

Nether Langwith Neighbourhood Plan

Site Options and Assessment

Nether Langwith Parish Council

October 2022

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
LCA	Landscape Character Assessment
NCA	National Character Area
NLPC	Nether Langwith Parish Council
NPAC	Neighbourhood Plan Advisory Committee
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
QB	Qualifying Body
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System(s)

Executive Summary

The Nether Langwith Neighbourhood Plan, which will cover the whole of Nether Langwith Parish, is being prepared in the context of the adopted Bassetlaw Core Strategy and Development Management Policies DPD (adopted December 2011) and the emerging Bassetlaw Local Plan, which was submitted for examination in July 2022. Nether Langwith was designated as a neighbourhood area in September 2020.

The neighbourhood area is largely rural, with a population of approximately 492, largely concentrated in the principal settlement of Nether Langwith. A Conservation Area covers the historic core of the main settlement and the parkland associated with Langwith Lodge. There are relatively few environmental constraints, although there are pockets of Ancient Woodland as well as priority habitats surrounding the main village.

The Neighbourhood Plan Advisory Committee (NPAC) wishes to identify suitable sites for allocation for housing in the Neighbourhood Plan. A housing requirement of 11 homes is set out in the emerging Local Plan. This is expected to be met through the development of a site in the centre of Nether Langwith which has full planning permission for 15 dwellings and outline permission for up to 24 dwellings (i.e. up to 39 dwellings in total). However, limited enabling works had taken place on this site as of August 2022. The NPAC is somewhat concerned over the limited development which has taken place on the approved site to date, and is also keen to identify alternative sites for additional homes to help meet local needs and thus secure the additional benefits that are available to neighbourhood plans which allocate sites for development.

This report assesses four sites within the neighbourhood area which have been identified through the Bassetlaw Land Availability Assessment (LAA), two of which were also promoted to the Neighbourhood Plan call for sites. The sites have been assessed for their suitability for residential development.

The report concludes that one site is suitable for development, and one site is potentially suitable for development, subject to the mitigation of identified constraints. The remaining two sites are considered unsuitable for development and therefore allocation in the Neighbourhood Plan.

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 NPAC should engage with Nether Langwith Parish Council (NLPC), Bassetlaw District Council (BDC), 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 Nether Langwith Neighbourhood Plan. The work undertaken was agreed with the NPAC (on behalf of NLPC) and the Department for Levelling Up, Housing and Communities (DLUHC) in May 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 The parish of Nether Langwith is approximately 7 miles north of Mansfield, 9 miles east of Chesterfield and 8 miles south of Worksop, within the Bassetlaw district of Nottinghamshire. The main village (Nether Langwith) is classified as a 'Rural Service Centre' in the adopted Core Strategy, although services within the parish itself are limited to a village hall and a pub (The Jug and Glass Inn). The majority of local services are located in the adjacent settlements of Langwith and Whaley Thorns which both lie outside the parish, including Langwith-Whaley Thorns station, Whaley Thorns primary school and nursery, two post offices, a pharmacy, and a sports and social club. The station has regular services to Nottingham and Worksop (one train every two hours to each), and there are frequent buses linking Nether Langwith to both Mansfield and Worksop.
- 1.5 The parish is located in National Character Area (NCA) 113: Southern Magnesian Limestone, which is defined by Natural England as being characterised by a north-south limestone ridge and open, rolling farmland with plantation woodlands, historic estates and parkland. There are relatively few environmental constraints although the parish does contain pockets of ancient woodland as well as priority habitats in the parkland associated with Langwith Lodge.
- 1.6 There are 13 Listed Buildings, largely concentrated within the Nether Langwith Conservation Area (designated in June 2010) which covers much of the principal settlement as well as Langwith Lodge and Langwith Mill to the east.
- 1.7 According to the 2019 mid-year estimates produced by the Office of National Statistics, Nether Langwith parish has a population of 492 residents across 527 hectares.

The Neighbourhood Plan

- 1.8 The neighbourhood area, which was designated in September 2020, encompasses the whole of the parish of Nether Langwith (see **Figure 1.1**) and includes the historic centre of Nether Langwith. It is predominantly rural, with several isolated farms and hamlets outside the main settlement.

- 1.9 The NPAC wishes to identify suitable sites for housing development and potential allocation in the Neighbourhood Plan. The emerging Bassetlaw Local Plan sets an indicative housing requirement of 11 homes for Nether Langwith.
- 1.10 A hybrid planning permission for 39 homes (15 with full permission, including one residential barn conversion, and 24 with outline permission) was granted in July 2019. If developed, the site would lead to the housing requirement being exceeded. A reserved matters application for the 24 homes was subsequently approved in October 2020. At the time of the site visit in August 2022, works on the access road had commenced, indicating that the permission was being implemented. However, the NPAC is somewhat concerned over the limited development which has taken place on the approved site to date, and is also keen to identify alternative sites for additional homes to help meet local needs and thus secure the additional benefits that are available to neighbourhood plans which allocate sites for development.
- 1.11 The purpose of AECOM's site appraisal is to assess whether the four identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help the NPAC 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.

Nether Langwith

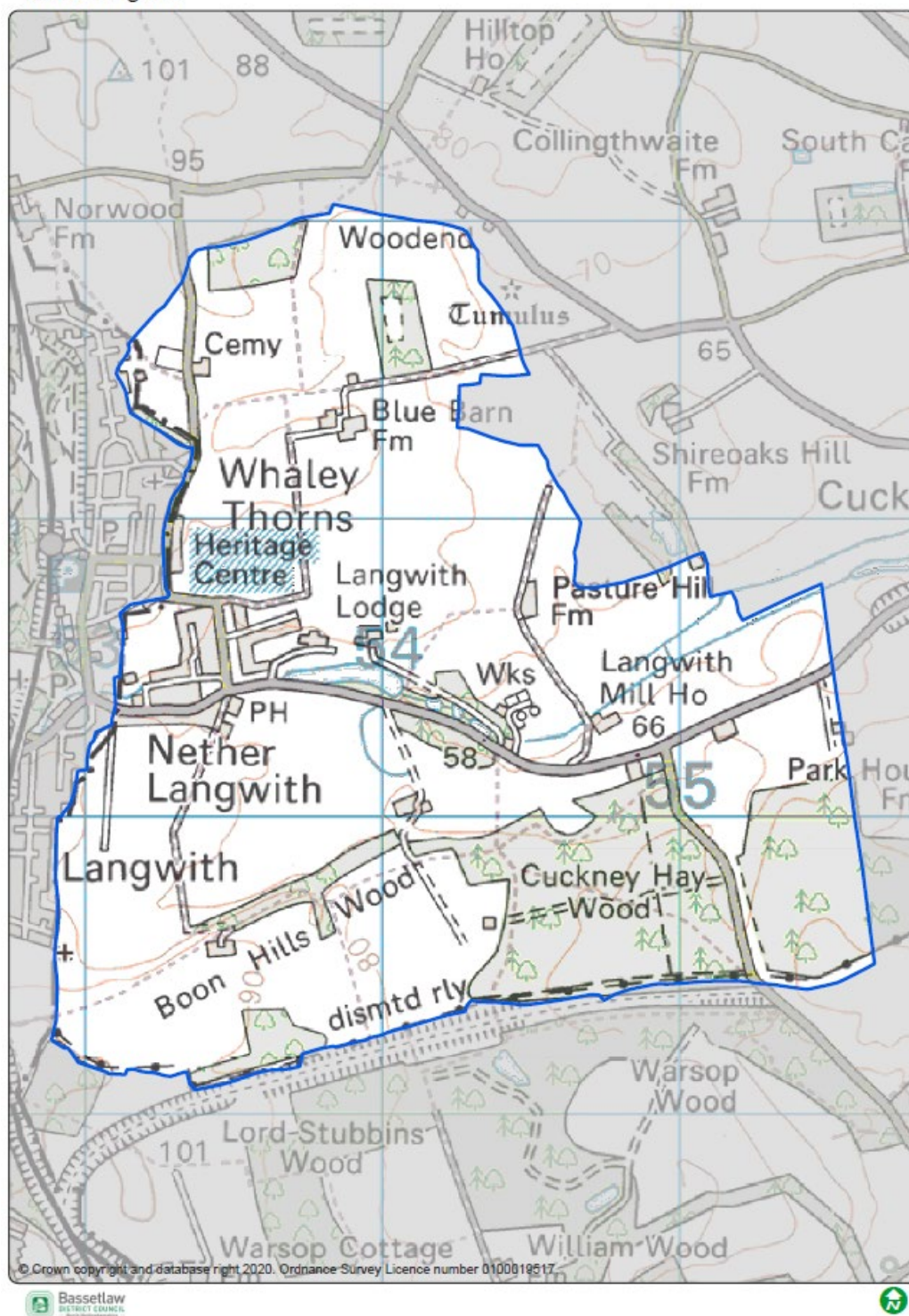


Figure 1.1 Map of Nether Langwith neighbourhood area (Source: BDC)

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated February 2018)² and Locality's Neighbourhood Planning Site Assessment Toolkit³.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. 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 is to identify which sites should be considered as part of the assessment. This included sites identified in the designated Nether Langwith neighbourhood area from the following sources:
- Nether Langwith Neighbourhood Plan Call for Sites; and
 - Bassetlaw Land Availability Assessment (LAA) 2022⁴.

Task 2: Site Assessment

- 2.4 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the How to Assess and Allocate Sites for Development toolkit (Locality, 2021)⁵ and the professional knowledge and experience of the consultant team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;

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/>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability.
- 2.6 An initial sift was carried out to remove duplicate sites (i.e. those which had been submitted to both the Neighbourhood Plan call for sites and the Bassetlaw LAA). After duplicate sites had been identified, four unique sites were taken forward for assessment.
- 2.7 Site surveys were carried out in person on 9 August 2022 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

- 2.8 The desktop assessment and site survey information is drawn together into a summary table which provides a ‘traffic light’ rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and likely to be achievable for the proposed use:
- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.9 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.10 For sites being considered for housing where a capacity figure does not already exist, the indicative capacity has been calculated by applying a standard density of 20 dwellings per hectare (dph), in line with approach set out in the methodology for the Bassetlaw LAA 2020⁶ for sites in rural villages, unless this conflicts with the local character and distinctiveness of the area in which case a

⁶ Available at: <https://www.canterbury.gov.uk/planning-and-building/local-planning-policies/current-local-plan-evidence-base-strategies>

judgement was made on the potential capacity of a site. Depending on the size of the site, a ratio has then been applied to account for the area of the site which is likely to be required for non-residential use (e.g. supporting infrastructure, community or other facilities), in accordance with the Bassetlaw LAA 2020, as set out in **Table 2.1**.

Table 2.1 Calculation of developable area

Site area	Developable area
Up to 0.65 ha	100%
0.65 ha to 5.99 ha	90%
6 ha to 10 ha	80%
Over 10 ha	60%

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that 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)⁷ and is supported by Planning Practice Guidance (PPG)⁸. 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 Nether Langwith is the Bassetlaw Core Strategy and Development Management Policies DPD⁹ (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 is 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 Nether Langwith are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 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).

⁷ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ Available at www.gov.uk/government/collections/planning-practice-guidance

⁹ 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/>

- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development.
- 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 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.16 **Paragraph 80** highlights the need to avoid the development of isolated homes in the countryside.
- 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.
- 3.20 **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.

- 3.21 **Paragraph 163** states that where the sequential test shows that no suitable alternative sites are available, an exception test may need to be applied, according to the vulnerability of the site and of the proposed development.
- 3.22 **Paragraph 164** sets out that the exception test should be informed by a strategic or site-specific flood risk assessment, and that in order to pass the test, it should be demonstrated that the sustainability benefits of the proposed development would outweigh the flood risk, and that the development will be safe for its lifetime without increasing flood risk elsewhere.
- 3.23 **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.
- 3.24 **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.
- 3.25 **Paragraph 201** goes on to emphasises 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)

- 3.26 **Policy CS1 Settlement Hierarchy** defines Nether Langwith as a Rural Service Centre which is suitable for limited rural growth.
- 3.27 **Policy CS8 Rural Service Centres** states that up to 10% of the District's housing requirement (599 homes) will be delivered in Rural Service Centres over the plan period to 2028, with residential proposals within the development boundaries being supported subject to planning policy and material considerations. It also sets an affordable housing target of 15% for Nether Langwith.
- 3.28 **Policy DM2 Conversion of Rural Buildings** states that proposals for the conversion of rural buildings will need to demonstrate that:
- i. the building is capable of conversion without significant extension, rebuilding or external alteration;
 - ii. the proposal makes a positive contribution to the street scene and its wider landscape setting, and respects any of the building's historic value, through: Retention of historic or positive architectural features and use of appropriate design and detailing of new elements that do not compromise the external (often non-domestic) character of the building; Use of materials appropriate to the building and its location; Positive landscaping approaches, retaining original walls and hedgerows, which do not undermine the rural character of the surrounding area with the introduction of inappropriate boundary treatments or external clutter;

- iii. the proposed use and number of units will be sustainable and appropriate in terms of location and accessibility; and
- iv. they will not create or exacerbate environmental or highway safety problems.

3.29 **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.

3.30 **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. New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. 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.

3.31 **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)

3.32 **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. A minimum of 10,476 dwellings (582 dwellings per annum) will be provided over the plan period to 2038, including 1,826 dwellings in the eligible Small Rural Settlements such as Nether Langwith.

3.33 **Policy ST2 Residential Growth in Rural Bassetlaw** sets out a 5% growth requirement for Nether Langwith, which equates to 11 dwellings over the plan period.

3.34 **Policy ST37 Landscape Character** outlines that proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that they protect and where possible enhance the distinctive qualities of the relevant landscape character policy zone. Proposals in an edge

of settlement location will be expected to create a positive interface between the urban and rural environments.

3.35 Policy ST39 Green and Blue Infrastructure identifies a Minor Green Corridor running through Nether Langwith along the course of the River Poulter. The policy states that the function, setting, and biodiversity, landscape, access and recreational value of Minor Green Corridors will be protected and enhanced. All proposals wholly or partly within the minimum buffer zone of a minor green corridor (15m width) should be supported by an Ecological Impact Assessment and landscape statement.

3.36 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.

3.37 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 SuDS in line with national standards.

Evidence base documents

3.38 As noted above, this site assessment takes into account a range of evidence base documents which support the adopted Local Plan and the emerging Local Plan, including the following:

- Bassetlaw LAA and Appendices (2022)¹⁰;
- Nether Langwith Conservation Area Designation Statement (2010)¹¹; and
- Landscape Character Assessment (2009) and supporting documents¹².

¹⁰ 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/>

¹¹ Available at <https://data.bassetlaw.gov.uk/conservation-area-information/nether-langwith/>

¹² Available at: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/background-studies/landscape-character-assessment-lca/>

4. Site Assessment

4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the Nether Langwith Neighbourhood Plan call for sites and the BDC LAA. In total, four sites were identified for assessment. Where sites were identified through both sources, information supporting both submissions was taken into account where available.

4.2 No detailed assessments are provided in the Bassetlaw LAA, and therefore all sites have been assessed using a site assessment proforma, with the exception of site LAA299 which has an extant planning permission and has been considered through the planning system. A map showing all sites taken forward for assessment is shown in **Figure 4.1**.

Table 4.1 Sites identified in Nether Langwith

Site Ref	Address	Site Size (ha)	Source	Notes
LAA294	Land east of Cavendish Street, Langwith	7.94	Land Availability Assessment and NP Call for Sites	
LAA295	Land east of Portland Road	3.37	Land Availability Assessment and NP Call for Sites	
LAA299	Land to the south of Portland Road	1.9	Land Availability Assessment and planning application	16/01216/FUL - Hybrid Planning Application Seeking a) Outline Planning Permission for up to 24 dwellings b) Full Planning Permission for 14 dwellings, conversion of 1 barn to form dwelling and conversion of 1 barn to form new village facilities with associated works to existing village hall. Granted 17 July 2019. 20/00634/RES - Reserved matters application for the outline permission granted through 16/01216/FUL. Granted 6 October 2020.
LAA300	Langwith Mill and Mill House, Langwith	2	Land Availability Assessment	21/00455/LBA - Listed building application for renovation of first and second floors of existing residential property to form single dwelling. Granted 18 May 2021.

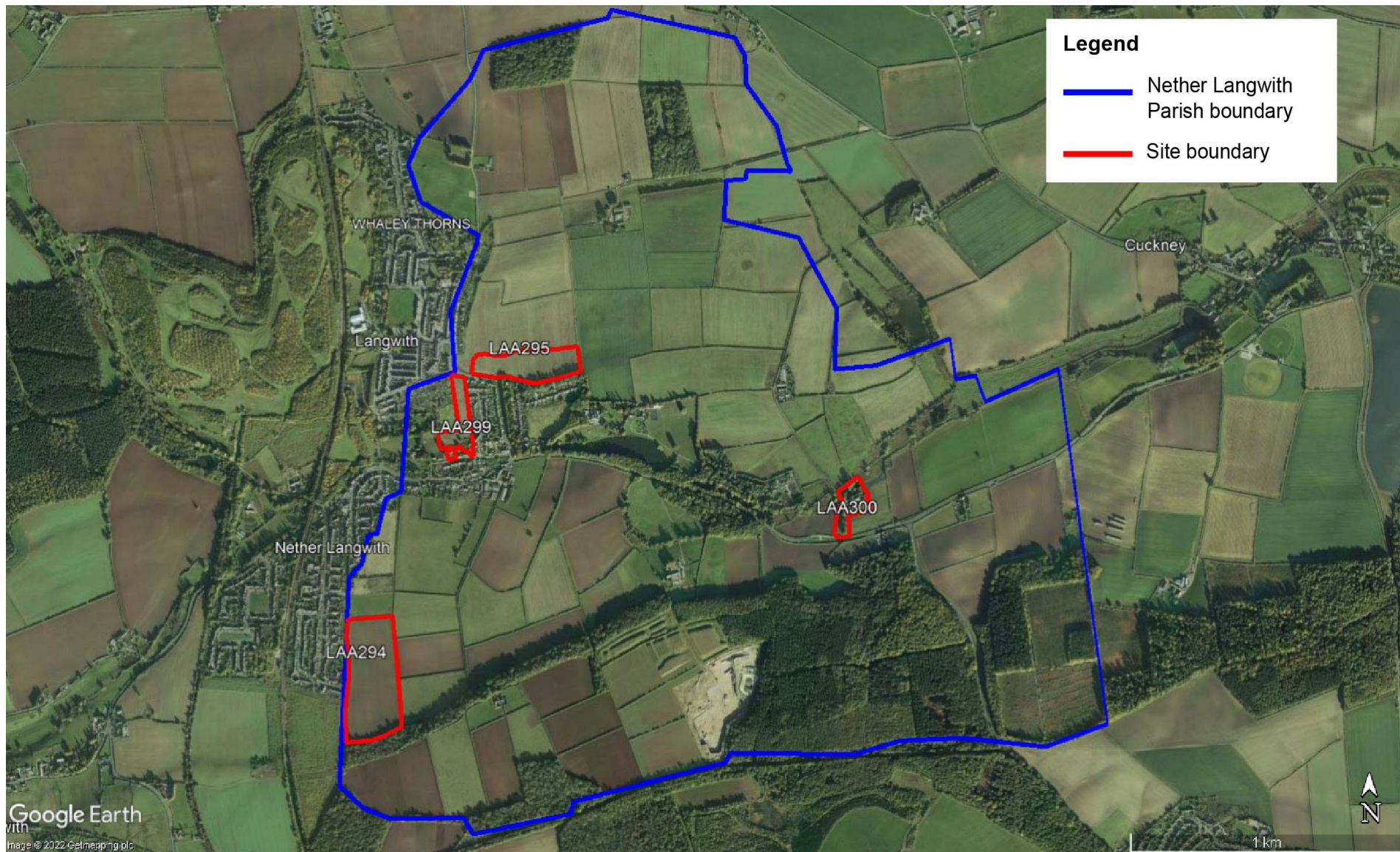


Figure 4.1 Map of assessed sites

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 Nether Langwith 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 development if certain issues can be resolved or constraints mitigated.
- 5.2 In summary, the assessment found that of the four sites assessed, one site is suitable for allocation, and one site is potentially suitable for allocation subject to mitigation of identified constraints. The remaining two sites are not appropriate for allocation. The site assessment ratings are shown in **Figure 5.1**.
- 5.3 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, no capacity is given.

Table 5.1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
LAA294	Land east of Cavendish Street, Langwith	7.94	N/A	Housing		<p>The site is unsuitable for allocation.</p> <p>It is a large site which, if developed, would result in a significant change to settlement character through an uncharacteristic extension into open countryside. The Landscape Character Assessment notes that the expansion of Nether Langwith has led to a deterioration in landscape character and recommends small-scale growth within existing field boundaries rather than large-scale developments. There are currently medium to long-range views along the River Poulter valley to the east, as well as views of the Ancient Woodland to the south, from the Public Right of Way which runs along the western boundary, and development would lead to adverse impacts on landscape character and visual amenity.</p> <p>The site is Grade 2 agricultural land and is currently in use for arable farming. Development of the site would therefore result in the loss of the Best and Most Versatile agricultural land. There is also an area at risk of surface water flooding running east-west through the centre of the site.</p> <p>Boon Hills Woods, immediately south of the site, is a Site of Importance for Nature Conservation and designated Ancient Woodland, and the site is also within the Impact Risk Zone for Lord Stubbins Wood SSSI.</p>
LAA295	Land east of Portland Road	3.37	N/A	Housing		<p>The site is unsuitable for allocation.</p> <p>It is a large site which, if developed, would result in a significant change to landscape and settlement character. There are currently medium-range views to the east which would be obscured by development of the site.</p> <p>The site consists of part of a much larger field, and development would result in the field pattern being significantly altered with no clear defensible boundary. The Landscape Character Assessment identifies the potential for development north of Nether Langwith to affect landscape character and recommends new development should be contained within existing field boundaries. There are also potential impacts on the visual amenity of the Public Right of Way which runs along the southern and eastern edge of the site.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
						<p>The western part of the site makes a strong contribution to the gap between Nether Langwith and Whaley Thorns, which would be visually closed by development on this part of the site. Development of the eastern half of the site would result in an uncharacteristic extension of the settlement beyond the existing tree line which marks the edge of the non-registered parkland associated with Langwith Lodge.</p> <p>The site is Grade 2 agricultural land and is currently in use for arable farming. Development of the site would therefore result in the loss of the Best and Most Versatile agricultural land.</p>
LAA299	Land to the south of Portland Road	1.9	39	Housing		<p>The site is suitable for allocation.</p> <p>It has an extant hybrid planning permission (application reference: 16/01216/FUL) consisting of outline permission for up to 24 dwellings and full permission for 14 new dwellings, the conversion of a barn to form a dwelling. At the time of the site visit, work had commenced on the access road, indicating that the permission has been implemented, although this should be verified with BDC. As the principle of development on the site has been established through the planning system, the site has not been subject to further assessment.</p> <p>It is not necessary to allocate sites with planning permission in the Neighbourhood Plan, although doing so could demonstrate support for development in this location if the permission was not implemented.</p>
LAA300	Langwith Mill and Mill House, Langwith	2	Capacity subject to discussion with landowner/developer – see conclusions	Housing		<p>The site is potentially suitable for allocation.</p> <p>The site is unconnected to the built-up area and at some distance from local services. It is within the Nether Langwith Conservation Area and contains a Grade II listed mill house (currently in residential use) and an unlisted former mill building which is identified as a positive building in the Conservation Area. New residential development in this location would not be in conformity with national or local policy on development in the open countryside and is likely to lead to adverse impacts on landscape character and the setting of heritage assets.</p> <p>There is potential for the four-storey mill building to be converted to residential use, although this may require significant structural work and</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating	Justification
						<p>additional parking provision, as development is likely to result in the increased use of the private car.</p> <p>The River Poulter runs along the northern edge of the site, and any development within the 15m buffer zone of the Minor Green Corridor would need to be accompanied by an Ecological Impact Assessment and landscape statement.</p> <p>The potential capacity of the site is likely to vary significantly depending on the internal structural layout of the mill building as well as the type of housing proposed, and no indicative capacity has been provided - this should be discussed with the landowner/developer.</p>

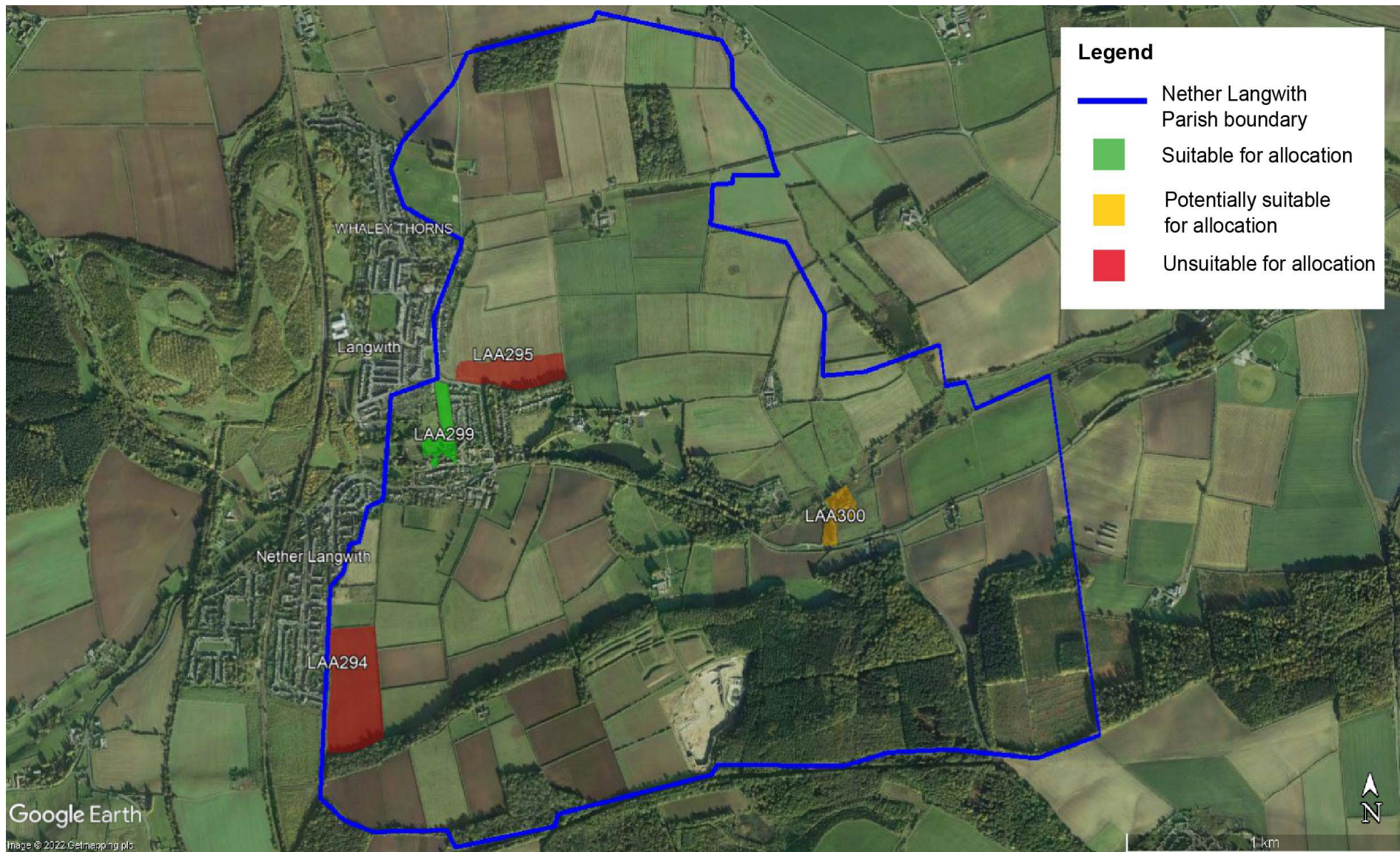


Figure 5.1 Map of site suitability (source: AECOM / Google Earth)

6. Conclusions

Site Assessment Conclusions

- 6.1 Of the four sites assessed, one site (LAA299 – Land to the south of Portland Road) is suitable for allocation. The site has extant planning permission which, at the time of the site visit, appeared to have been started with evidence of work on the access road, although this should be verified with the landowner and BDC. As such, it is not necessary to allocate this site in the Neighbourhood Plan, although doing so could indicate support for development of the site if the planning permission was not implemented.
- 6.2 One additional site (LAA300 – Langwith Mill and Mill House) is potentially suitable for allocation for the residential conversion of the former Langwith Mill building, subject to the mitigation of identified constraints.
- 6.3 The remaining two sites are not suitable for allocation in the Neighbourhood Plan.

Next Steps

- 6.4 Should Nether Langwith Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council 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 site(s) to reflect local character.

Other considerations

Viability

- 6.5 If a site or sites are selected for allocation, it is recommended that the NPAC and Parish Council discuss 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

- 6.6 Two of the four sites considered in this assessment are potentially suitable for allocation for housing or mixed-use development. One of these sites (LAA299) has planning permission for 39 dwellings but, according to the officer's report accompanying the permission, the development cannot support on-site affordable housing. A second site (LAA300) may have the capacity to accommodate 10 or more homes, subject to discussion with the landowner/developer. If 10 or more homes

were proposed on this site as market housing, it would be required to include a proportion of affordable housing¹³. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁴), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

- 6.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹³ see NPPF para 63-65

¹⁴ 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

LAA294

1. Site Details	
Site Reference / Name	LAA294
Site Address / Location	Land east of Cavendish Street, Langwith
Gross Site Area (Hectares)	7.94
SHLAA/SHELAA Reference (if applicable)	LAA294
Existing land use	Agricultural land
Land use being considered	Housing, public open space, biodiversity enhancements
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	131
Site identification method / source	Land Availability Assessment and NP Call for Sites
Planning history	No recent or relevant applications
Neighbouring uses	Residential, agricultural fields, ancient woodland



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- 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)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Partly or adjacent - Ancient Woodland immediately south of the site. The site is in the impact risk zone for Lord Stubbins Wood SSSI - consultation with Natural England required for development of 50 or more homes outside existing settlements/urban areas, or 100 homes or more within existing settlements.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- 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

Partly or adjacent - Boon Hills Wood immediately south of the site is a SINC.

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- 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**

Low risk

Site is at risk of surface water flooding?

See guidance notes:

- 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**

Low risk although some surface water flood risk in centre of site.

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Grade 2
<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><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven - the site rises towards the ancient woodland in the south and to the north east corner.
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - access could be taken from Cavendish Road
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - potential to create access. The site is also adjacent to a public right of way along the western boundary.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - potential to create access.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	Yes - bridleway runs north-south along the western boundary of the site. Access from Cavendish Street would cross the bridleway.
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - no obvious trees on site, but no public TPO map.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Yes, adjacent - Ancient Woodland directly south of site.
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Yes, adjacent - Ancient Woodland directly south of site.

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

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)	400-1200m (Langwith Premier Store)	400-800m	>1200m	>1200m (Whaley Thorns Primary)	1600-3900m (Shirebrook Academy)	<400m (Hardwick Street playing fields)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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.*

Medium sensitivity - the Landscape Character Assessment notes that the landscape is generally intact and unified in this part of the parish, but has deteriorated due to the non-vernacular expansion of Nether Langwith. It recommends concentrating small-scale growth around Nether Langwith and within existing field boundaries. It is likely that development of this site would result in harm to the landscape character through a large-scale extension of the built-up area into open countryside.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>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.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is visually open on three sides, and there are medium-long range views across it from the homes and Public Right of Way to the west. Development of the site has the potential to affect views of Boon Hills Woods along the ridge to the south, and eastwards along the Poulter Valley.</p>
Heritage Constraints	
<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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</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 / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<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>	<p>Adjacent to and connected to the existing built up area</p>
<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>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability

<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>	Yes - the site is large and if developed would result in an uncharacteristic extension of the settlement into an open agricultural landscape.

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>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?</p> <p><i>Yes / No / Unknown</i></p>	No
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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	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The site is unsuitable for allocation.</p> <p>It is a large site which, if developed, would result in a significant change to settlement character through an uncharacteristic extension into open countryside. The Landscape Character Assessment notes that the expansion of Nether Langwith has led to a deterioration in landscape character and recommends small-scale growth within existing field boundaries rather than large-scale developments. There are currently medium to long-range views along the River Poulter valley to the east, as well as views of the Ancient Woodland to the south, from the Public Right of Way which runs along the western boundary, and development would lead to adverse impacts on landscape character and visual amenity.</p> <p>The site is Grade 2 agricultural land and is currently in use for arable farming. Development of the site would therefore result in the loss of the Best and Most Versatile agricultural land. There is also an area at risk of surface water flooding running east-west through the centre of the site.</p> <p>Boon Hills Woods, immediately south of the site, is a Site of Importance for Nature Conservation and designated Ancient Woodland, and the site is also within the Impact Risk Zone for Lord Stubbins Wood SSSI.</p>

LAA295

1. Site Details	
Site Reference / Name	LAA295
Site Address / Location	Land east of Portland Road
Gross Site Area (Hectares)	3.37
SHLAA/SHELAA Reference (if applicable)	LAA295
Existing land use	Agricultural land
Land use being considered	Housing, public open space, biodiversity enhancements
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	91
Site identification method / source	Land Availability Assessment and NP Call for Sites
Planning history	No recent or relevant applications
Neighbouring uses	Residential, agricultural fields



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><i>See guidance notes:</i></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 	Low risk
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></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 	Low risk although some surface water flood risk on eastern half of site, and along Limes Avenue/Portland Road.

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Grade 2
<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><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven - the site rises to the south west corner.
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - access could be taken from Portland Road, but could involve loss of hedgerow or dry stone wall.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - potential to create access
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - potential to create access
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No - Public Footpath runs outside southern and eastern boundary
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - no obvious trees on site, but no public TPO map.
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Yes, adjacent - large number of mature trees along Welfitt Grove south of the site.
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	The site contains an electricity pylon and overhead power lines, but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

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 (Whaley Thorns Post Office)	<400m	400-1200m	400-1200m (Whaley Thorns Primary)	1600-3900m (Shirebrook Academy)	<400m (French Terrace)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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.

Medium sensitivity - the Landscape Character Assessment notes that the landscape is generally intact and unified in this part of the parish, and that it is moderately sensitive to change. The eastward expansion of Whaley Thorns or the northward expansion of Nether Langwith into this landscape area is identified as having the potential to affect the landscape, and the LCA also recommends that new development should be contained within existing field boundaries, whereas the proposed site boundary would require the subdivision of a large field.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>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.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is visually open on all sides, and there are views across it from Portland Road, although the undulating scenery does somewhat limit long-range views. Development of the site is likely to affect visual amenity for those using the Public Right of Way which runs along the southern and eastern boundary of the site.</p>
Heritage Constraints	
<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>Limited or no impact or no requirement for mitigation</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 is an Unregistered Park and Garden covering the former grounds of Langwith Lodge immediately south of the site. It is unlikely that development of the site would have an adverse impact on the unregistered parkland due to the presence of residential development on Welfitt Grove which has already changed the character of the parkland where it abuts the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<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>	<p>Adjacent to and connected to the existing built up area</p>
<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>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>Yes - development would reduce the gap between Nether Langwith and Whaley Thorns. Although a landscape buffer is proposed between the western edge of the site and the homes to the north-west on Portland Road, development will result in a perceived coalescence when viewed from some parts of Portland Road and the PRow network.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>Yes - the site is large and if developed in full it would result in an uncharacteristic extension of the settlement into an open agricultural landscape, although there is a precedent for single plot development on this side of Portland Road to the north-west of the site.</p>

3. Assessment of Availability

<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
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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)	11-15 years
Other key information	
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? Yes / No	Red: The site is not currently suitable, available and achievable No
Summary of justification for rating	<p>The site is unsuitable for development.</p> <p>It is a large site which, if developed, would result in a significant change to landscape and settlement character. There are currently medium-range views to the east which would be obscured by development of the site. The site consists of part of a much larger field, and development would result in the field pattern being significantly altered with no clear defensible boundary. . The Landscape Character Assessment identifies the potential for development north of Nether Langwith to affect landscape character and recommends new development should be contained within existing field boundaries. There are also potential impacts on the visual amenity of the Public Right of Way which runs along the southern and eastern edge of the site.</p> <p>The western part of the site makes a strong contribution to the gap between Nether Langwith and Whaley Thorns, which would be visually closed by development on this part of the site. Development of the eastern half of the site would result in an uncharacteristic extension of the settlement beyond the existing tree line which marks the edge of the non-registered parkland associated with Langwith Lodge.</p> <p>The site is Grade 2 agricultural land and is currently in use for arable farming. Development of the site would therefore result in the loss of the Best and Most Versatile agricultural land.</p>

LAA300

1. Site Details	
Site Reference / Name	LAA300
Site Address / Location	Langwith Mill and Mill House, Langwith
Gross Site Area (Hectares)	2.00
SHLAA/SHELAA Reference (if applicable)	LAA300
Existing land use	Agricultural land with building on site
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	54
Site identification method / source	Land Availability Assessment
Planning history	21/00455/LBA - Listed building application for renovation of first and second floors of existing residential property to form single dwelling. Granted 18 May 2021.
Neighbouring uses	Agricultural fields



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- 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)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- 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

Partly or adjacent - the River Poulter Minor Green Corridor (emerging Local Plan Policy ST39) crosses the site. Development proposals wholly or partly within the 15m minimum buffer zone should be supported by an Ecological Impact Assessment and landscape statement.

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes / No

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- 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**

Low risk but Flood Zone 3 on northern boundary along River Poulter

Site is at risk of surface water flooding?

See guidance notes:

- 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**

Low risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i>	Yes - Grade 2 but not in agricultural use.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <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? <i>Yes / No / Unknown</i>	Yes - River Poulter Minor Green Corridor runs through the site
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i>	No
Physical Constraints	
Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	Gently sloping or uneven - the site slopes down from the A632 to the River Poulter in the north.
Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - existing access from A362
Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - existing access
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - existing access
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	Yes - Public Footpath runs along the site access road.
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	Unknown - a number of mature trees throughout the site, but no public TPO map.
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, within - large number of mature trees throughout the site.
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

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)	>1200m (Langwith Premier Store)	400-800m	>1200m	>1200m (Whaley Thorns Primary)	1600-3900m (Shirebrook Academy)	<400m (open countryside)	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

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.

Medium sensitivity - the Landscape Character Assessment states that the area where the mill is located is a moderately sensitive landscape. It recommends conserving the sparsely settled and undisturbed character of the river corridor.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>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.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is quite open to views from all sides due to the topography and relative lack of screening. The primary visual impact of development is likely to be on the setting of the heritage assets within the site, which are prominent and isolated within the landscape. They are visible from both the A632 which runs just south of the site, and the Public Right of Way which crosses the site from north to south.</p>
Heritage Constraints	
<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>Directly impact and/or mitigation not possible - Langwith Mill House is a Grade II listed building in the centre of the site, and the whole site is within the Conservation Area. Development is likely to have adverse impact on the setting of the Mill House, although there may be potential for a sensitive residential conversion of the former cotton mill adjacent to the house.</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>Directly impact and/or mitigation not possible - the former cotton mill is not listed but is identified as a positive building in a Conservation Area. It is in poor condition, and there is potential for it to be sensitively converted to residential use. The officer's report on the recent listed building consent notes that remnants of the mill race and mill pond can still be seen in the grounds. New development of the site is likely to have an adverse impact on the mill's setting since it is a prominent feature of the local landscape.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<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>	<p>Outside and not connected to the existing built up area</p>

2. Assessment of Suitability	
<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>	<p>Outside and not connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<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>	<p>No - the site is not linked to the settlement.</p>

3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability	
<p>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?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - the site includes buildings, but these are Grade II listed and therefore likely to be retained.</p>

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)	Unknown - the site is potentially suitable for conversion of the mill building, and capacity will be dependent on type of housing provided and internal structure.
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 suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, available and achievable No - the site includes buildings, but these are Grade II listed and therefore likely to be retained.
Summary of justification for rating	<p>The site is potentially suitable for development. The site is unconnected to the built-up area and at some distance from local services. It is within the Nether Langwith Conservation Area and contains a Grade II listed mill house (currently in residential use) and an unlisted former mill building which is identified as a positive building in the Conservation Area. New residential development in this location would not be in conformity with national or local policy on development in the open countryside, and is likely to lead to adverse impacts on landscape character and the setting of heritage assets.</p> <p>There is potential for the four-storey mill building to be converted to residential use, although this may require significant structural work and additional parking provision, as development is likely to result in the increased use of the private car.</p> <p>The River Poulter runs along the northern edge of the site, and any development within the 15m buffer zone of the Minor Green Corridor would need to be accompanied by an Ecological Impact Assessment and landscape statement.</p> <p>The potential capacity of the site is likely to vary significantly depending on the internal structural layout of the mill building as well as the type of housing proposed, and no indicative capacity has been provided - this should be discussed with the landowner/developer.</p>

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