

Retford Town Centre Neighbourhood Plan

Site Options and Assessment

Retford Town Centre Neighbourhood Planning Group

11 January 2023

Quality information

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Abbreviations used in the report

Abbreviation Definition

BDC	Bassetlaw District Council
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
LAA	Land Availability Assessment
LPA	Local Planning Authority
NP	Neighbourhood Plan
NPG	Neighbourhood Plan Group
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RTCNPG	Retford Town Centre Neighbourhood Planning Group
QB	Qualifying Body
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

Executive Summary

The Retford Town Centre Neighbourhood Plan, which will cover the whole of the designated Retford Town Centre neighbourhood area, is a business-led neighbourhood plan. It is being prepared in the context of the adopted Bassetlaw Core Strategy and Development Management Policies DPD (2011) and the draft Bassetlaw Local Plan, which was submitted for examination in July 2022.

The neighbourhood area, which encompasses the commercial and retail core of Retford, has a relatively small population (approximately 1,060) but serves the wider town which has a population of around 22,000. There are a range of environmental, ecological and heritage constraints to development, including areas at high risk of flooding (Flood Zones 2 and 3), a Conservation Area which covers the majority of the neighbourhood area, and a large number of listed buildings. It is adjacent to an unregistered Park and Garden (King's Park), and two waterways which form part of the boundary (the Chesterfield Canal and the River Idle) are identified in the draft Local Plan as Major Green Corridors.

Retford Town Centre Neighbourhood Planning Group seeks to identify suitable sites to allocate for development in the Neighbourhood Plan. The draft Local Plan identifies the need for 2,272 new homes in Retford between 2022 and 2038. Although there is no specific housing requirement for the smaller designated neighbourhood area, the Neighbourhood Plan Group wishes to identify opportunities for a more diverse range of housing in the town centre, including the potential for older people's housing, in order to ensure the economy of the town centre remains viable and to provide options for those wishing to downsize or live more centrally.

This report assesses six sites within the neighbourhood area which have been submitted for consideration through the Neighbourhood Plan Call for Sites exercise and the Bassetlaw Land Availability Assessment (2020). These sites have been assessed for their suitability for a range of uses, including residential development, retail and community use.

The report concludes that five sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints, including the medium to high risk of flooding that affects all assessed sites. The remaining site is currently considered unsuitable for allocation since it is in retail use and is subject to an active planning application for continuation of that use, but it may be able to accommodate development in the future if made available for further development.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Neighbourhood Plan Group should engage with Bassetlaw District Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Retford Town Centre Neighbourhood Plan on behalf of Retford Town Centre Neighbourhood Planning Group (RTCNPG). The work undertaken was agreed with RTCNPG and the Department for Levelling Up, Housing and Communities (DLUHC) in August 2022 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria.

Local context

- 1.4 Retford is a large town with a population of approximately 22,000 in the Bassetlaw district of Nottinghamshire. The designated neighbourhood area covers the built-up parts of the town centre between Hospital Road in the west and the A638 (Arlington Way) in the east, and it stretches from just north of the A620 (Amcott Way) in the north to the Chesterfield Canal in the south (see **Figure 1.1** for a map of the neighbourhood area).
- 1.5 The town centre has a wide range of local services, retail and leisure facilities, and is well-served by public transport, including the local bus network and the railway from Retford station which is approximately 1km south-west of the neighbourhood area and offers connections to Leeds, York, Hull and London.
- 1.6 The majority of the neighbourhood area is within the Retford Conservation Area, and there are many listed buildings (mostly Grade II but with Grade II* churches) throughout the town centre, with notable clusters in the streets surrounding The Square and along Bridgegate. In addition, there are large numbers of unlisted buildings which make a positive contribution to the Conservation Area.
- 1.7 Although there are relatively few environmental constraints to development, large parts of the town centre are at risk of flooding (Flood Zones 2 and 3). While this may not be an absolute constraint to development, particularly where proposals involve the redevelopment of previously developed land, it is likely that site-specific flood risk assessments will be required for most development in the town centre which demonstrate how flood risk will be managed without increasing risk elsewhere. In line with national policy on development areas at risk of flooding, a sequential approach should be taken to determine whether development could be delivered on alternative sites at lower risk of flooding.
- 1.8 As the town centre covers a small part of two much larger wards, no official population statistics are available, but it is estimated that approximately 1,060 people live within the neighbourhood area, which covers around 39.4 hectares (ha).

The Neighbourhood Plan

- 1.9 Retford Town Centre was designated as a business-led neighbourhood area in March 2021. The neighbourhood area boundary was subsequently modified in September 2021 and is shown in **Figure 1.1**.
- 1.10 The town of Retford is the focus of a significant amount of proposed growth in the emerging Local Plan, which was submitted for examination by Bassetlaw District Council (BDC) in July 2022. RTCNPG wishes to identify opportunities for a more diverse range of housing in the town centre, including the potential for older people's housing, in order to ensure the economy of the town centre remains viable and to provide options for those wishing to downsize or live more centrally.
- 1.11 The purpose of AECOM's site appraisal is to assess whether the identified sites are appropriate for allocation in the Neighbourhood Plan. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

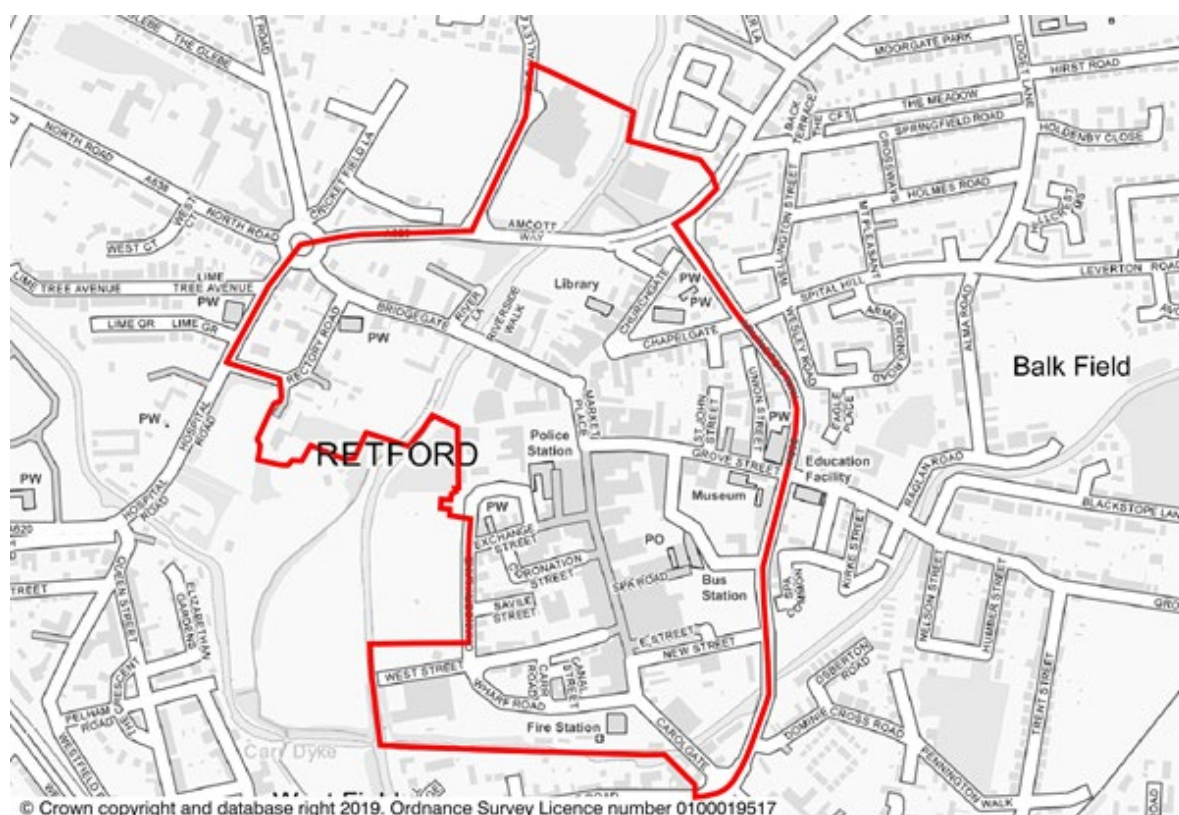


Figure 1.1 Map of Retford Town Centre neighbourhood area, as amended in September 2021 (Source: BDC)

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment¹ and Neighbourhood Planning², as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)³. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Retford Town Centre Neighbourhood Plan, sites were identified from the following sources:
- Retford Neighbourhood Plan Call for Sites; and
 - Bassetlaw Land Availability Assessment (LAA) 2022⁴.
- 2.5 From these two sources, six sites were identified within the Neighbourhood Area. These are discussed further in **Chapter 4**.

Task 2: Site Assessment

- 2.6 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.7 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)
 - Context (including planning policy)
 - Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
 - Availability of sites for development.
 - Any issues that may affect site delivery/viability.

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ Available at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/bassetlaw-local-plan-2020-2038-publication-version-evidence-base/>

- a. A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁵, Natural England's Magic Map Tool⁶ and other sources of evidence.
- b. Following the initial desktop study, a site visit to Retford was undertaken in September 2022. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desktop study.

Task 3: Consolidation of Results

- 2.1 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative Housing Capacity

- 2.8 The housing capacity figure is an indicative number of homes that could be accommodated on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.9 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.10 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity figure exists, an indicative capacity has been provided.
- 2.11 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.
- 2.12 In the case of Retford, an average density of 40 dwellings per hectare (dph) has been used, in line with approach set out in the methodology for the Bassetlaw LAA 2022⁷ for sites in urban areas, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.
- 2.13 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.

⁵ Available at: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/>

⁶ Available at: <https://magic.defra.gov.uk/>

⁷ Available at: <https://www.bassetlaw.gov.uk/media/6701/land-availability-assessment-january-2022.pdf>

2.14 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes. The developable area ratios shown in the table are based on the approach set out in the Bassetlaw LAA methodology.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dwellings per hectare)
Up to 0.65 ha	100%	40
0.65 ha to 5.99 ha	90%	40
6 ha to 10 ha	80%	40
Over 10 ha	60%	40

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations should be in general conformity with the strategic policies of the adopted Development Plan and should also have regard to any emerging development plan so that neighbourhood plan policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (2021)⁸ and is supported by Planning Practice Guidance (PPG)⁹. The NPPF is a high level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is Bassetlaw District Council (BDC). The key document making up the adopted statutory development plan for Retford Town Centre is the Bassetlaw Core Strategy and Development Management Policies DPD¹⁰ (adopted December 2011), which sets out a spatial strategy and vision for the District for the period from 2010 to 2028, along with more detailed policies to guide new development.
- 3.5 BDC are preparing a new Local Plan to cover the period between 2020 and 2038. Once adopted, the new Local Plan will replace the Bassetlaw Core Strategy and Development Management DPD. The Regulation 19 (pre-submission) version of the plan was published in August 2021, with public consultation running between September and October 2021. A subsequent consultation on an addendum to the publication version of the Local Plan was held between January and February 2022, and a second addendum was subject to consultation between May and June 2022. The Local Plan was submitted for examination on 18 July 2022.
- 3.6 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.7 The policies of particular relevance to development in Retford Town Centre are set out below:
- 3.8 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development.

⁸ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Available at www.gov.uk/government/collections/planning-practice-guidance

¹⁰ Available at <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/what-is-the-core-strategy/>

- 3.10 **Paragraph 13** states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.11 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.12 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.13 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.14 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.15 **Paragraph 81** states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 3.16 **Paragraph 86** states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 3.17 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.18 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.19 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding. Where this is not possible, **paragraphs 163 and 164** set out the process for applying an exception test.
- 3.20 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the

NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.21 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.22 **Paragraph 201** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Bassetlaw Core Strategy and Development Management Policies DPD (adopted December 2011)

- 3.23 **Policy CS1 Settlement Hierarchy** defines Retford as a Core Service Centre. The settlement is classified as a focus for housing, employment and town centre development to maintain and enhance its wider service role and market town character (Policy CS3).
- 3.24 **Policy CS3 Retford** states that development in Retford will be of a scale necessary to sustain the town's role as a Core Service Centre, focusing on the maintenance of an appropriate range of services, facilities and retail provision, while increasing local employment opportunities. Particular regard will be given to the protection and enhancement of Retford's character and natural environment. New development will complement the built form of Retford's historic neighbourhoods and town centre and take full account of the range of sensitive environmental sites that surround the town.

New development will be of a high quality of design, making strong connections with the existing town and surrounding communities, as well as providing the facilities necessary to support a new community including open space and play facilities, community facilities, local retail facilities and transport improvements.

A. Housing: At least 26% (1574 houses) of the District's housing requirement will be delivered at Retford through existing permissions and allocations, which will include sustainable urban extensions, in the Site Allocations DPD for the plan period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements. All housing developments resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 25% for Retford. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing elsewhere within Retford. See also **Policy DM5**.

B. Economic Development: At least 20% (21 ha) of the District's employment land needs will be delivered at Retford through existing permissions and allocations in the Site Allocations DPD (outside the designated neighbourhood area), for the plan period 2010-2028. Economic development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.

C. Retford Town Centre and Regeneration Opportunities states that for Retail Hierarchy purposes, Retford is classed as a Town Centre. Support will be given to town centre developments that enhance Retford's vitality and viability in its role as a core service centre and attraction as a visitor destination in its own right. Support will also be given to wider regeneration proposals, which may include:

- a marina on the Chesterfield Canal (with appropriate ancillary facilities, as necessary);
- flood alleviation measures, notably in relation to Retford Beck.

3.25 **Policy DM5 Housing Mix and Density**

A. Housing Mix: Proposals for new housing development will be expected to deliver, in discussion with the Council, housing of a size, type and tenure appropriate to the site and locality. Proposals for new housing for the elderly, including supported and specialist accommodation, will be supported in suitable locations, in line with the role and size of the settlement, and the Council will support proposals for the delivery of houses meeting Lifetime Homes standards (or any replacement of them).

B. Housing Density: Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area.

3.26 **Policy DM8 The Historic Environment** highlights that support will be given to development proposals or regeneration schemes that protect and enhance the historic environment and secure its long-term future. Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported. New uses that adversely affect the fabric, character, appearance or setting of such assets will not be permitted.

3.27 **Policy DM9 Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities** states that proposals will be expected to protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors. Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance. Development that will result in the loss of existing green infrastructure or features of recognised importance may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost.

3.28 **Policy DM12 Flood Risk, Sewerage and Drainage** outlines that proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District. All new development (other than minor extensions) will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management.

Bassetlaw Local Plan – Publication version (submitted July 2022)

3.29 Policy ST1 Bassetlaw's Spatial Strategy for Bassetlaw will be delivered through managed sustainable development and growth, appropriate to the size of each settlement to meet the evidenced need for new homes and jobs, regenerate the District's town centres, and support necessary improvements to infrastructure, services and facilities. Retford is classed as a Main Town. A minimum of 10,476 dwellings (582 dwellings per annum) will be provided over the plan period to 2038, including 2,272 dwellings in Retford (classified as a Main Town).

3.30 Policy ST13 Town Centres, Local Centres, Local Shops and Services states that Town Centres (including Retford) will be the principal locations for major retail, leisure, entertainment, cultural facilities and community services over the plan period. Temporary uses in vacant premises as well as residential development will be supported, where the proposal does not cause unacceptable impacts for neighbouring uses or compromise current or planned/committed future use.

3.31 Policy ST14 Management of Town Centres states that the Council will continue to work in partnership with town centre stakeholders, infrastructure partners and developers to help meet the identified vision and objectives for each town centre, including the regeneration of key sites and buildings for retail and other appropriate main town centre uses provided that the development is in accordance with other policies in this Local Plan.

Proposals that are appropriate to the function, character and scale of the relevant centre and contribute to the following will be supported:

- The delivery of the aspirations of the forthcoming Retford Town Centre Neighbourhood Plan including:
 - o Improvements to existing public realm and enhanced green/blue infrastructure connectivity;
 - o improved pedestrian and cycle links to the town centre, the rail station/bus station, from nearby employment areas and Kings Park;
 - o proposals that contribute to a green town centre with regards to energy, movement, and sustainability;

3.32 Policy ST39 Green and Blue Infrastructure identifies two Major Green Corridors within Retford Town Centre (Chesterfield Canal and the River Idle). The policy states the function, setting, and biodiversity, landscape, access and recreational value of Major Green Corridors will be protected and enhanced. All proposals wholly or partly within the minimum buffer zone of a main green corridor (30m width) should be supported by an Ecological Impact Assessment and landscape statement.

3.33 Policy ST41 Trees, woodlands and hedgerows states that the Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation.

- 3.34 **Policy ST43 Designated and Non-Designated Heritage Assets** states that proposals that involve a designated or non-designated heritage asset, or the setting of a designated or non-designated heritage asset will be expected to: a) conserve, enhance or better reveal those elements which contribute to its significance and/or its setting; b) respect any features of special architectural or historic interest; c) be sympathetic in order to retain the special interest that justifies its designation; d) ensure significant views are conserved or enhanced; e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings are preserved where they contribute to the character and appearance. Proposals that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.35 **Policy ST45 Protection and Enhancement of Community Facilities** sets out that proposals for new community facilities will be supported in accessible locations within development boundaries where they meet an identified local need. The loss of existing facilities will be resisted unless it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community and with equivalent or improved facilities.
- 3.36 **Policy ST52 Flood Risk and Drainage** states that all proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. All development (where appropriate) should incorporate sustainable drainage systems (SuDS) in line with national standards.

Evidence base documents

- 3.37 A range of Local Plan evidence base documents are taken into account in the stie assessment:
- Bassetlaw LAA and Appendices (2022)¹¹; and
 - Retford Conservation Area Appraisal (2012)¹²; and
 - Retford Town Centre Neighbourhood Plan Ecological Assessment (2022)¹³

¹¹ Available at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/bassetlaw-local-plan-2020-2038-publication-version-evidence-base/>

¹² Available at <https://data.bassetlaw.gov.uk/conservation-area-appraisals/retford/>

¹³ Report provided to the AECOM consultant team by RTCNPG in August 2022

4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the Retford Town Centre Neighbourhood Plan call for sites and the BDC LAA. In total, six sites were identified for assessment.
- 4.2 The publicly-accessible version of the Bassetlaw LAA contains a high-level assessment of site NP05 which does not capture all of the constraints to development featured in the site assessment proformas. Therefore, to allow for a consistent comparison of site suitability, all sites have been assessed using the assessment proformas, regardless of source. A map of all sites taken forward for assessment is shown in **Figure 4.1**.

Table 4.1 Sites identified in Retford

Site Ref	Site Name	Site Size (ha)	Source	Planning History
NP01	Home Bargains and land adjacent to The Beck	1.24	NP Call for Sites	22/01162/FUL - Extension to Southern Elevation of Existing Retail Unit (Class E) and Associated External Alterations to Existing Retail Unit, Erection of Sprinkler Tank and Pumphouse, Reconfiguration and Extension of Customer Car Park and Associated Works. Validated 8 September 2022. Awaiting decision. 18/01306/OUT - outline application for a hotel with ancillary pedestrian access and servicing. Withdrawn March 2022. 01/03/00202 - Erect non-food retail warehouse and construct new access. Granted December 2003.
NP02	Ebsworth Hall	0.03	NP Call for Sites	No recent or relevant applications
NP03	Land adjacent to Tenterflat Walk	0.96	NP Call for Sites	01/11/00343 - Erect 33 dwellings and construct new access. Refused November 2014. Allowed on appeal August 2014. 01/07/00174 - Erect 44 dwellings, construct new and alter existing access. Withdrawn September 2009. 01/06/00006 - Erect 45 dwellings comprising 2 & 3 storey houses and apartments. Refused July 2006. Resubmitted October 2006 as 01/06/00343/R. Withdrawn September 2009.
NP04	Land to the rear of 27-37 Bridgegate	0.61	NP Call for Sites	16/00761/FUL - convert former public house and outbuildings into mixed use development with office space and create 6 dwellings. Granted September 2016.
NP05	Retford Registry Office	0.19	Bassetlaw LAA	No recent or relevant applications
NP06	Goodwin Hall	0.05	NP Call for Sites	No recent or relevant applications

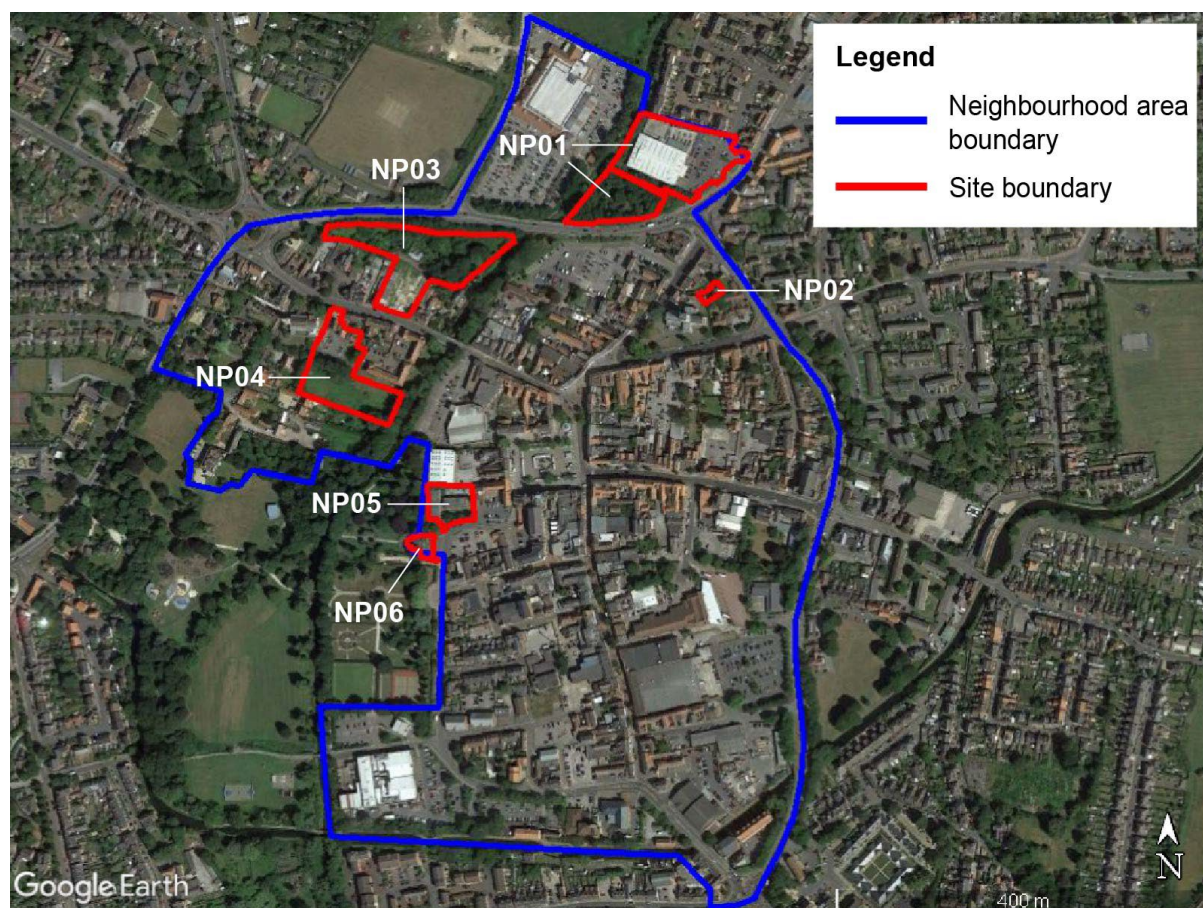


Figure 4.1 Map of all assessed sites (source: AECOM/BDC)

5. Site Assessment Summary

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Retford Town Centre neighbourhood area. The table shows a ‘traffic light’ rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for allocation if certain issues can be resolved or constraints mitigated.
- 5.2 In summary, the assessment found that of the six sites assessed, five are potentially suitable for allocation subject to mitigation of identified constraints. The remaining site is not appropriate for allocation. The results of the site assessment are shown in the map in **Figure 5.1**. Detailed proformas are contained in **Appendix A**.
- 5.3 All of the sites are within areas at medium to high risk of flooding (Flood Risk Zones 2 and 3). There is currently no Strategic Flood Risk Assessment for the town centre, but in line with national policy and the approach set out in the draft Worksop Central Development Plan Document (2021)¹⁴, development proposals should seek to minimise and mitigate risk wherever possible. Site allocations and development proposals should be subject to a sequential test, and where required, an exception test. Site-specific flood risk assessments and appropriate mitigation measures are likely to be required for all sites considered in this assessment.
- 5.4 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in **Chapter 2** of this report. Where the site is considered unsuitable for allocation, or where non-residential uses are proposed, no capacity is given.

¹⁴ Available at <https://www.bassetlaw.gov.uk/planning-and-building/draft-worksop-central-development-plan-document/draft-worksop-central-development-plan-document-dpd/>

Table 5.1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁵	Justification
NP01	Home Bargains and land adjacent to The Beck	1.24	N/A	Retail		<p>There is an existing retail unit on the northern part of the site, whilst the southern part of the site is undeveloped with a number of mature trees. A planning application has recently been submitted for expansion of the retail unit and reconfiguration of the parking/loading areas.</p> <p>While the application covers the entire site, the proposal does not involve any development on the southern part of the site, which is almost entirely separated from the developed part of the site by a strip of land in unknown ownership, and physically separated by a small stream which runs across the site into the River Idle. The Neighbourhood Plan ecological survey identifies this part of the site as providing foraging habitat for a variety of species. There is potential for any future development of this area to result in loss of habitats and mature trees, and the flood risk means that it would not be suitable for vulnerable uses. It may also conflict with adopted policy CS3 which seeks to support flood alleviation measures associated with Retford Beck, which runs east to west through the centre of the site. There may be opportunities to enhance the biodiversity value of this part of the site or to create public green space, subject to discussions with the landowner.</p> <p>Since the planning application does not involve a change in existing use, and no development is proposed on the undeveloped southern part of the site, it is not considered to be available for development other than the proposed retail expansion. Therefore, it is not currently suitable for allocation in the Neighbourhood Plan on the grounds of its current availability.</p> <p>However, some additional development could potentially be accommodated on the southern part of the site. Should this part of the site be made available for further development, it may become suitable for allocation subject to mitigation of the constraints identified above and to consideration of relevant Local Plan policies for the proposed uses.</p>

¹⁵ Amber indicates sites are potentially suitable, subject to the mitigation of identified constraints. Red indicates sites are unsuitable for allocation.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁵	Justification
NP02	Ebsworth Hall	0.03	N/A	Community facilities		<p>There is an existing former church hall on the site which does not appear to be in use. The building is identified as making a positive contribution to the Conservation Area, but is in a state of disrepair and is not currently accessible. A replacement building is proposed for community use associated with the adjacent Grade II* listed church. Discussion with the LPA heritage officer is recommended to ensure that the replacement of the church hall would be supported, and to ensure that new development does not have an adverse impact on the Conservation Area or on nearby heritage assets, including the church and listed buildings on Churchgate.</p> <p>Given the size and enclosed nature of the site, it is unlikely that on-site parking could be provided. There are on-street options and public car parks within close proximity. Vehicular access is therefore likely to be limited to service vehicles, but the suitability of the existing narrow access through the churchyard should be discussed with the highways authority.</p> <p>The site is entirely in Flood Zone 2, and a site specific flood risk assessment may be required to accompany any proposals for development.</p> <p>The site is potentially suitable for allocation for community use, subject to mitigation of the identified constraints.</p>
NP03	Land adjacent to Tenterflat Walk	0.96	34	Housing		<p>This is a large site comprising a former (now-demolished) garage and an overgrown area to the north between Tenterflat Walk and Amcott Way. It is within a SSSI Impact Risk Zone and consultation with Natural England is required for residential developments of 50 or more dwellings. The Neighbourhood Plan ecological survey identifies the northern part of the site as providing foraging habitat for badgers and as formerly providing a habitat for hedgehogs. It may be possible to restore or enhance biodiversity by incorporating managed green space into new development.</p> <p>The entire site is within the Conservation Area, and there are a number of listed buildings and undesignated heritage assets on Bridgegate which runs along the southern boundary of the site. Any new development on the southern part of the site has the potential for adverse impact on</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁵	Justification
						<p>heritage assets, and sensitive design would be required to ensure that the historic environment is enhanced.</p> <p>The entire site is at risk of flooding (Flood Zones 2 and 3), and a site-specific flood risk assessment is likely to be required to support proposals for development, as are on-site flood mitigation measures. The northern (undeveloped) part of the site is in Flood Zone 3 and if there were alternative sites for housing the sequential test would not be met, but it could be allocated for other less vulnerable uses (e.g. retail, commercial or leisure uses). There is potential for noise and atmospheric pollution from Amcott Way to the north, which could be addressed through a landscaped buffer and siting of new development away from the northern boundary.</p> <p>The site is potentially suitable for allocation for residential or mixed-use development, subject to mitigation of the identified constraints.</p>
NP04	Land to the rear of 27-37 Bridgegate	0.61	14	Housing		<p>The existing access via the courtyard entrance to the car park at the rear of 37 Bridgegate (which is Grade II listed) is narrow and could not be widened to serve development of the site. Alternative access could be taken from Trinity Place, immediately east of the site, which is in the same ownership. This could provide two-way access with a footway.</p> <p>Part of the site (the area immediately south of Trinity Place) is identified in the emerging Local Plan as Locally Important Green Space and also falls partly within the 30m buffer associated with the River Idle Major Green Corridor. This part of the site is unsuitable for development, but could form open space as part of a redevelopment of the wider site. The developable area is therefore approximately 0.35ha.</p> <p>In addition to the Grade II listed 37 Bridgegate, St Michael's Church to the west is Grade II* listed and the buildings immediately north of the site along Bridgegate are undesignated but make a positive contribution to the Conservation Area. There is a high degree of intervisibility between the heritage assets and the site itself, and sensitive design and landscaping are likely to be required. This should be discussed with the Local Planning Authority.</p> <p>The entire site is at risk of flooding (Flood Zones 2 and 3), and its</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁵	Justification
						<p>suitability for residential development would therefore be subject to a sequential and exception test. A site-specific flood risk assessment is likely to be required to support proposals for development, as are on-site flood mitigation measures.</p> <p>The site is potentially suitable for allocation for residential development subject to mitigation of the identified constraints.</p>
NP05	Retford Registry Office	0.19	10-12	Housing/ community facilities		<p>The site is currently occupied by a two-storey office block and car park. The site is entirely in Flood Zone 3, and its suitability for residential development would therefore be subject to a sequential and exception test. Site-specific flood risk assessment is likely to be required along with on-site mitigation measures. Sensitive/vulnerable uses should be kept off the ground floor to minimise risk to future occupiers.</p> <p>It is entirely within the Conservation Area, and there are several listed buildings in close proximity, including the Grade II listed 18 and 18a The Square, immediately to the east. Any new development on the site should be sensitively designed to minimise impact on the historic environment and enhance the existing heritage assets.</p> <p>The site is situated close to King's Park, an unregistered park and garden. In order to minimise impact on the setting of the park, building heights may need to be limited, subject to discussion with the Local Planning Authority.</p> <p>Subject to appropriate flood risk mitigation, the site is potentially suitable for residential uses, including specialist or older people's accommodation. It is adjacent to Site NP06, which is in the same ownership, and there is potential for a comprehensive redevelopment of the two sites, with the existing community use on Site NP06 either being retained in its current location or relocated onto Site NP05. The indicative capacity is based on conversion or redevelopment of the site, although this has the potential to be increased if combined with Site NP06.</p> <p>There is potential for the existing office block to be converted to residential/mixed-use, with additional storeys. Demolition of the buildings may increase the cost of development.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁵	Justification
						The site is potentially suitable for allocation for residential or mixed-use development (including community use), either on its own or in combination with Site NP06, subject to mitigation of the identified constraints.
NP06	Goodwin Hall	0.05	2	Housing/ community facilities		<p>The site is currently occupied by a single-storey community centre. Demolition or repurposing of this building has the potential to increase the costs of development.</p> <p>The site is entirely in Flood Zone 3, and its suitability for residential development would therefore be subject to a sequential and exception test. Site-specific flood risk assessment is likely to be required along with on-site mitigation measures. Sensitive/vulnerable uses should be kept off the ground floor to minimise risk to future occupiers.</p> <p>It is entirely within the Conservation Area, and there is some limited intervisibility with listed buildings to the east. It is also situated at the entrance to King's Park (an unregistered park and garden) and has a high degree of intervisibility with the park. Due to the potential impact on the setting of the park, building heights are likely to be restricted to one or two-storeys, reducing the potential for vulnerable/sensitive uses (including residential) which should be kept off the ground floor due to flood risk.</p> <p>The site is adjacent to Site NP05, which is in the same ownership, and there is potential for a comprehensive redevelopment of the two sites, with the existing community use on Site NP06 either being retained in its current location or relocated onto Site NP05.</p> <p>The site is potentially suitable for allocation for community or mixed-use development (residential/community use), either on its own or in combination with Site NP05, subject to mitigation of the identified constraints.</p>

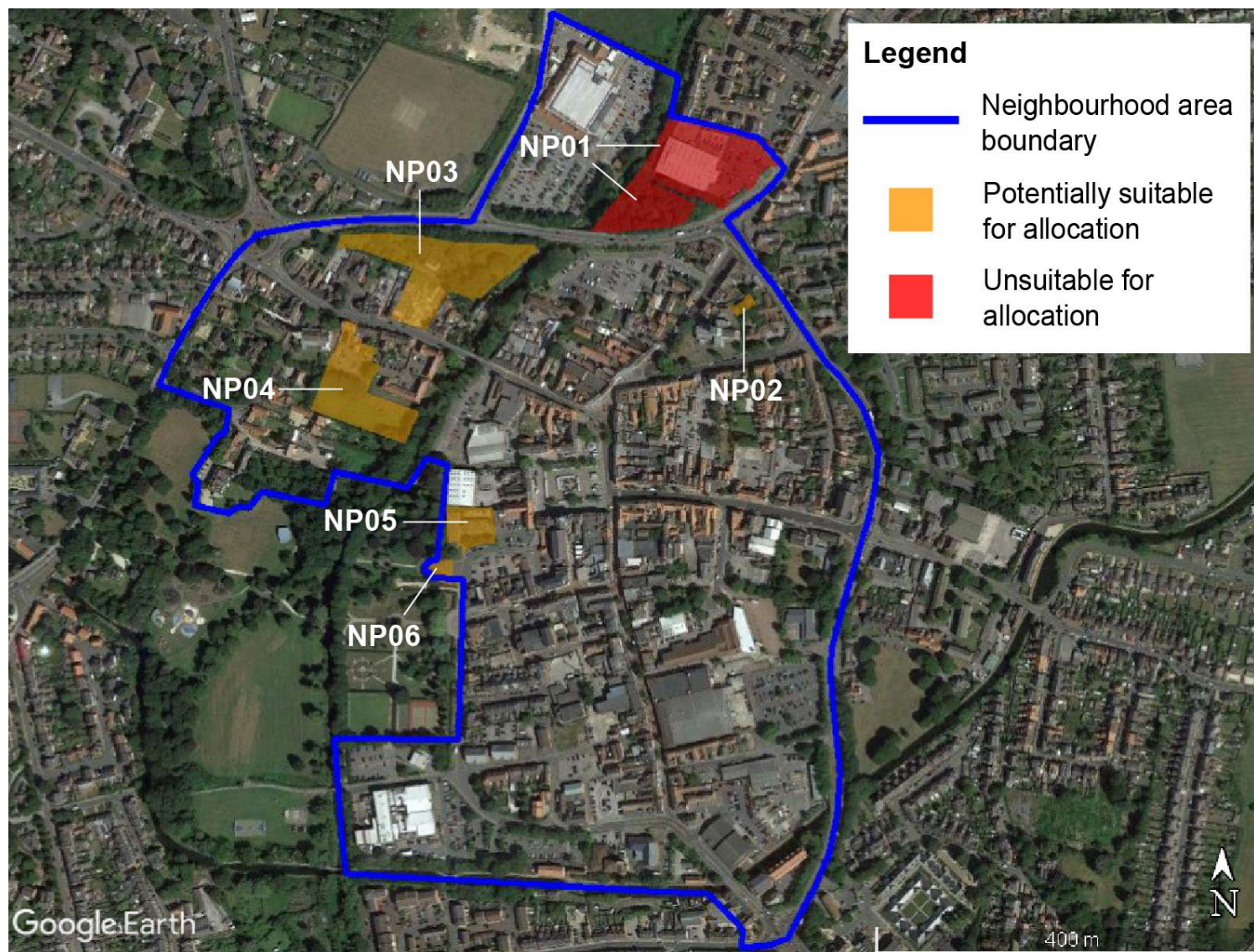


Figure 5.1 Map of site suitability (source: AECOM/BDC)

6. Conclusions

Site Assessment Conclusions

- 6.1 Of the six sites assessed, five sites are potentially suitable for allocation, subject to sequential tests (and, where necessary, exception tests) due to the medium to high risk of flooding which exists on all sites, and to other identified constraints being addressed. These sites are:
- NP02 - Ebsworth Hall
 - NP03 - Land adjacent to Tenterflat Walk
 - NP04 - Land to the rear of 27-37 Bridgegate
 - NP05 - Retford Registry Office
 - NP06 - Goodwin Hall
- 6.2 One of these sites (NP03) is suitable for community use, and the remaining sites are suitable for either residential or mixed-use development, including community use and older people's accommodation on sites NP05 and NP06. There is potential for NP05 and NP06, which are in the same ownership, to be allocated together to form a larger single allocation.
- 6.3 Since all sites assessed are in Flood Zones 2 and 3, sequential and exception tests should be followed to determine whether there are suitable alternative sites available for residential development. In the absence of a Strategic Flood Risk Assessment for the Town Centre, site-specific flood risk assessments may be required to support development proposals, and on-site mitigation may also be necessary. The management of flood risk on allocated sites should be discussed with BDC prior to making allocations in the Neighbourhood Plan.
- 6.4 The remaining site (NP01 – Home Bargains and land adjacent to The Beck) is unsuitable for allocation because it is subject to a planning application for the extension of the existing retail premises. As it is in current retail use, an allocation for this use would not be necessary. However, should the southern part of this site be made available for development, it has the potential to accommodate some additional development, subject to mitigation of the identified constraints and consideration of the relevant Local Plan policies for the proposed use.

Next Steps

- 6.5 Should Retford Town Centre Neighbourhood Planning Group decide to allocate a site or sites, the next steps will be for the Neighbourhood Planning Group to select the sites for allocation in the neighbourhood plan, based on:
- the findings of this site assessment;
 - an assessment of viability;
 - community consultation and consultation with landowners;
 - discussions with BDC;

- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

6.6 As part of the site selection process, it is recommended that the Neighbourhood Plan Group discusses site viability with BDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the neighbourhood plan site allocations.

Affordable Housing

- 6.7 Four of the six sites considered in this assessment are potentially suitable for allocation for housing or mixed-use development. All four of these sites have the potential to deliver a net gain in housing and would therefore be required to include either on-site provision of affordable housing or a contribution to off-site provision in line with adopted Local Plan policy CS3¹⁶. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁷), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The Local Plan sets out an affordable housing target of 25% for Retford, but this may not be achievable on all sites or where the proposed development meets the exemptions set out in NPPF para 65.
- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the neighbourhood plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁶ see NPPF para 63-65

¹⁷ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

NP01

1. Site Details	
Site Reference / Name	NP01
Site Address / Location	Home Bargains and land adjacent to The Beck
Gross Site Area (Hectares)	1.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Retail, car park, woodland
Land use being considered	Retail
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	NP Call for Sites
Planning history	<p>22/01162/FUL - Extension to Southern Elevation of Existing Retail Unit (Class E) and Associated External Alterations to Existing Retail Unit, Erection of Sprinkler Tank and Pumphouse, Reconfiguration and Extension of Customer Car Park and Associated Works. Validated 8 September 2022. Awaiting decision.</p> <p>18/01306/OUT - outline application for a hotel with ancillary pedestrian access and servicing. Withdrawn March 2022.</p> <p>01/03/00202 - Erect non-food retail warehouse and construct new access. Granted December 2003.</p>
Neighbouring uses	Residential, offices, retail



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Impact Risk Zone. Consultation with Natural England required for residential development of 50 or more dwellings or warehousing/industry with additional gross internal floorspace of 1000 sq.m or more.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - Main Green Corridor (River Idle) runs along western boundary (Policy ST35)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Medium Risk - majority of site is in Flood Zone 2, with the exception of small sections of the car park.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk - large parts of car park at medium or high risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - NP ecological assessment states the site provides foraging and commuting habitat for hedgehogs, badgers, common amphibians and grass snake.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Moorgate</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Moorgate</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Moorgate</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - Public Footpath FP20 runs along opposite bank of River Idle to the west.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Are there significant, veteran or ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the southern part of the site is heavily wooded</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Yes - the retail unit occupies the site of a former bus depot.</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	400-800m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the northern part of the site is already developed and redevelopment is unlikely to result in adverse visual impact. The southern part of the site is wooded and has a high level of intervisibility with surrounding streets and the footpath along the River Idle, and there may be adverse impacts on visual amenity unless appropriate landscaping is provided.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - the site is adjacent to the Retford Conservation Area and there are several Grade II listed buildings on Moorgate/Armcott Road immediately north and opposite the site. The existing development is set back from the road and there is potential for any new development which brings the building line forward to affect the setting of the listed buildings unless it is sensitively designed.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible /

Some impact, and/or mitigation possible - there are several buildings on Moorgate/Armcott Road north and opposite the site which make a positive contribution to the

2. Assessment of Suitability	
<i>Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	Retford Conservation Area. Any new development which brings the building line forward to meet the road should be sensitively designed to reduce impact on the setting of these buildings.
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i>	No
Are there any other relevant planning policies relating to the site?	Adopted Local Plan policy CS3 sets out support for flood alleviation measures associated with Retford Beck.
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing built-up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown - there is a section of land outside the site boundary, between the retail unit and the wooded area, which is of unknown ownership.
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown - the retail development occupies the site of a former bus garage, and remediation may be required.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable, available and achievable Unknown - the retail development occupies the site of a former bus garage, and remediation may be required.

<p>Summary of justification for rating</p>	<p>There is an existing retail unit on the northern part of the site, whilst the southern part of the site is undeveloped with a number of mature trees. A planning application has recently been submitted for expansion of the retail unit and reconfiguration of the parking/loading areas.</p> <p>While the application covers the entire site, the proposal does not involve any development on the southern part of the site, which is almost entirely separated from the developed part of the site by a strip of land in unknown ownership, and physically separated by a small stream which runs across the site into the River Idle. The Neighbourhood Plan ecological survey identifies this part of the site as providing foraging habitat for a variety of species. There is potential for any future development of this area to result in loss of habitats and mature trees, and the flood risk means that it would not be suitable for vulnerable uses. It may also conflict with adopted policy CS3 which seeks to support flood alleviation measures associated with Retford Beck, which runs east to west through the centre of the site. There may be opportunities to enhance the biodiversity value of this part of the site or to create public green space, subject to discussions with the landowner.</p> <p>Since the planning application does not involve a change in existing use, and no development is proposed on the undeveloped southern part of the site, it is not considered to be available for development other than the proposed retail expansion. Therefore, it is not currently suitable for allocation in the Neighbourhood Plan on the grounds of its current availability.</p> <p>However, some additional development could potentially be accommodated on the southern part of the site. Should this part of the site be made available for further development, it may become suitable for allocation subject to mitigation of the constraints identified above and to consideration of relevant Local Plan policies for the proposed uses.</p>
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NP02

1. Site Details	
Site Reference / Name	NP02
Site Address / Location	Ebsworth Hall
Gross Site Area (Hectares)	0.03
SHLAA/SHELAA Reference (if applicable)	
Existing land use	Church hall
Land use being considered	Community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	
Site identification method / source	NP Call for Sites
Planning history	No recent or relevant applications
Neighbouring uses	Church, scout hall, retail, offices, hotel



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Impact Risk Zone. Consultation with Natural England required for residential development of 50 or more dwellings.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Medium Risk - entire site is in Flood Zone 2.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from Churchgate, adjacent to church, although this is narrow and unsuitable for two-way traffic.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - the site can be accessed on foot from Churchgate, although the existing access is narrow, with no footway. Opportunities for widening are restricted by neighbouring buildings, including the church.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from Churchgate, adjacent to church.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Are there significant, veteran or ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent - several mature trees along site boundary.
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	Yes - the site is a church hall

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	400-800m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - the site is enclosed by surrounding development, and redevelopment is unlikely to have adverse impacts on visual amenity.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - the site is within the Retford Conservation Area and there are several listed buildings immediately adjacent, including the Grade II* St Swithun's Church and Grade II properties fronting Churchgate. Sensitive design would be required to ensure the setting of these heritage assets is preserved and enhanced.

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - Ebsworth Hall is identified as a positive building in the Conservation Area, and any redevelopment would directly impact this heritage asset. Mitigation for these impacts would not be possible unless the building is converted to residential use, with its external features retained.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built-up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - proposed for community use
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable No

Summary of justification for rating	<p>There is an existing former church hall on the site which does not appear to be in use. The building is identified as making a positive contribution to the Conservation Area, but is in a state of disrepair and is not currently accessible. A replacement building is proposed for community use associated with the adjacent Grade II* listed church. Discussion with the LPA heritage officer is recommended to ensure that the replacement of the church hall would be supported, and to ensure that new development does not have an adverse impact on the Conservation Area or on nearby heritage assets, including the church and listed buildings on Churchgate.</p> <p>Given the size and enclosed nature of the site, it is unlikely that on-site parking could be provided. There are on-street options and public car parks within close proximity. Vehicular access is therefore likely to be limited to service vehicles, but the suitability of the existing narrow access through the churchyard should be discussed with the highways authority.</p> <p>The site is entirely in Flood Zone 2, and a site specific flood risk assessment may be required to accompany any proposals for development.</p> <p>The site is potentially suitable for allocation for community use, subject to mitigation of the identified constraints.</p>
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NP03

1. Site Details	
Site Reference / Name	NP03
Site Address / Location	Land adjacent to Tenterflat Walk
Gross Site Area (Hectares)	0.96
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Commercial/industrial, scrub/woodland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	NP Call for Sites
Planning history	01/11/00343 - Erect 33 dwellings and construct new access. Refused November 2014. Allowed on appeal August 2014. 01/07/00174 - Erect 44 dwellings, construct new and alter existing access. Withdrawn September 2009. 01/06/00006 - Erect 45 dwellings comprising 2 & 3 storey houses and apartments. Refused July 2006. Resubmitted October 2006 as 01/06/00343/R. Withdrawn September 2009.
Neighbouring uses	Residential, offices, retail



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Impact Risk Zone. Consultation with Natural England required for residential development of 50 or more dwellings or warehousing/industry with additional gross internal floorspace of 1000 sq.m or more.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Medium/High Risk - approximately 60% of the site is in Flood Zone 3, with remainder in Flood Zone 2.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk - some surface water flood risk in north-eastern part of site.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - NP ecological assessment states the site provides foraging habitat for badgers and prior to clearance would have provided habitat for hedgehogs.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Bridgegate and River Lane</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Bridgegate and River Lane</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Bridgegate and River Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - Public Footpath FP20 runs along River Lane just outside site boundary.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Are there significant, veteran or ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	<1600m	400-800m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the northern part of the site has a moderate level of intervisibility with Amcott Road (A620) and the footpath along River Lane, although there is screening vegetation. There may be adverse impacts on visual amenity unless appropriate landscaping is provided. Where the site fronts Bridgegate, sensitive design would be required to integrate new development into the historic streetscape.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - the site is within the Retford Conservation Area. There are a number of Grade II and II* buildings along Bridgegate, west of the site entrance, and there is some potential for their setting to be affected by development which fronts the street, although this could be resolved with sensitive design that is well-integrated with the existing streetscape.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - there are a large number of buildings adjacent to the site which make a positive contribution to the Conservation Area, including those either side of the entrance on Bridgegate and on the opposite side of the road. Any street-facing development should be sensitively designed to ensure it is in keeping

2. Assessment of Suitability	
	with the prevailing architectural style and character of these buildings.
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i>	No
Are there any other relevant planning policies relating to the site?	N/A
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing built-up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Within the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	34
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>This is a large site comprising a former (now-demolished) garage and an overgrown area to the north between Tenterflat Walk and Amcott Way.</p> <p>It is within a SSSI Impact Risk Zone and consultation with Natural England is required for residential developments of 50 or more dwellings. The Neighbourhood Plan ecological survey identifies the northern part of the site as providing foraging habitat for badgers and as formerly providing a habitat for hedgehogs. It may be possible to restore or enhance biodiversity by incorporating managed green space into new development.</p> <p>The entire site is within the Conservation Area, and there are a number of listed buildings and undesigned heritage assets on Bridgegate which runs along the southern boundary of the site. Any new development on the southern part of the site has the potential for adverse impact on heritage assets, and sensitive design would be required to ensure that the historic environment is enhanced.</p> <p>The entire site is at risk of flooding (Flood Zones 2 and 3), and a site-specific flood risk assessment is likely to be required to support proposals for development, as are on-site flood mitigation measures. The northern (undeveloped) part of the site is in Flood Zone 3 and if there were alternative sites for housing the sequential test would not be met, but it could be allocated for other less vulnerable uses (e.g. retail, commercial or leisure uses).</p> <p>There is potential for noise and atmospheric pollution from Amcott Way to the north, which could be addressed through a landscaped buffer and siting of new development away from the northern boundary.</p> <p>The site is potentially suitable for allocation for residential or mixed-use development, subject to mitigation of the identified constraints.</p>
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NP04

1. Site Details	
Site Reference / Name	NP04
Site Address / Location	Land to the rear of 27-37 Bridgegate
Gross Site Area (Hectares)	0.61
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Offices, car park, field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Small scale development behind 37 Bridgegate and 20-30 flat extension of Trinity Place.
Site identification method / source	NP Call for Sites
Planning history	16/00761/FUL - convert former public house and outbuildings into mixed use development with office space and create 6 dwellings. Granted September 2016.
Neighbouring uses	Church, offices, retail, residential



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Impact Risk Zone. Consultation with Natural England required for residential development of 50 or more dwellings or warehousing/industry with additional gross internal floorspace of 1000 sq.m or more.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - the easternmost of the two fields within the site forms part of a Locally Important Green Space (Policy ST41)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>High Risk - majority of site is in Flood Zone 3, with remainder in Flood Zone 2.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk - high risk of surface water flooding on easternmost field.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from Bridgegate via a narrow covered courtyard entrance which is likely to limit capacity on western part of site. Proposal includes an extension of Trinity Place, accessed via the existing gated access.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from Bridgegate via a narrow covered courtyard entrance. There is no footway from Bridgegate and it is unlikely one could be provided through this access. It may be possible to secure alternative access from Trinity Place.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - existing access from Bridgegate via a narrow covered courtyard entrance.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Are there significant, veteran or ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, within - a number of mature trees along eastern boundary and south of car park in the centre of the site.
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p>	No

2. Assessment of Suitability

Yes / No / Unknown

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	<1600m	<400m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - the site is enclosed by existing vegetation and surrounding development.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - the site is within the Retford Conservation Area, and adjacent to the Grade II* St Michael's Church. The only access is via a courtyard entrance from Bridgegate which runs beneath the Grade II listed former Newcastle Arms public house (now Newcastle House). Impacts on these heritage assets could be reduced through the siting of development on the greenfield southern part of the site rather than on the existing car park behind Newcastle House.

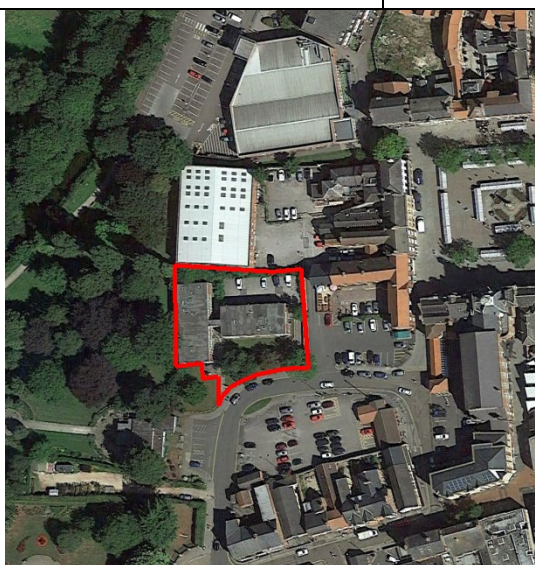
2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - there are several buildings on Bridgegate which make a positive contribution to the Conservation Area, some of which extend into the north of the site. There is potential for development immediately adjacent to these buildings to have adverse impacts on their setting, although this could be minimised through the siting of development in the southern part of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	Yes - part of the site is designated as Local Open Space
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing built-up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	14
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>The existing access via the courtyard entrance to the car park at the rear of 37 Bridgegate (which is Grade II listed) is narrow and could not be widened to serve development of the site. Alternative access could be taken from Trinity Place, immediately east of the site, which is in the same ownership. This could provide two-way access with a footway.</p> <p>Part of the site (the area immediately south of Trinity Place) is identified in the emerging Local Plan as Locally Important Green Space and also falls partly within the 30m buffer associated with the River Idle Major Green Corridor. This part of the site is unsuitable for development, but could form open space as part of a redevelopment of the wider site. The developable area is therefore approximately 0.35ha.</p> <p>In addition to the Grade II listed 37 Bridgegate, St Michael's Church to the west is Grade II* listed and the buildings immediately north of the site along Bridgegate are undesignated but make a positive contribution to the Conservation Area. There is a high degree of intervisibility between the heritage assets and the site itself, and sensitive design and landscaping are likely to be required. This should be discussed with the Local Planning Authority.</p> <p>The entire site is at risk of flooding (Flood Zones 2 and 3), and its suitability for residential development would therefore be subject to a sequential and exception test. A site-specific flood risk assessment is likely to be required to support proposals for development, as are on-site flood mitigation measures.</p> <p>The site is potentially suitable for allocation for residential development subject to mitigation of the identified constraints.</p>
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NP05

1. Site Details	
Site Reference / Name	NP05
Site Address / Location	Retford Registry Office
Gross Site Area (Hectares)	0.19
SHLAA/SHELAA Reference (if applicable)	LAA503
Existing land use	Council offices, car park
Land use being considered	Housing/community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Land Availability Assessment
Planning history	No recent or relevant applications
Neighbouring uses	Public house, car park, woodland, industrial/warehouse



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	High Risk - entire site is in Flood Zone 3.
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Are there significant, veteran or ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, within - several mature trees along southern boundary
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	<1600m	<400m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - the site is already developed, and it is unlikely that a low-medium rise residential redevelopment would lead to adverse visual impact compared to the existing 2-storey office building.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - the site is within the Retford Conservation Area, and there is a high degree of intervisibility with the Grade II listed 18 and 18A The Square to the east. Development of the site has the potential to affect the setting of the listed building, although it is likely to be possible to enhance its significance through a design which responds to the listed building more sensitively than the existing office building.

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - there are a large number of buildings close to the site which make a positive contribution to the Conservation Area, and it also lies adjacent to an unregistered park and garden (King's Park). Development should be sensitively designed to ensure it is in keeping with the prevailing architectural style and character, and does not detract from the valued features of King's Park.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing built-up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - development of the site is likely to require demolition of the existing offices.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	10-12
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable Yes - development of the site is likely to require demolition of the existing offices.

<p>Summary of justification for rating</p>	<p>The site is currently occupied by a two-storey office block and car park.</p> <p>The site is entirely in Flood Zone 3, and its suitability for residential development would therefore be subject to a sequential and exception test. Site-specific flood risk assessment is likely to be required along with on-site mitigation measures. Sensitive/vulnerable uses should be kept off the ground floor to minimise risk to future occupiers.</p> <p>It is entirely within the Conservation Area, and there are several listed buildings in close proximity, including the Grade II listed 18 and 18a The Square, immediately to the east. Any new development on the site should be sensitively designed to minimise impact on the historic environment and enhance the existing heritage assets.</p> <p>The site is situated close to King's Park, an unregistered park and garden. In order to minimise impact on the setting of the park, building heights may need to be limited, subject to discussion with the Local Planning Authority.</p> <p>Subject to appropriate flood risk mitigation, the site is potentially suitable for residential uses, including specialist or older people's accommodation. It is adjacent to Site NP06, which is in the same ownership, and there is potential for a comprehensive redevelopment of the two sites, with the existing community use on Site NP06 either being retained in its current location or relocated onto Site NP05. The indicative capacity is based on conversion or redevelopment of the site, although this has the potential to be increased if combined with Site NP06.</p> <p>There is potential for the existing office block to be converted to residential/mixed-use, with additional storeys. Demolition of the buildings may increase the cost of development.</p> <p>The site is potentially suitable for allocation for residential or mixed-use development (including community use), either on its own or in combination with Site NP06, subject to mitigation of the identified constraints.</p>
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NP06

1. Site Details	
Site Reference / Name	NP06
Site Address / Location	Goodwin Hall
Gross Site Area (Hectares)	0.05
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Community centre
Land use being considered	Housing/community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	NP Call for Sites
Planning history	No recent or relevant applications
Neighbouring uses	Woodland/park, car park, offices



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	High Risk - entire site is in Flood Zone 3.
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Medium Risk - majority of site at medium risk of surface water flooding.
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - direct access from Chancery Lane
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent - several mature trees within King's Park adjacent to site boundary.
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	No

2. Assessment of Suitability

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - the site is a community centre

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	400-1200m	<1600m	<400m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is within the town centre and the Landscape Character Assessment does not provide a sensitivity assessment of urban areas.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the current building is a small single storey community centre which has a high level of intervisibility with Chancery Lane. King's Park to the west can be accessed through the site and also acts as a wooded backdrop to the existing building - redevelopment with a taller building may have adverse impacts on visual amenity.

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - the site is within the Retford Conservation Area, and there is a some intervisibility with the Grade II listed 18 and 18A The Square to the east. There is limited potential for development of the site to affect the setting of the listed building, although this could be addressed through sensitive design.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - there are several buildings close to the site which make a positive contribution to the Conservation Area, and the site is entirely within an unregistered park and garden (King's Park). The existing building does not make a strong contribution to the surrounding area, but any redevelopment should be sensitively designed to ensure it is in keeping with the prevailing architectural style and character, and does not detract from the valued features of King's Park.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing built-up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - development of the site is likely to require demolition of the existing community centre.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable and achievable Yes - development of the site is likely to require demolition of the existing community centre.

<p>Summary of justification for rating</p>	<p>The site is currently occupied by a single-storey community centre. Demolition or repurposing of this building has the potential to increase the costs of development.</p> <p>The site is entirely in Flood Zone 3, and its suitability for residential development would therefore be subject to a sequential and exception test. Site-specific flood risk assessment is likely to be required along with on-site mitigation measures. Sensitive/vulnerable uses should be kept off the ground floor to minimise risk to future occupiers.</p> <p>It is entirely within the Conservation Area, and there is some limited intervisibility with listed buildings to the east. It is also situated at the entrance to King's Park (an unregistered park and garden) and has a high degree of intervisibility with the park. Due to the potential impact on the setting of the park, building heights are likely to be restricted to one or two-storeys, reducing the potential for vulnerable/sensitive uses (including residential) which should be kept off the ground floor due to flood risk.</p> <p>The site is adjacent to Site NP05, which is in the same ownership, and there is potential for a comprehensive redevelopment of the two sites, with the existing community use on Site NP06 either being retained in its current location or relocated onto Site NP05.</p> <p>The site is potentially suitable for allocation for community or mixed-use development (residential/community use), either on its own or in combination with Site NP05, subject to mitigation of the identified constraints.</p>
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