visitor economy attractions (bars, pubs, restaurants, high-end retail, Pilgrim Father connections) in addition to forming the gateway to Doncaster-Sheffield Airport, Doncaster Wildlife Park, Doncaster Racecourse and the national road network to the north.

At 3.1, the draft LP refers to the Bassetlaw Economic Development Needs Assessment (GL Hearn 2019) stating:

"Bassetlaw does not sit within a functional economic area, different parts of the district are distinct in terms of business composition, strong business locations, growth sectors, assets and infrastructure and has ties to different neighbouring authority areas"

THE NPPF

Legally, Local Planning Authorities (LPA's) exercising their plan-making functions (s39(2) Planning Compensation Act 2004), are required to prepare plans:

"with the objective of contributing to the achievement of sustainable development" (NPPF 16a)

Plans and decisions should therefore apply a presumption in favour of sustainable development (NPPF 11) which for plan making means:

"plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adopt to rapid change"

D2N2/SCR



The draft Bassetlaw LP is *entirely* imbalanced in its total reliance on N2D2 and associated road network (see Pg9 & 1.6.4). The general election has seen the fall of the "red wall" including not only Bassetlaw but adjacent S. Yorks constituencies of Don and Rother Valleys – yet the importance of the A631 is not mentioned once in the entire document.

This is in contrast to the adopted Core Strategy 2011 (which made scant reference) and to google maps which ranks the A631 alongside the A1, A60, A57 and A614 in importance.

Since the general election, **post drafting of the subject document**, the new government has demonstrated an appetite for dismantling institutions and structures. With this draft LP, the Council will be unable to "adopt to rapid change" because it has put all of its eggs in one basket and failed to reflect Bassetlaw's continued membership of the combined Sheffield City Region authority – or indeed existing links to Lincolnshire

THE TRANSPORT NETWORK

This submission OBJECTS to the draft LP's refusal to acknowledge the importance of the A631 and the relevance of links to South Yorkshire and Lincolnshire – other than in pictorial form at pg28. It must be demonstrated, in writing, with policies INCLUDING settlement hierarchy/allocations.

This submission also contends that the Bassetlaw Local Plan will not be compliant with NPPF11 and the requirement to be "*sufficiently flexible to adapt to rapid change*", if new government directives

reference electric cars are not acknowledged. Since the drafting of the subject document and the voting in of the new government, targets for the removal of all internally combusting engines have been brought forward to 2040, just three years after the lifespan of the proposed Local Plan. This is not “rapid change” and the draft Bassetlaw Local Plan must REFLECT the reality of sooner-than-anticipated electric car use through policies connected to settlement hierarchy and allocations. Limiting development in locations where electric car use will become the norm, is not credible.

GARDEN VILLAGES

Despite the requirement to scrub 2 x proposed Garden Villages following the previous consultation, the LPA clings on to the vanity-project-ideal, with an entirely new location. Representing wasted work/local authority resource, considering that the LAA has already identified sufficient land for all housing needs in the district.

The retention of the Garden Village ideal is all the more confusing when according to 5.1.8 of the subject consultation:

- 5.1.8 A new settlement or the expansion of a Defined Rural Settlement was proposed of a sufficient size to trigger the needs for local infrastructure and be located to maximise accessibility to other settlements not served by a Functional Cluster. The Bassetlaw New Settlement Study 2018⁶ identified feasible locations and realistic candidate sites.

.....yet the “Functional Cluster Model” is dead. The 2020 Draft Bassetlaw LP has returned to a settlement hierarchy model. Whom will the Apleyhead Garden Village be serving? Ranby?? Another example of how the total reliance on N2D2, has led to this intervention/location. Settlements for whom N2D2 is not relevant (as identified by GL Hearn), are being sacrificed.

All previous comments made in connection with the Garden Village proposal apply. That the LPA is upping housing targets intended as regeneration assistance, to prop up a Garden Village, is entirely counter intuitive and **fails to deliver Sustainable Development.**

This submission OBJECTS to Garden Village delivery and to POLICY ST49 (2,3,4). Alongside acknowledgement that electric cars will be instrumental in delivering sustainable transport solutions both during but especially after, the lifetime of the proposed LP, monies allocated to public transport for the Garden Village, should be used to enhance services in existing villages.

RETURN TO THE SETTLEMENT HEIRARCHY

This submission OBJECTS to the proposed settlement hierarchy and to the housing numbers allocated between levels. The “Large Villages” cannot be classed as rural service centres – because they are not conveniently located. The spatial ***reality*** of how the settlements are located in the district, contradicts the text at 5.1.12 and 5.1.13 below and fails to acknowledge the “***unique function***” that an un-by-passed settlement on a major route such as the A631, might perform. The draft LP should return to the Rural Service Centres used under the adopted Core Strategy 2011 and heighten both commercial and housing allocations through this route.

- 5.1.12 This is an appropriate structure for organising the plan, acknowledging the inter-relationships between Worksop, Retford and Harworth & Bircotes and the rural area, and the inter-relationships between the Large and Small Rural Settlements and the countryside. The settlement hierarchy guides key principles and policies for development that are set out through this plan, as well as providing a context for the preparation of neighbourhood plans, and the monitoring of the plan.
- 5.1.13 Policy ST1 acknowledges the importance of taking a strategic and integrated approach to growth, which reduces the need for travel for work and leisure and places sustainable development at its heart. It prioritises major growth in the three Main Towns, whilst also providing sufficient growth in the Large and Small Rural Settlements to meet their local needs, whilst protecting their special character and unique function.

Indeed, whilst Blyth, Carlton and Langold rest in a cluster with almost no surrounding villages and Misterton sits on a backroad with only Walkeringham and West Stockwith for company; Everton is easily accessed by Mattersey, Mattersey Thorpe, Wiseton, Gringley, Drakeholes and Scaftworth. Moreso, Everton is used as a Rural Service Centre by the 8,600 vehicles travelling daily on the A631. This will include households travelling from/to Lincolnshire and from/to S.Yorks.

The Current Core Strategy

“Any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities” (Policy CS8 2011 Bassetlaw Core Strategy)

Although better than the proposals in the draft 2020 LP, Policy CS8 is laden with value judgements such as “appropriate scale” and “limited”. Following Core Strategy adoption, Bassetlaw suffered a vote of no confidence in its settlement hierarchy/allocations policy as demonstrated by the long-term failure to deliver a five-year supply of housing (until the Government changed the calculation formula to reflect Bassetlaw low value – thus wiping out an extensive back-log of non-delivery). NB: The LPA has chosen to rebrand the large, “lost” five-year supply back-log, as a flawed “sustainable development” opportunity by electing to deliver higher housing numbers than calculations deem necessary – in the form of a garden village.

Lack of five-year supply saw the approval of almost 70 new houses/flats in Everton (excluding Harwell), with the vast majority built out/delivered (representing 6 units pa). Commercially since 2011, two Café’s, a small Shop, a Pottery, Welding Fabrication Service, Kitchen Showroom, a Cattery, an agricultural machinery service depot, a Beautician, Commercial Storage Facility, 2 x Airbnb operators and Rural Offices, have been developed in the village. Without exception, all new commercial development is on the A631, with A631 pub “The Sun”, experiencing a 7-fig refurb/extension during the same period. These new developments add to the existing primary school, another pub, another pottery, a haulage yard, hairdresser, beauticians x 2, garden centre, fast broadband, excellent sporting facilities funded by a charitable grant, good bus service, excellent road links and multiple off-road leisure opportunities (riding/cycling/walking).

New commercial and residential development delivered in Everton, since the approval of the 2011 Core Strategy, demonstrates:

- a. the LPA’s interpretation of value judgements within policy CS8
- b. the desire of the market to deliver in Everton

Closer inspection of “a” above leads to additional questions regarding “local employment” and “community services and facilities”. Everton’s un-by-passed location on the A631 means that service users are drawn from an area far wider than the village proper, Harwell, Mattersey, Drakeholes, Wiseton and Scaftworth. Likewise, employees/business operators do not hail exclusively from the immediate rural hinterland. In its interpretation (via decision-making) of CS8 since 2011, the LPA has acknowledged that “local employment” and “community services and facilities” must reflect Everton’s unique role ie: that our stakeholder community is **intra-county**.

HOUSING NUMBERS AND INFRASTRUCTURE

This submission OBJECTS to the baseline date used in the 2020 draft LP to calculate housing numbers. Reverting to summer 2018 for the purpose of calculating %age housing increase, **ignores** delivered, sustainable development.

Likewise, this submission OBJECTS to the 20% cap on development in rural villages in Everton’s “class” in favour of a minimum 30% cap; with numbers taken away from the three major settlements and the Large Rural Villages where required. And no Garden Village.

This submission also OBJECTS to the subtraction of the housing pipeline from individual settlement targets. Taken together, the above demonstrates that the LPA is prejudicing sustainable development in rural villages – in favour of a new, large, unsustainable, Garden Village? Indeed, the 1090 target given to “smaller villages” to 2037, represents less than 1 unit per annum in most identified settlements. This is not sustainable development.

If the LPA is not willing to restructure the proposed settlement hierarchy in favour of the Core Strategy Rural Service Centre classification (replete with 30% minimum cap); Everton should be re-classified as a Large Rural Village and have its own expansion policy. In the context of 5.2.5, Everton delivers far more services than that required – with the exception of the Doctors Surgery that can be found in the neighbouring village (and reached by bus/electric car) The additional dwellings and larger convenience store/additional services fronting the A631, would be delivered as part of a western strategic extension that would also provide a by-pass circumventing the dangerous junction at Mattersey Rd and filtering vehicles off the A631 towards Worksop. The fact that Everton delivers more than the service provision required by 5.2.5, despite lower housing numbers, demonstrates that it has been comprehensively, artificially, constrained.

This submission OBJECTS to the 1090 target to 2037 for “small villages”.

Indeed, the definition of “Small Rural Settlement” at 5.2.6 is woefully inadequate as a means to describe Everton. Some development on a strategic western extension has already been approved on 3 x land parcels with topography lower than the Windmill and extensive landscaping delivery for all three schemes (which puts paid to “urban grain” arguments). This latter requirement will enhance biodiversity via Idle Valley lowland species, on grade 3 poor quality/sand farmland.

This submission OBJECTS to the restriction against the development of grade 3a agricultural land. Post-Brexit, such land will not be viable for cropping with yields typically at only 3T/acre.

Large and Small Rural Settlements

- 5.2.4 The Spatial Strategy Background Paper, 2019⁴ assessed all 103 settlements in rural Bassetlaw. The settlements in Policy ST2 have the potential to accommodate housing development over the plan period due to their size, location and role in providing local services and facilities. In order to respect the variance in the size of settlements in this group, these settlements are defined as either Large Rural Settlements or Small Rural Settlements.
- 5.2.5 Large Rural Settlements play a role as a 'service centre' for other smaller settlements, have 500 or more dwellings and have a Primary School, Doctors Surgery/ health centre, a community centre/hall, a convenience store, a church and a public house.
- 5.2.6 Small Rural Settlements have 50 or more dwellings and, at least, one of the following: a Primary School, Doctors Surgery/ health centre, a community centre/hall and a convenience store, a church or a public house. Each settlement must also be able to accommodate some development, in terms of its character and form.

CONCLUSION

- 4.1.9 Small Rural Settlements will have seen small-scale, sensitively located development to support local community objectives and aspirations, to meet local housing needs and sustain village services. Communities across the District will continue to embrace neighbourhood planning, affording them the opportunity to shape the future of their environment and oversee what development takes place and where. In the wider countryside only limited development will have taken place to meet specifically identified housing needs and support long-term rural sustainability.

The above definition at 4.1.9 does not fit Everton. Geographically, this is an "outward-looking" settlement with fast routes to neighbouring counties – **NOT linked to N2D2** - and extensive off-road sporting facilities (walking/cycling/riding). An "Equine Pelican Crossing", in the location of the current pedestrian island (as seen elsewhere in the district), would help to link riding routes and form the only "stop" crossing on the A631 for a 12mile distance. Our experience of Neighbourhood Planning has been extremely poor indeed. Everton required its own development policy within the draft LP.

Objections are identified in the body of the document.

Feb 2022 Emerging Local Plan Consultation Response

Bassetlaw: POLICY ST1

Introduction

Relying on yellow-highlighted text, this submission objects to **POLICY ST1** of the emerging Local Plan (eLP) for Bassetlaw because it is not sound (para35 NPPF).

Figure 8: Distribution of Housing Growth

1. The 3rd column to this table “Made neighbourhood plan allocations without planning permission” has the words “as at December 1st 2021” highlighted in yellow.
2. The Rural Service Centre of Everton has a made neighbourhood plan compliant with this date – but it does not have any allocations. Only a windfall policy. On that basis, the highlighted yellow figure of 256 and growth figure of 15.4% are **not robust** because Everton has been excluded.
3. This is because Examiner John Slater RTPI scrubbed the allocations put forward by the Everton Neighbourhood Plan Steering Group/district council as they manifestly did not satisfy the Basic Conditions. Unlike the site being promoted by ourselves, which he sought to allocate – recognising Everton as a sustainable Rural Service Centre on the A631 corridor.

EVIDENCE: Hearing transcript at Appendix X

4. The Everton Neighbourhood Plan was made in **very bad faith** and was not positively prepared. [REDACTED]

[REDACTED]
district council cannot be trusted to deliver neighbourhood planning in Bassetlaw,
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] neighbourhood plan gestation period, I was sued by the Premiership Football Club of the same name as our village and for a time, I was targeted by their fans on social media. [REDACTED]

[REDACTED] The Football Club failed in their action against me (because they were successfully counter-acted) and both directors and fans behaved like gentlemen subsequently.

5. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

a. [REDACTED]
[REDACTED]

EVIDENCE: minute 266 at Appendix A (please note, the minutes are revisionist, the meeting had already occurred).

- b. The Neighbourhood Plan Steering Group Chair, the Ward Councillor and the Secretary of State were reported through relevant channels for “political interference in the statutory process”.

EVIDENCE: Ward Councillor re-election campaign material boasted of her efforts at Appendix B/B1. Also Appendix A

- c. *Co-incidentally* or perhaps as a result of the reporting process, the Secretary of State did not retain his job with the change in Tory leadership, the Ward Councillor did not present herself as a potential Tory candidate for Bassetlaw, the Chair of Everton Parish Council, the Chair of the Neighbourhood Plan Steering Group and the Everton Parish Council planning lead, all stood down. Conversely, no change occurred at the district council.

EVIDENCE: minute 300 at Appendix C

- d. The Everton neighbourhood plan was “made” with the formal announcement on social media labelling us, as site promoters, a “divergent party”. The Parish

Council confirmed that this formal announcement had been authorised by the district council with [REDACTED]

[REDACTED]
EVIDENCE: Appendix D email to parish council (the announcement was taken down).

- e. Once the Everton neighbourhood plan had been made, the district council immediately, disingenuously, uploaded the discredited site assessments thus rubbishing our site in the context of the windfall policy.

EVIDENCE: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/everton-neighbourhood-plan/>

And as a result, a formal complaint was made reference the Head of Regeneration (12.8.21) covering her role in involving the former Ward Councillor (Appendix A), her role in denying the 2016 SHLAA (Appendix E), her dereliction of Duty of Care towards us, her (easily refuted) rebuttal to Council contra Examiner judgement of site assessments and finally, for allowing the discredited site assessments to be re-uploaded. [REDACTED] Director of Corporate Resources refused to investigate (24.9.21), articulating instead that we should go to the Ombudsman.

- f. The scrubbed site at Hall Farm secured planning approval in 2021 despite not complying with the Everton neighbourhood plan ref: unit sizes and despite the site having failed to meet Basic Conditions at Examination in Public/being scrubbed.
- g. The site promoted by ourselves has been refused twice, despite being positively assessed by the SHLAA, despite being recommended for allocation by Examiner John Slater, despite complying with all elements required by the Everton neighbourhood plan. Both refusal reports are extremely flimsy [REDACTED]

[REDACTED] The refusals are structural.
During the first submission, the site promoter was attacked by an ex-Parish Councillor (crime number 0571_20072020 PC Wiznycia (2517)). This occurrence was relayed to both the district council and the Parish Council making [REDACTED] refusal to consider breach in the dereliction of the Duty of Care both frightening and negligent. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Sent: Monday, 18 October 2021, 18:12:23 BST
Subject: Re: Plymouth shootings Bassetlaw gun control (Case Ref: BC17625)

Good evening, Danielle,

Thank you for your reply and I fully understand your frustrations.

I think it would be a prudent move to collate all your evidence on this matter. I am happy to review this with you, if you would like to setup an appointment to come to our office or if you wish to discuss on the telephone, then please do let me know.

Best Wishes

[REDACTED]
Senior Caseworker | Brendan Clarke-Smith MP

From: Danielle Troop
Sent: 12 October 2021 10:21
To: "CLARKE-SMITH, Brendan"

Subject: Re: Plymouth shootings Bassetlaw gun control (Case Ref: BC17625)

Dear [REDACTED]

I had thought that this was good news and failed to thank you properly in a timely manner (albeit, I still wanted clarification that he could not get a firearms license from anywhere else in the country and come back).

[REDACTED]

Thank you for your work to date

Regards

Danielle Troop

Solution

1. Bassetlaw District Council must not be allowed to oversee Neighbourhood Planning in the district. Submitted evidence demonstrates that they have no regard for the statutory process, [REDACTED]
[REDACTED]
[REDACTED] I do not want anyone else to have to go through what we have experienced – ergo being targeted for having a deliverable site.
2. Figure 8 must have yellow highlighted column 3 removed and instead be replaced by allocations via a new statutory process. This is because Everton has been unfairly, deliberately, excluded from the new Local Plan process on the basis of a windfall policy that the district council insisted had to take the place of allocations (see Appendix X).
3. As part of this process, it must be recognised that the purported 1793-unit growth for the 35 Rural Settlements over 18years, is too low to deliver sustainability. The Worksop allocation is too high with vociferous objections to strategic urban extensions in both Worksop and Retford, regularly in the local papers. In this regard, objectors/objections are not weighted equally across the district – those in rural areas are weighted more highly despite the absence of landscape designations in the district. Appendix F
4. The Garden Village is not supported and its allocation should be redistributed. It is justified via poor employment evidence that deliberately conflates B2/B8 and overstates the role of the A57 when in truth, both use classes deliver low skill employment. Contrary to suggestion in the Emerging Local Plan, D2N2 strategies do NOT portray logistics/warehousing (B8) as high skill roles. The Garden Village is intended instead, to house D2N2 skilled workers, employed further south when these workers would be more likely to purchase housing in one of Bassetlaw's Rural Service Centres as opposed to a soulless new settlement bolted onto multiple logistics sheds, on the A1. Home working is not referenced. The Garden Village proposal is inherently risky, a supply side gambit (despite all reference to supply side now deleted in favour of “completions scenario” and the like – highlighted yellow) because the evidence base has been distorted. Worksop allocations are sky high in the current emerging Local Plan because post 2038, everything will go to Apleyhead, risking Worksop's regeneration.

Danielle Troop 17/2/22

I wish to attend the Emerging Local Plan Examination/Hearing. Appendices to follow.

Parish	Stated (10%)	School	Drain/sewer problem	Resolved (10/15/30%)
Clarborough/ Welham	50	Y	Y	75
Cuckney, Norton, Holbeck and Wellbeck	28	Y	N	84
Elkesley	36	Y	N	108
Misson	30	Y	N	90
Sutton cum Lound	32	Y	N	96
East Markham	52	Y	Y	78
Headon cum Upton, Grove, and Stokeham	16	N	N	16
Shireoaks	64	Y	N	192
Tuxford	126	Y	N	378
Carlton in Lindrick	258	Y	N	774
Everton	38	Y	N	114
Mattersey	32	Y	N	96
Treswell and Cottam	10	N	N	10
Misterton	98	Y	Y	147
Blyth	56	Y	N	168
Hodstock/ Langold	118	Y	N	354
Lound	20	N	N	20
Rampton/ Woodbeck	38	Y	N	114
Scooby	14	N	N	14
South Leverton	22	Y	N	66
Sturton le Steeple, North Leverton & Hablesthorpe, North and South Wheatley, Bole, Fenton, Coates, West Burton	102	Y	Y	153
Walkeringham	48	Y	Y	72
Beckingham	58	Y	Y	87
Hayton	16	N	Y	16
Ranskill	60	Y	N	180
Rhodesia	42	Y	N	126
Askham	8	N	N	8
Babworth/Ranby	26	Y	N	78
Barnby Moor	12	N	N	12
Bothamsall	12	N	N	12
Carburton	4	N	N	4
Clayworth	14	N	N	14
Clumber and Hardwick	4	N	N	4
Dunham Trent, Ragnall, Fledborough, and Darlton	28	Y	N	84
East Drayton	10	N	Y	10
Gamston with West Drayton, and Eaton	24	Y	N	72
Gringley on the Hill	36	Y	N	108
Haughton	2	N	N	2
Laneham	16	N	N	16
Markham Clinton	8	N	N	8
Nether Langwith	22	Y	N	66
Normanton on Trent and Marnham	24	Y	N	72
Scaftworth	2	N	N	2
Styrrup & Oldcotes	30	N	N	30
Torworth	12	N	N	12
Wallingwells	2	N	N	2
West Stockwith	0	N	N	0
Wiseton	4	N	N	4
Total	1764			4248

Settlement	Stated	Resolved
Worksop	1600 (24.1%)	1180 (16.6%)
Retford	853 (12.9%)	629 (8.9%)
Harworth	1400 (21.1%)	1032 (14.6%)
Rural settlements	1777 (26.8%)	4248 (59.9%)
New villages	1000 (15.1%)	0 (0%)
Total	6630	7089



- ✓ Askham
- ✓ Barnby Moor
- ✓ Headon
- ✓ Beckingham
- ✓ Blyth
- ✓ Blyth North
- ✓ Bole
- ✓ Bothamsall
- ✓ Carlton-in-Lindrick & Costonhorne
- ✓ Church Laneham
- ✓ Clarborough
- ✓ Clayworth
- ✓ Cottam
- ✓ Cuckney
- ✓ Darlton
- ✓ Dunham-on-Trent
- ✓ East Drayton
- ✓ East Markham
- ✓ Eaton
- ✓ Elkesley
- ✓ Everton
- ✓ Gamston
- ✓ Gringley-on-the-Hill
- ✓ Grove
- ✓ Hardwick
- ✓ Harwell
- ✓ Hayton
- ✓ Headon
- ✓ High Marnham
- ✓ Holdenby
- ✓ Laneham
- ✓ Langold
- ✓ Lound
- ✓ Low Marnham
- ✓ Mattersey
- ✓ Mattersey Thorpe
- ✓ Milton
- ✓ Misson
- ✓ Misterton
- ✓ Nether Langwith
- ✓ Normanton-on-Trent
- ✓ North & South Wheatley
- ✓ North Leverton
- ✓ Norton
- ✓ Oldcotes
- ✓ Ragnall,
- ✓ Rampton
- ✓ Ranby
- ✓ Ranskill
- ✓ Rhodesia
- ✓ Rockley
- ✓ Sandby
- ✓ Scaftworth
- ✓ Shireoaks
- ✓ Sibthorpe
- ✓ South Leverton
- ✓ Stokeham
- ✓ Sturton-le-Steeple
- ✓ Styrrup
- ✓ Sutton-cum-Lound
- ✓ Torworth
- ✓ Treswell
- ✓ Tuxford
- ✓ Upstone
- ✓ Walkeringham
- ✓ Webham
- ✓ West Drayton
- ✓ West Markham
- ✓ West Stockwith
- ✓ Wighorpe
- ✓ Wiseton
- ✓ Woodbeck