

Pre-Submission

Sutton cum Lound Full Review Neighbourhood Plan 2024-2038



*Produced by Sutton cum Lound Neighbourhood Plan Group on behalf of our residents
12/05/2025*

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Common Abbreviations

AECOM	Name of national consultancy used to provide technical support through the Locality programme
ALS	Areas of Landscape Sensitivity
BDC	Bassetlaw District Council
ScLNP	Sutton cum Lound Neighbourhood Plan – this is the 2021 ‘made’ Neighbourhood Plan
ScLFRNP	Sutton cum Lound <u>Full Review</u> Neighbourhood Plan
DfT	Department of Transport
EA	Environment Agency
HEDNA	Housing and Economic Development Needs Assessment
HNA	Housing Needs Assessment
LAA	Land Availability Assessment
LCA	Landscape Character Assessment 2009
LWS	Local Wildlife Site
NCC	Nottinghamshire County Council
NPPF	National Planning Policy Framework (all references are to 2024)
NPG	Sutton cum Lound Neighbourhood Planning Group
PFA	Pulverised Fuel Ash
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest

Photo cover page credit Steve Shelley and other NPSG members

Foreword

Sutton cum Lound was once home to no fewer than nine farmsteads and it is this bond to agriculture and the rural way of life, that has generated a village deeply rooted in the rich tapestry of English rural life, where the timeless beauty of our countryside and community spirit form the heart of our identity. As we look towards the future, we remain committed to preserving the essential rural nature that defines our village, ensuring that future generations can enjoy the same tranquil and close-knit environment that we hold dear. Whilst the farmsteads have gone from our village streets, the legacy of many of the old dwellings and structures remain, providing evidence and assurance of our history. Despite the loss of the farmsteads within the community, Sutton cum Lound is completely surrounded on all sides by swathes of productive agricultural land, as well as two nature reserves, making it a truly special place to live.

Our first Neighbourhood Plan was produced in 2018 building on the Parish Plan of the mid 2000's. Community consultations, events and feedback underpinned the process, as it does today. This latest plan is based on evidence and analysis to be fit for purpose through to 2038. It is difficult to believe that this will be any more long-lived than any other plan. However, this latest review has ensured that every possible scope of evidence and tool available has been used and embedded into this document.

The process has again been supported by AECOM to provide design support, along with agents from the local authority planning department and an independent consultant. This neighbourhood plan has been developed during a turbulent period in the nation's political landscape, and a change of government during the process. The start point for neighbourhood plans is usually how best to take development of a community forward, with a specific focus on housing needs. This has always created a degree of alarm in rural communities, and Sutton cum Lound is no exception. The detail within this document shows that Sutton cum Lound has already provided residential development well in excess of all the previous plans.

Whilst there remains no appetite for further development in the foreseeable future, the introduction of the design codes and specifically the Housing Needs Assessment, will be critical in ensuring the vision and community objectives are upheld and met. Therefore, this neighbourhood plan has not sought to identify any further potential sites for development. Indeed, there are still sites previously approved, that have yet to break ground, so our net surplus of additional housing will increase even further regardless of this report.

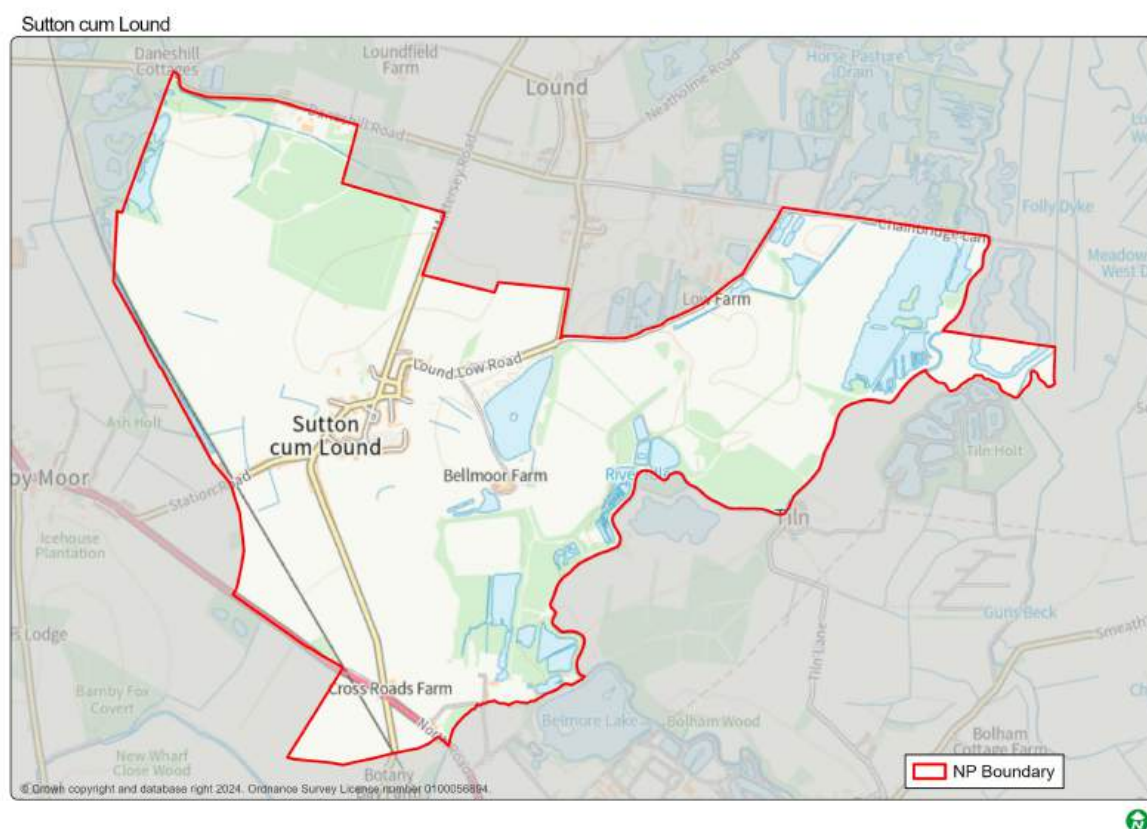
There will be challenges ahead and we will undoubtedly come under pressure as a community to accept still more development. However, this neighbourhood plan, made in good faith, has conformed with the process, engaged with the necessary agencies, and most importantly consulted our community and has provided several opportunities for engagement. Within the confines of the neighbourhood planning regulations, the neighbourhood plan group remain steadfast in their resolve to ensure that development must be provide benefit to the community. Sutton cum Lound is a thriving community boasting several clubs and activities. The community drive many activities along with the Parish Council, Village Hall and Church, and pub, and whatever the future brings for this Parish, it must be seen to enhance and positively support the community of the Parish. The voice and opinions of the local community must be respected if processes such as this are to continue to have credibility in the future.

Cllr Martin Rees-Chairman – Sutton cum Lound Parish Council & Neighbourhood Planning Group

1 The Sutton cum Lound Full Review Neighbourhood Plan

- 1 The Sutton cum Lound Neighbourhood Plan (ScLFRNP) has been produced in accordance with the Localism Act 2011 by the Sutton cum Lound Neighbourhood Plan Group (NPG), on behalf of Sutton cum Lound Parish Council. It supersedes an earlier plan from 2018, which was updated in 2021.
- 2 The ScLNP 2021 version will continue to be part of the statutory development plan until the ScLFRNP has gone through all the statutory processes, at which point it will become part of Bassetlaw's Development Plan, which is called the Bassetlaw Plan.
- 3 The ScLFRNP covers the Parish area, the same as the ScLNP and is shown on Map 1.¹

Map 1 Designated Area



- 4 The ScLFRNP is in general conformity with the strategic policies in the Bassetlaw Plan. The evidence base that informs the Bassetlaw Plan also has been used to support this Neighbourhood Plan.
- 5 The time frame for the Plan extends to 2038 to match the time frame of the Bassetlaw Plan.
- 6 The Parish Council decided to review the 2021 ScLNP to:
 - a) ensure the neighbourhood plan remained aligned with the new strategic policies in the Bassetlaw Plan,
 - b) commission a Design Code and a Housing Needs Assessment (support that was not previously available under the neighbourhood plan program) to provide a robust evidence base to support the policies,

¹ The Neighbourhood Area was designated in 2015

- c) to update the ScLNP to reflect changes in the Plan area in the past 5 years, which have been significant and include the development of two of the sites allocated in the ScLNP (for 2-9 dwellings) and the development on an unallocated site for a further 33 dwellings,
 - d) to provide a policy framework that better reflects the value of the local landscape,
 - e) to provide local analysis on the biodiversity of the Parish and to identify opportunities for its enhancement,
 - f) reflect the changes in the National Planning Policy Framework (NPPF).
- 7 The ScLFRNP Plan will have the same role in the planning system as the ScLNP. It will carry significant weight in the determination of planning applications. The Plan will be used by;
- developers when preparing planning applications for submission to BDC,
 - BDC in assessing and determining planning applications,
 - inspectors in determining appeals.
- 8 The ScLFRNP forms a framework of policies and supporting documents that will guide development over the Plan period.
- 9 A number of District – wide documents that supported the preparation of the Bassetlaw Plan 2020-2038 have been used to support the preparation of the ScLFRNP. These are:
- Land Availability Assessment June 2021
 - Strategic Housing Market Assessment Objectively Assessed Need Update 2017
 - Landscape Character Assessment 2009
 - Site Allocations: Landscape Character Study 2019 and Addendums 2020 and 2021
 - Housing and Economic Development Needs Assessment HEDNA 2020
 - Bassetlaw Rural Settlement Study 2020
- 10 Parish Area based studies have also been commissioned by the NPG for the ScLFRNP these are²:
- Sutton cum Lound Design Codes and Guidance AECOM 2024 (amended February 2025)
 - Housing Needs Assessment AECOM 2025

² The supporting documents are available at <https://www.suttoncumlound.net/neighbourhood-plan/> and are listed at Appendix A as they are important evidence base for the ScLFRNP

2 Sutton cum Lound in Context

- 11 Sutton cum Lound is located 3 miles north of Retford (which is where residents access most services and facilities). The Parish extends to 789 hectares. In 2025 AECOM estimated that 61 dwellings had been built since 2011³. There were estimated to be 383 dwellings in the Parish and a population of approximately 750⁴.
- 12 Outside of Sutton cum Lound village, much of the Parish is made up of open countryside. Originally an agricultural settlement, farmland still surrounds the village on all sides, and this rural setting remains a key part of Sutton cum Lound's character. Having steadily expanded over many years, the village features a mixture of housing types and styles from several time periods. This has led to a variety of character, density, and built form across the village.
- 13 There are two small industrial areas at Daneshill and off the A638 near the Idle Valley that are for cement production and storage. This activity relates to the historic quarrying and extraction that took place in the area (see Map 8a section 12 below).
- 14 In 2024 permission was granted for the extraction, processing and export of pulverised fuel ash (PFA) from the lagoons where sand and gravel extraction took place⁵. It is acknowledged that the extraction of PFA as a sustainable secondary aggregate for use in the cement sector is supported by national and local planning policy. This is part of a phased rehabilitation of the former quarry workings and the permission includes a restoration programme and 30 year after care period. The site is next to the Idle Valley Nature Reserve (an SSSI forms part of the reserve) and residents remain concerned about the local environmental impacts on the SSSI and the Parish.⁶
- 15 The western boundary of the Parish is bounded by the London Northeast Railway Line. Good train services from Retford either to London or to the north is one reason why the village is an attractive location for newcomers and developers.

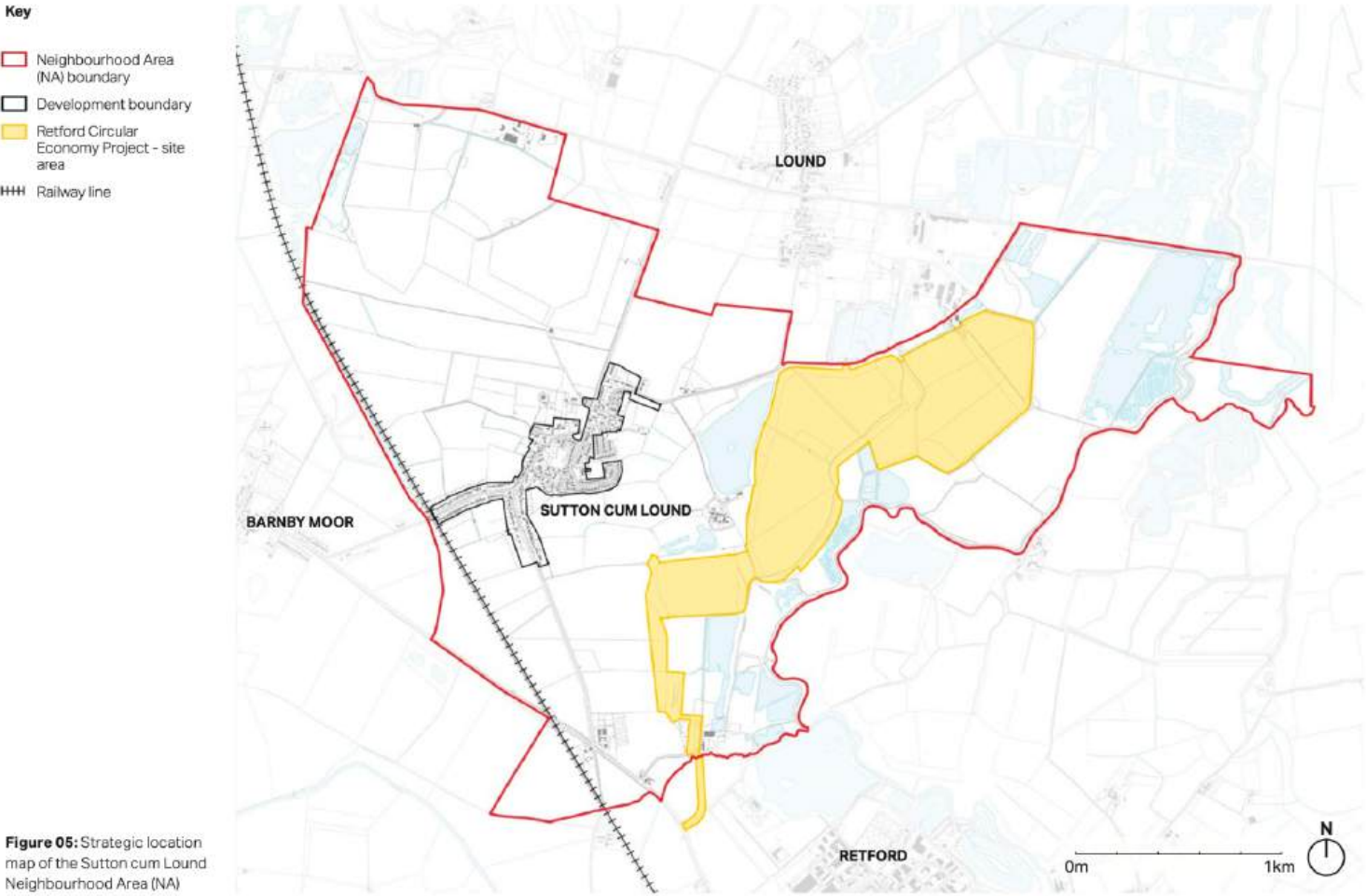
³ See AECOM HNA report para 2.2.3

⁴ In 2021 there were 330 dwellings and a population of 680, the calculation of the population in 2025 is based on the same occupancy ratio and 383 dwellings

⁵ Planning ref 1/23/00410/CDM

⁶ For more detail see page 42

Map 2a Sutton Cum Lound Parish various land uses (from the Sutton cum Lound Design Codes and Guidance) ⁷



⁷ Retford Circular Economy Project is the name of the pulverised ash scheme

- 16 The village shop closed in 2015 and the village pub in 2022 (although this reopened in 2025). Community amenities that remain include a well-used village hall (which provides a postal service two half days per week), Sutton Church of England Primary School, St Bartholomew's Church and a playground.
- 17 One of the motivations to do a neighbourhood plan in 2018 was the need to ensure that local services were supported. With the loss of the pub in 2022 community amenities had actually diminished.⁸ Seeking ways to provide a local shop in the village again is identified as a project (see Appendix A.)
- 18 Sutton cum Lound is classed as a 'Small Rural Settlement' in the Bassetlaw Plan. Settlements in this category have been given a minimum growth target of 5% and Sutton cum Lound has a housing requirement figure of a minimum of 17 new homes to be delivered up to 2038. The Rural Monitoring Framework 2023 indicates that Sutton cum Lound has exceeded their housing growth requirement by 31 dwellings. Recent completions and housing trajectory data indicate that Sutton cum Lound has now exceeded this by 41 dwellings.⁹
- 19 Map 2b shows the sites allocated in the ScLNP in 2018. NP03 and NP11 secured permission for 9 dwellings on each¹⁰. In addition, and at appeal, planning permission was secured for 33 dwellings on Knights Walk, all of which are completed. There is only one site (NP05) that has not been built out but planning permission has been secured for 9 dwellings.
- 20 There are no Local Plan allocations in the Parish, but the NPG are aware that there remains speculative development pressure.
- 21 There are 28 companies registered as active in the Parish¹¹

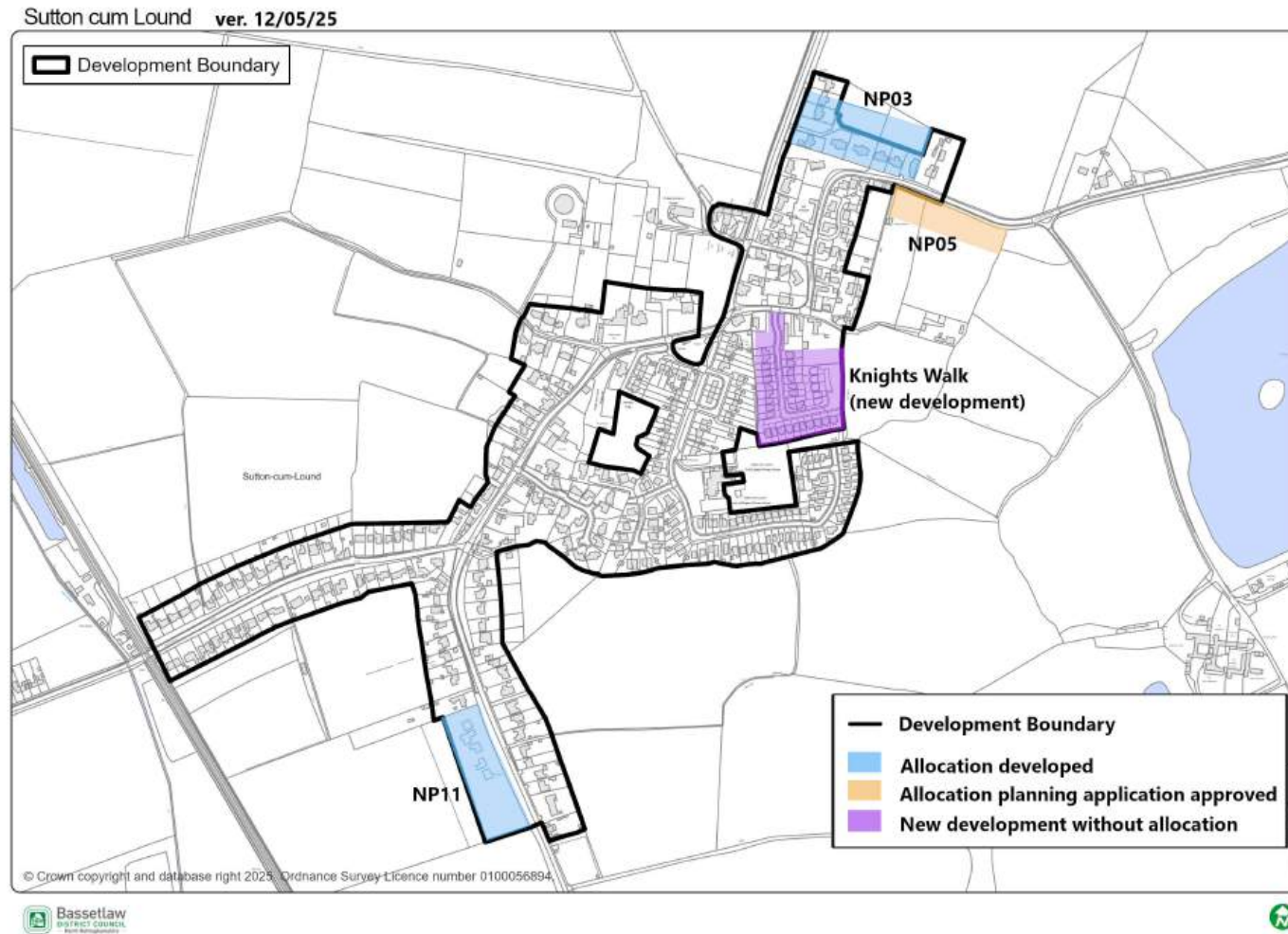
⁸ Residents are advised that the pub will reopen

⁹ See HNA para 2.5.4

¹⁰ NP11 is under completion at time of writing (November 2024).

¹¹ Data sourced October 2024

Map 2b sites allocations in the made Sutton cum Lound Neighbourhood Plan 2018 and the site that secured permission for major¹² development

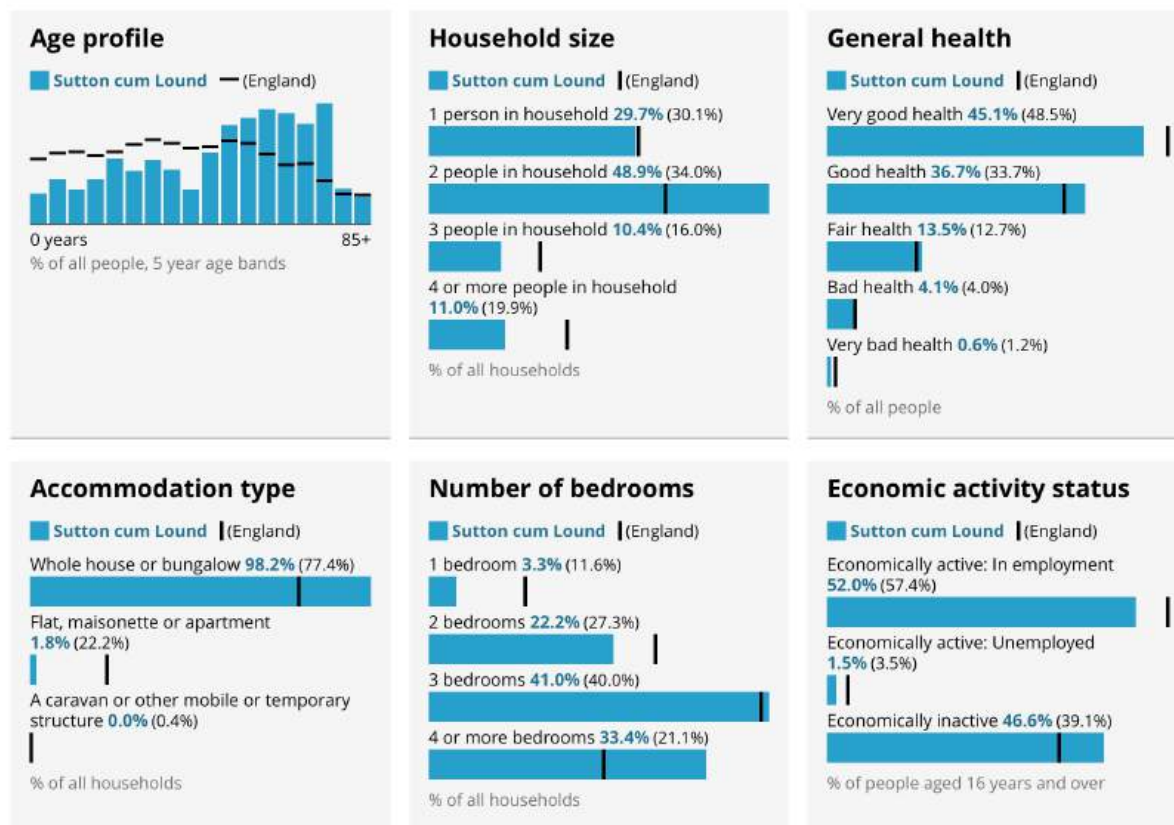


¹² Major development is defined as 10 or more dwellings or sites of more than 0.4 hectares

Key Statistics

22 The 2021 Census data provides a context for how people live in the Parish.

Sutton cum Lound



Source: Office for National Statistics - Census 2021

23 What the 2021 Census data shows is:

- 41% of residents live in 3 bed houses,
- 33% live in 4 bed houses
- just over half of residents are in employment
- nearly half of households contain only 2 people
- 30% of residents lived alone.

24 This age profile, with more retired people than the national average and the small household size, is typical of rural villages in Bassetlaw.

25 For this Neighbourhood Plan the group commissioned AECOM to produce a Housing Needs Assessment (HNA). This analysis was able to add the dwellings built between 2021 and 2024. In 2025 the HNA recorded an additional 61 new dwellings built since 2011 (a net gain of 58 as 3 were replacement dwellings). The HNA analysis demonstrated that the new dwellings have continued the skew towards providing more 4 and 5 bed homes. This is discussed in Section 15 below.

3 Consultation

- 26 Community consultation, supported by BDC as part of their 'Know Your Place' pilot project, was undertaken with the Parish Council and members of the community in 2024.
- 27 A wide range of issues were identified but they clustered around the following themes. The full write up of the responses is at Appendix B. This consultation feedback formed the starting point for the review of the Neighbourhood Plan.

Table 1 Key Themes from the Know Your Place Community Consultation in 2024

- Speeding along roads into the village, need to address this in road layout, change driver behaviour etc
- Lack of community facilities, need for a shop, reopen pub etc strong support to protect existing facilities e.g. village hall
- Trees and hedgerows, protect what we have and add more, increase wildflower areas
- Access to open countryside and nature highly valued (and walking routes to it)
- Rural setting and rural history important for the character
- Ensure new development is in keeping reflecting rural location
- More smaller houses not more 4-6 bed houses.

Community Projects

- 28 The process of preparing a new neighbourhood plan, provides the opportunity to pull together community projects that are evolving to reflect the changing issues of concern. Not all are related to land use planning but because they have arisen during consultations and because their delivery contributes to the achievement of the ScLFRNP vision they are captured at Appendix A.

4 Community Vision

- 29 This Vision has been prepared by the NPG based on Know Your Place consultation.

Our vision is to maintain and encourage a prosperous community that balances growth with conservation, respects our heritage, and nurtures a deep connection to the land. Central to this vision is our desire to protect the character of Sutton cum Lound by maintaining its green spaces, open fields, and woodlands, which form the natural backdrop to village life and is one of the reasons Sutton cum Lound is an attractive place to live.

We will prioritise environmentally sensitive planning, ensuring that any development aligns with the village's traditional aesthetics and respects the landscape character. Our neighbourhood plan will include strategies to safeguard local wildlife, promote biodiversity, and keep our residents safe.

While we cherish our rural roots, we also recognise the importance of adapting to the needs of a modern world. This will involve trying to improve digital connectivity, fostering small, independent enterprises, and encouraging public transport links, while ensuring that Sutton cum Lound remains a self-sufficient and resilient village, with access to amenities that serve the daily needs of our residents.

In the years to come, Sutton cum Lound will stand as a shining example of how a rural village can honour its past while embracing the future. Through careful stewardship of our natural surroundings, thoughtful development, and a commitment to shared values, we will ensure that Sutton cum Lound remains a place of beauty, harmony, and community—a village where the essence of rural life continues to flourish.

5 Community Objectives

- 30 Based on the Vision, the NPG members have identified community objectives which have also been widely consulted on.

Community Objective 1: To protect and enhance the essential nature of the village as a traditional rural location which appeals to both long term residents as well as newcomers.
Community Objective 2: To protect the rural landscape and green spaces within the village, retaining long views and ensuring access to the local countryside for leisure, recreation and well-being.
Community Objective 3: To protect the heritage assets in the village that contribute to the Parish's rural local character.
Community Objective 4: To ensure that any further development is well designed and located so that it reinforces the existing rural character.
Community Objective 5: To protect and enhance the natural environment, its flora and fauna and biodiversity, including trees and hedgerows as well as established nature reserves including Idle Valley and Daneshill.
Community Objective 6: To protect and expand community facilities including but not restricted to provision of a village shop.
Community Objective 7: To protect and enhance walking and cycling routes across the Parish.
Community Objective 8: To seek design solutions to the problems of speeding and road safety in the Parish that will make walking and cycling safer and more pleasant.
Community Objective 9: To reduce the potential adverse impacts on the village from nearby quarrying/excavation activities, including but not restricted to the planned pulverised fly ash (PFA) extraction project.

6 Engaging with the Community: A Key Principle

- 31 This Plan reflects the community's need to have greater involvement and influence on development proposals up to 2038. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 32 The NPPF recognises the importance of early discussion between applicants and the local community. Para 40 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-*

application discussion enables better coordination between public and private resources and improved outcomes for the community’.

- 33 Encouraging consultation between developers and the Parish Council before the costs are incurred in submitting a planning application will be of benefit to the applicant as issues can be discussed and resolved at an early stage.
- 34 Recent major development has secured permission at appeal. There was limited opportunity for the Parish Council to engage positively with the design of the houses (which are contemporary and not in keeping with their location in the centre of the village.)
- 35 The Key Principle set out below is a voluntary process and is intended to encourage applicants submitting planning applications to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and, provided it meets the requirements of District policy, is more likely to secure approval by Bassetlaw District Council.

Key Principle: Pre-Application Community Engagement

- 1. Applicants submitting development proposals (other than for household extensions) are encouraged to actively engage with the Parish Council as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application to explain:**
 - a) how the developer has consulted with the Parish Council; and**
 - b) how issues of concern raised by local people and the Parish Council have been taken into account; and**
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character as detailed in the Sutton cum Lound Design Guidance and Codes 2024 or equivalent; and**
 - d) where the proposals are for housing development, how this meets local housing need as identified in the most up to date Housing Needs Assessment.**

7 Sustainable Development and the Development Boundary

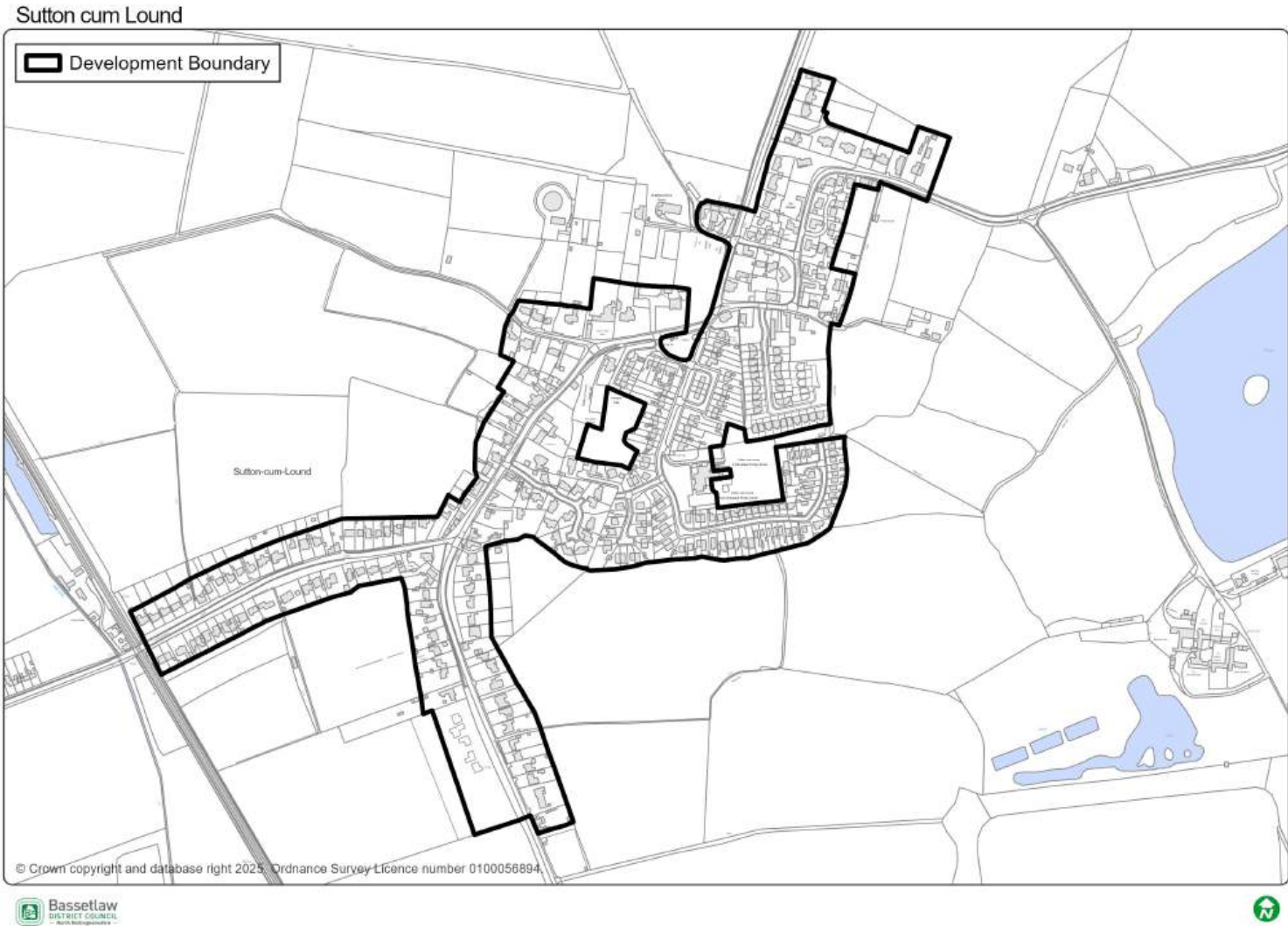
- 36 The purpose of the planning system is to contribute to the achievement of Sustainable Development including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.¹³ The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*¹⁴
- 37 The expansion of Sutton cum Lound on both the allocated sites and the major windfall development site (granted at appeal) demonstrates the developer interest in this part of Bassetlaw. All the allocated sites from the 2018 neighbourhood plan have been developed with the exception of Lound Low Road, although this site has planning permission for 9 dwellings. To provide clarity this site is reallocated in this review (see policy 12 below).
- 38 The village has now expanded well beyond its housing requirement figure (HRF) and whilst it is acknowledged that the HRF is a minimum figure, the community consider that further significant growth would be unsustainable. The village has limited amenities which have been reducing as the community expands. These issues were raised in the Know Your Place Consultation in 2024 (see Appendix B).
- 39 The previous Neighbourhood Plan focused on allocating sites for growth, but this Full Review provides much more information on the value of the landscape both within and around the village for its biodiversity and for its contribution to the quality of life in the village.
- 40 It is reasonable therefore that the Neighbourhood Plan Full Review reconsiders and affirms the Development Boundary around and within the existing settlement, to provide a clear signal on the limits of future development. The following criteria have been used by the NPG to define the extent of the Development Boundary:
- a) current commitments by virtue of an existing planning permission,
 - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams,
 - c) open areas including informal recreation space or extensive gardens which contribute to the character or setting of the village are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting,
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form.
- 41 Any additional development must be concentrated within the Development Boundary as shown on Map 3. The Development Boundary is not drawn around the remaining site allocation from the made neighbourhood plan that is being reallocated in this neighbourhood plan (see policy 12). Once this site is built out in accordance with policy 12 the Development Boundary will go around the site. This approach is consistent with other neighbourhood plans prepared since the Bassetlaw Plan was adopted.
- 42 In addition, the community have identified Areas of Landscape Sensitivity, Key Views and areas that should be protected from development identified as Local Green Spaces. In combination with the Development Boundary these spatial policies seek to direct development to the most appropriate locations.

¹³ NPPF paragraph 7

¹⁴ NPPF paragraph 9

- 43 Sustainable development (as defined in the NPPF) will need to show that in Sutton cum Lound development is limited and the following factors have been taken into account:
- a) design reinforces the existing rural character,
 - b) the layout of roads into the village slows traffic down making walking and cycling feel safer and more pleasant,
 - c) community facilities (indoor and outdoor) meet the needs of local residents,
 - d) development delivers a biodiversity net gain,
 - e) landscaping schemes (trees, hedgerows, grass verges, front gardens) are implemented to improve biodiversity, provide shade and enhance the key routes into the village,
 - f) existing green spaces including grass verges are protected and planting schemes that enhance their flora and fauna are encouraged,
 - g) housing meets local need (being mainly 2-3 bed),
 - h) the effects of climate change are addressed, locally identified flooding issues are mitigated and the use of materials, design, orientation and site layout results in low carbon development.
- 44 Policy 1 is an overarching policy that establishes a framework for development. Evidence to support this approach is provided in the following sections of the SCLFRNP along with more detailed policies on each criterion.
- 45 This approach is in conformity with Policy ST1 of the Bassetlaw Plan which provides protection from development outside the Development Boundary.

Map 3 Development Boundary



Policy 1 Sustainable Development and the Development Boundary

- 1. All development should demonstrate how it makes a positive contribution towards the achievement of sustainable development.**
- 2. Proposals for new residential development will only be supported if it is filling a gap within the existing Development Boundary as defined on Map 3.**
- 3. As appropriate to its scale and location, proposals should;**
 - a) in accordance with the Housing Needs Assessment 2025, provide housing of a size and tenure to meet the objectively assessed local housing needs of the Parish (including affordable housing),**
 - b) in accordance with the Sutton cum Lound Design Guidance and Codes 2024, be of a scale, density, layout and design that is compatible with the local character, appearance and amenity of that part of the Parish in which it is located,**
 - c) not result in the loss of designated areas of heritage and/or nature conservation,**
 - d) incorporate measures which promote walking and cycling,**
 - e) protect and provide at least 10% biodiversity net gain*,**
 - f) where applicable, include Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk, in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56),**
 - g) use low carbon design and construction methods.**
- 4. Within the Development Boundary, development that provides a village shop is supported.**
- 5. Outside the Development Boundary, proposals will be limited to development which is necessary to support the rural economy or the provision of utilities infrastructure in accordance with the National, District and other policies in this Neighbourhood Plan reflecting the open, rural character of the land surrounding the village.**

***in accordance with biodiversity net gain requirements as set out in national legislation.**

Infill and Backland Development

- 47 Due to the small size of the village and the lack of allocated sites within the neighbourhood area, future development is likely to come forward via applications in the form of infill or backland development.
- 48 Infill development is defined as new development that is located between two existing properties. It is possible that, over the Plan period, small infill sites will come forward for development within the Development Boundary, but opportunities will be limited. Development that would erode the rural character of the village would be inappropriate. Not all gaps are appropriate for infilling. The open spaces within the village and other breaks between buildings due to larger plots are part of the rural character. The rural character of the village is reflected in its lower density.
- 49 Backland development is defined as the development of land set back behind existing properties. Backland development will not be desirable where it would alter the rural character either by filling in an open space within the Development Boundary that contributes to its open rural character, or that results in an urban edge replacing an otherwise open green boundary that provides a soft transition to the countryside.
- 50 The suitability of development on a backland site behind the Village Hall was tested at appeal in 2020. Policy 6 of the SCLNP supported limited infill development only and the proposal to develop this green field site in the centre of the village for up to 5 dwellings was dismissed because it was contrary to the made SCLNP. Since then, development elsewhere in the village on both allocated and unallocated sites, has resulted in an expansion of the village well beyond its housing requirement figure. The principle of resisting backland development on sites such as this, that reflect the green open rural character in the village centre, are reinforced in this Review and Policy 2 below.
- 51 The Sutton cum Lound Design Guidance and Codes provides a detailed analysis of the 5 area types in the Parish (see Map 8a and section Achieving Good Design page 56). This analysis is locally specific, and developers are expected to show how they have taken the findings into account in the design of development. Design Code B7 sets out how infill and backland development can promote context sensitive housing that will reinforce local character.
- 52 The HNA¹⁵, local consultation and BDCs District wide evidence base (see the Housing and Economic Development Needs Assessment 2020) demonstrates a need for 65% to 85% of all market housing to be 2-3 bed dwellings.¹⁶ It is likely that infill sites will be more centrally located near amenities. Smaller dwellings on infill sites suitable for older people or those with mobility issues, will be particularly supported. Equally, smaller properties near the centre of Sutton cum Lound would also be suitable for younger households looking to own or rent their first property.
- 53 Exceptionally, the provision of a village shop that provides community benefit may be considered acceptable on backland or infill locations subject to the proposal being in accordance with other policies in this Plan. This is addressed in Policy 9 page 70.

¹⁵ See Policy 10a

¹⁶ See Bassetlaw Plan page 120

B7 - Infill and backland development**Infill development proposals must:**

- Be in keeping with the scale and massing found within the prevailing development pattern.
- Not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- Respond to existing building lines and be set back no more than a maximum of 1.5m from adjacent buildings (unless additional landscaping or treeplanting is being introduced to the street scene).
- Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, hedgerows or red brick walls).
- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.
- Other than courtyard developments (such as barn conversions and farmstead housing) building entrances should address the street with their main facade. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building heights should vary from 1.5-2.5 storeys depending on adjacent plots. A variable eave line and ridge line is allowed to create interest, but variation between adjacent buildings should be a maximum of 0.5 storeys.

From the Sutton cum Lound Design Guidance and Codes page 50

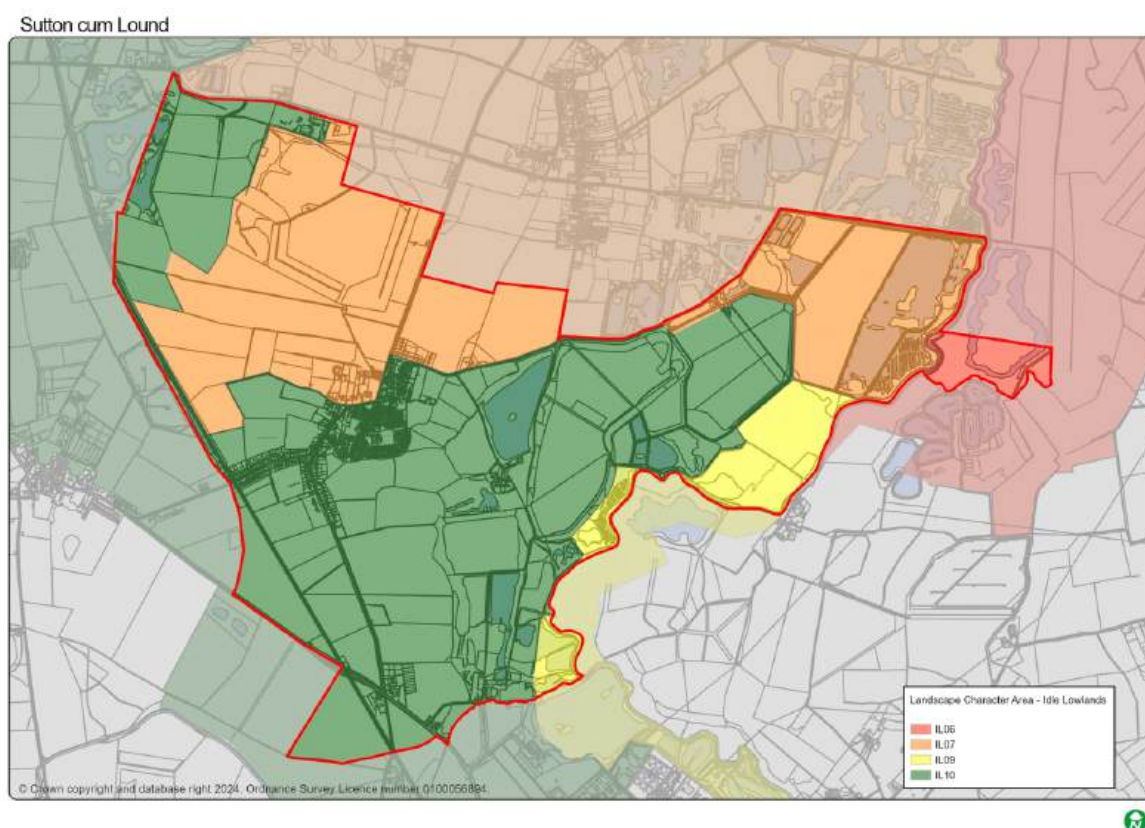
Policy 2 Infill and Backland Development

1. Applications for high quality residential development on infill and backland development within the Development Boundary will be supported where the proposals are;
 - a) in accordance with Design Code B7 so that it is in keeping with the character of the area, particularly in relation to development patterns and building plot sizes, as defined in the Sutton Cum Lound Design Guidance and Codes,
 - b) will not lead to the site becoming overdeveloped and out of scale with the immediate character of the area,
 - c) where applicable, maintains the sense of openness within the village and/or retains the soft transition to the countryside.
2. Infill proposals should not significantly reduce the privacy or amenity of adjoining properties.

8 Protecting Landscape Character

- 54 BDCs Landscape Character Assessment (LCA) 2009 identifies Sutton cum Lound Parish as within 4 policy zones that make up the Idle Lowlands Character Area. Most of the built-up area of the Parish is in Policy Zone 10¹⁷ with the northern edge of the village in Policy Zone 7 (see map below). The LCA describes the landscape as gently undulating and Policy Zone 10 is comprised mostly of arable farmland with small areas of permanent pasture and rough grazing evident. Hawthorn hedgerows are the dominant field boundaries though drainage ditches are common. Scattered mature trees and small woodland blocks are evident.
- 55 The Policy Zones are low lying and include the flat river valley floor¹⁸. They include several large wetland areas and ponds including the Sutton and Lound Gravel Pits (SSSI) which are part of the Idle Valley Nature Reserve.
- 56 The Landscape Action for all the Policy Zones in the Parish is to '**Conserve and Reinforce**'. This specifically relates to
- conserving** the hedgerows and historic field patterns, the ecological diversity around the SSSI and LNRs (see more detail on these in section 9 below) and the local vernacular design of development and
 - reinforcing** tree belts along roadsides and the railway corridor, and planting around the reclaimed spoil tips.

Map 4a Landscape Character Areas



¹⁷ See <https://www.bassetlaw.gov.uk/media/3448/idle-lowlands-policy-10.pdf>

¹⁸ See <https://www.bassetlaw.gov.uk/media/3445/idle-lowlands-policy-07.pdf>

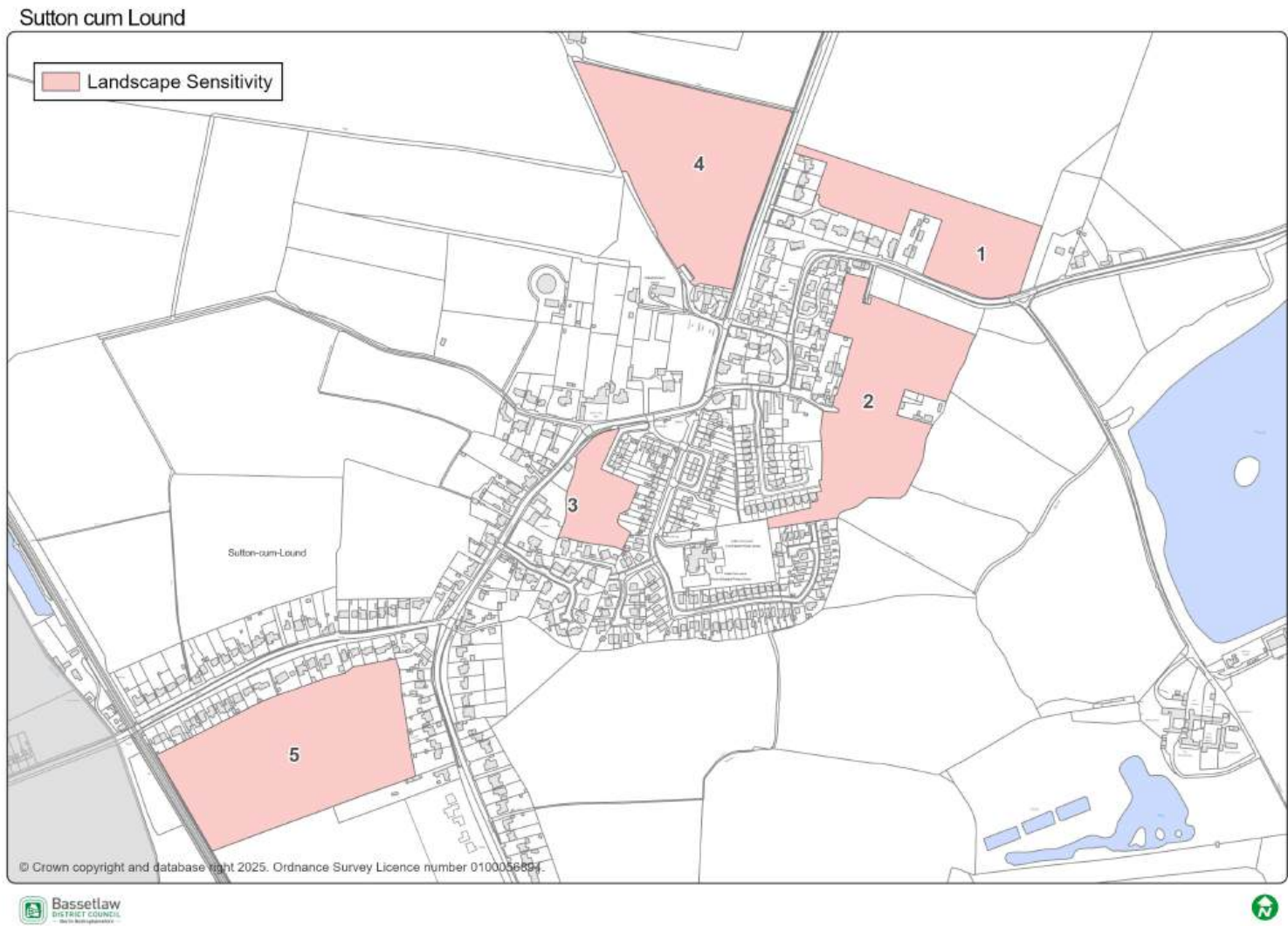
Areas of Landscape Sensitivity

- 57 As part of the Full Review of the Neighbourhood Plan it was clear that, given the recent major development in the village, there was a need to provide local analysis identifying the value and significance of the open fields adjoining the Development Boundary and the green spaces within the village. This provides the basis for a policy framework that could be taken into account in future decision making.
- 58 The NPG agreed the following criteria before undertaking their analysis of the Parish to identify these areas. Land identified on Map 4b has an open and undeveloped character and meets these criteria¹⁹:
- a) forms a visual break— actual and perceived (from physical development or level of activity),
 - b) reinforces the loose grain rural character within the settlement,
 - c) boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Bassetlaw Plan.
- 59 The analysis done by AECOM alongside the NPG for the Sutton cum Lound Design Guidance and Codes assisted with this assessment.
- 60 The assessment of whether an area has landscape sensitivity was based on the following desk top studies:
- The development boundary
 - Landscape Character Type
 - Topography
 - Flood zones
 - Public Rights of Way
 - Tree Preservation Orders
 - Local Wildlife Sites, Local Nature Reserves
 - Listed Buildings, Conservation Areas, Scheduled Monuments
- 61 A field survey was undertaken by NPG members to consider the following:
- a) Landscape features
 - b) Landscape designations
 - c) Ecologically and hydrologically important features
 - d) Key views
 - e) Nature of adjacent settlement edge
 - f) Historic assets and setting
 - g) Flood risk
- 62 The Areas of Landscape Sensitivity have not been defined on the basis of soil or biodiversity quality (although these areas may happen to contain good soil or be of a high biodiversity value). The views out over the surrounding countryside are important elements that contribute to the Parish's character. Visual closure of these Areas of Landscape Sensitivity would impact negatively on the character of the Parish including taking away the breadth of long and near views that exist.

¹⁹ only land necessary to secure the objectives of these areas is included

- 63 The fields in these locations are open and undulating with hedgerows, hedge trees and PRoW that provide easy direct access across this landscape. This means many of these areas are accessible providing nature rich walks, others can be glimpsed from within the village. Together they provide a sense that the countryside is extending into the built-up area.
- 64 Map 4b shows the Areas of Landscape Sensitivity that are character forming and a valued landscape feature and are identified as such for the following reasons:
- a) Area 1 is adjacent to the Development Boundary and provides a sense of openness as you enter the village from Lound Low Road. It is an important gap as you round the bend from the east before the built edge of the village and extends around the back of the properties on Lound Low Road meeting Mattersey Road. Retaining the linear form along Lound Low Road and Mattersey Road at this point provides glimpses behind the houses to the open countryside.
 - b) Area 2 is adjacent to the Development Boundary on the east and reflects the significance of these open fields to retaining the character of the village. The PRoW running south off Lound Low Road is well used and the historic rural character of this part of the village is strongly experienced here as you approach the former farm houses and continue along the narrow lane called Town Street.
 - c) Area 3 straddles the Development Boundary. Being within the village it includes the open space around the village hall and land to the rear that is open and undeveloped. These open spaces within the village reflect the loose grain character typical of rural settlements.
 - d) Area 4 runs along the west of Mattersey Road, like Area 1 it is adjacent to the Development Boundary. It provides a sense of openness as you enter or leave the village, providing long views across open fields and towards St Bartholomew's Church (Grade 1 listed). As such it plays an important function being part of the setting for the church.
 - e) Area 5 is bounded by the properties one plot deep on Station Road to the north and Sutton Lane to the east. The low-density linear development that borders this area means that glimpses of the countryside are afforded.

Map 4b Areas of Landscape Sensitivity

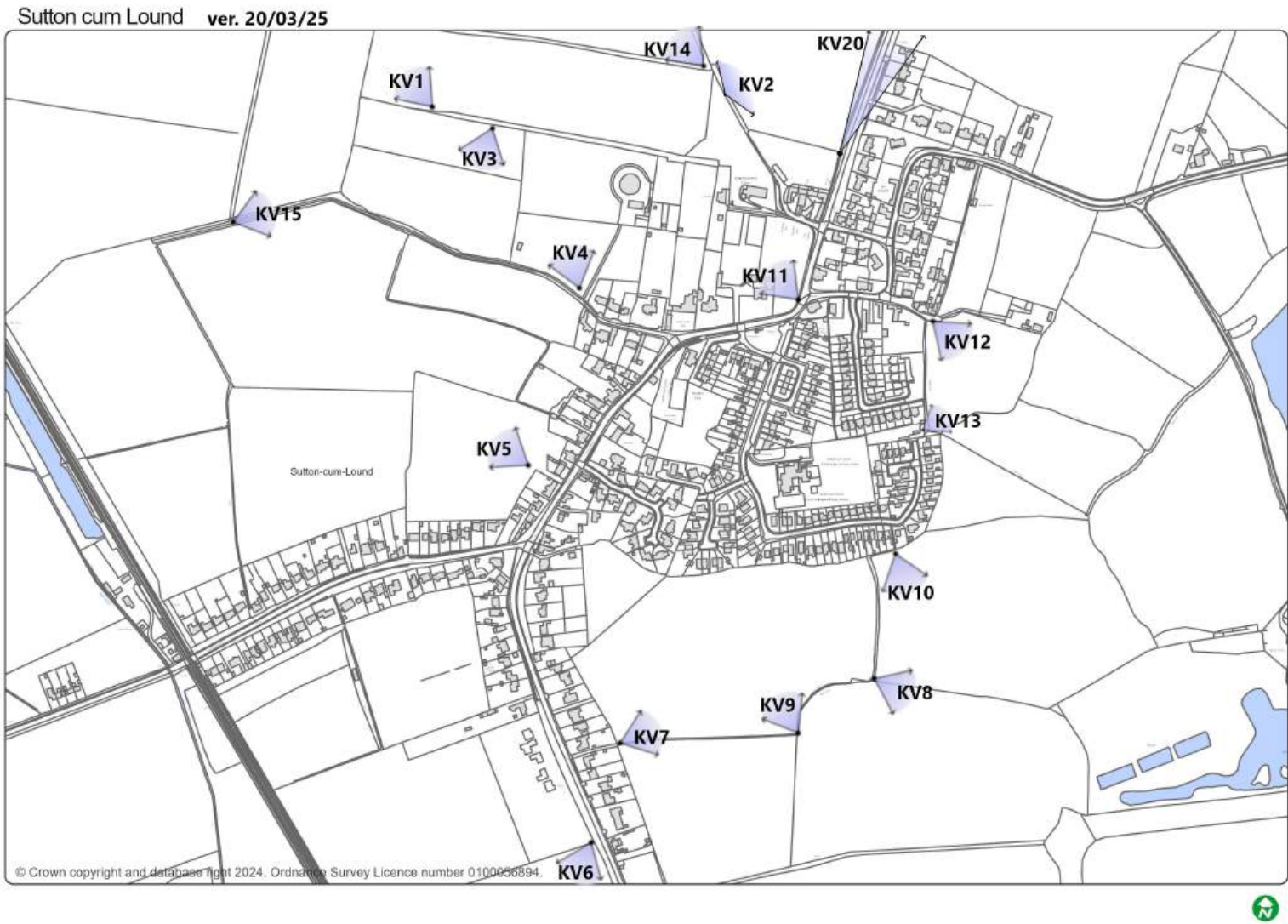


Key Views

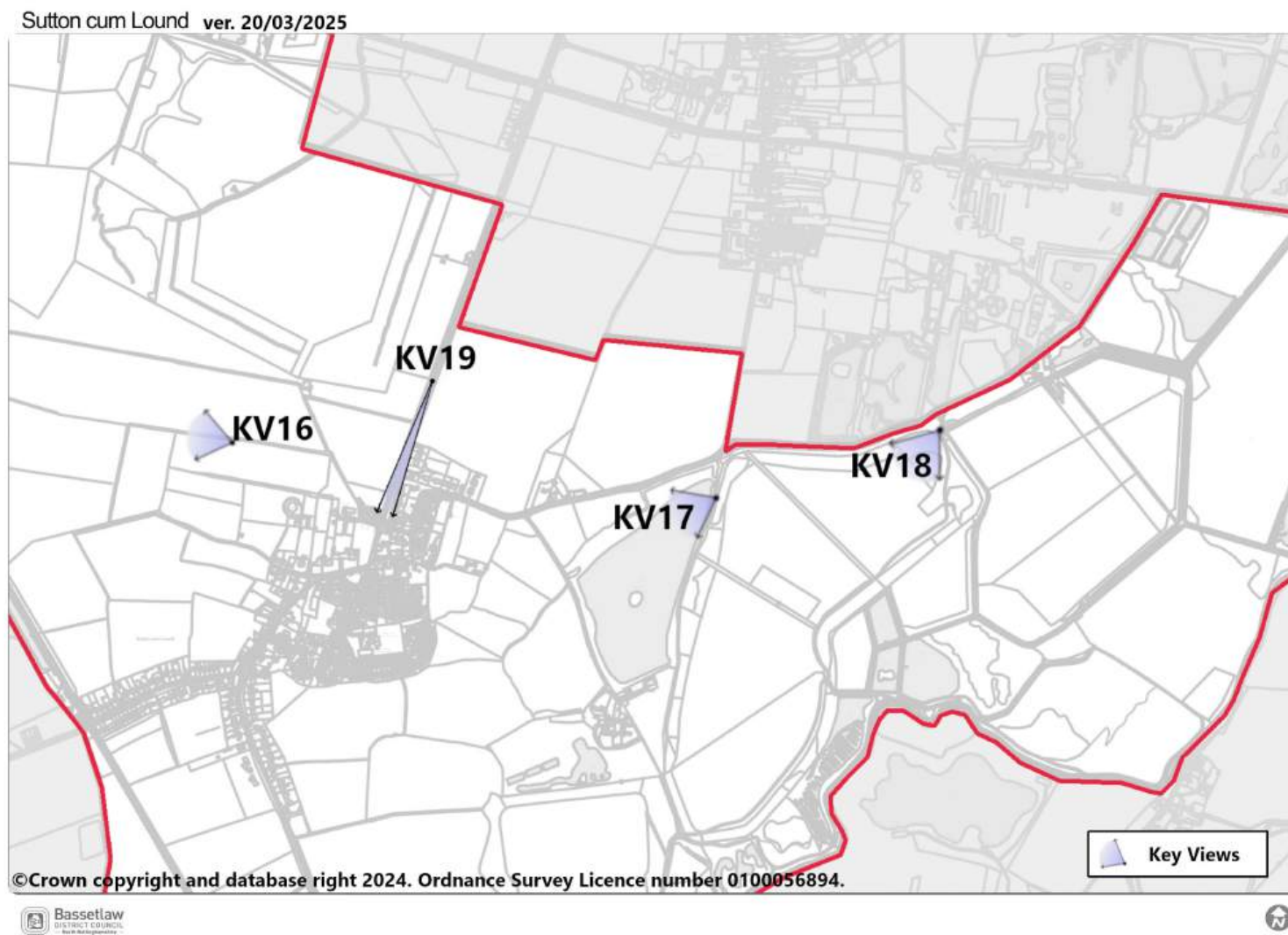
- 66 One of the key features of Sutton cum Lound is its relationship with its wider landscape setting and the long views that can be glimpsed when moving through the village. The topography is low lying and gently undulating towards the west. This provides '*open views to wooded skylines*'.²⁰
- 67 The green gaps within the village are integral to its character, serving to both bring the countryside into the more built-up area and as important wildlife corridors that connect habitats and spaces in the wider landscape. The open fields around Sutton cum Lound help to keep the village as a distinct settlement, allowing it to have its own sense of place and providing easily accessible amenity space for residents and visitors. A concern in the community consultation is that the expansion of Retford to the southeast would reduce this sense of countryside and space between this busy town and the village.
- 68 As part of the community consultation and to further assist developers, the NPG identified what they considered are the Key Views in the Parish. The analysis was undertaken by NPG members based on local research. They were all taken from publicly accessible locations and are based on an assessment of the views that contribute to the character of the Parish.
- 69 In combination they provide a visual sense of the rurality of the countryside around the Parish, with mature hedgerows lining the main vehicular approaches and open fields beyond as you approach from the north or south. The gently undulating topography provides wide open vistas up to the Development Boundary.
- 70 Map 4c and 4d identify these Key Views. These provide more information about the variety of the landscape and to identify the viewpoints that are valued by the community.
- 71 Appendix C provides a list of photos of these Key Views and a description.
- 72 Development that would affect the Key Views identified on Map 4c and 4d must be presented with an explanation of why the development should be located there and what impact it will have on the Key Views. If vegetation screening is proposed, an objective assessment on how vegetation screening will look when reaching maturity should be provided to assist in understanding any impact.

²⁰ LCA Policy Zone 10

Map 4c Key Views Around the Village



Map 4d Key Views Elsewhere in the Parish



- 73 The Sutton cum Lound Design Guidance and Codes identifies most of the Key Views²¹. Design Code A3 links views along the roads and footpaths with the approaches to the village from the three main vehicular access points or 'gateways'. Mattersey Road and Sutton Lane in particular are straight and lined with grass verges, mature hedgerows and street trees. The tree lined routes screen development and visually soften the transition between the open countryside and the built-up area of the village. The Design Code notes that *'It is this combination that sets the scene for the approach to the village.'*

A3 - Legibility, key views, and gateways

- The key views identified in Figure 41 are of particular importance and must be protected. New development must be designed to enhance and frame key views.
- Buildings should also be oriented to create views/vistas which can contribute to local way-finding. Views of both landmark buildings (i.e., St. Bartholomew's Church) and surrounding landscape features (i.e., views along green lanes) should be utilised to promote legibility within the area.
- New development must respect the existing character of gateway sites. Gateway sites should provide a 'soft' transition between open countryside and the village by maintaining tree-line routes which help to screen development.



Figure 42: Both Mattersey Road (shown in photo) and Sutton Lane are lined with wide grass verges and mature trees along the approach to village.



Figure 43: The level crossing on Station Road creates a defined entry point or 'gateway' to the village.

From the Sutton cum Lound Design Guidance and Codes page 44

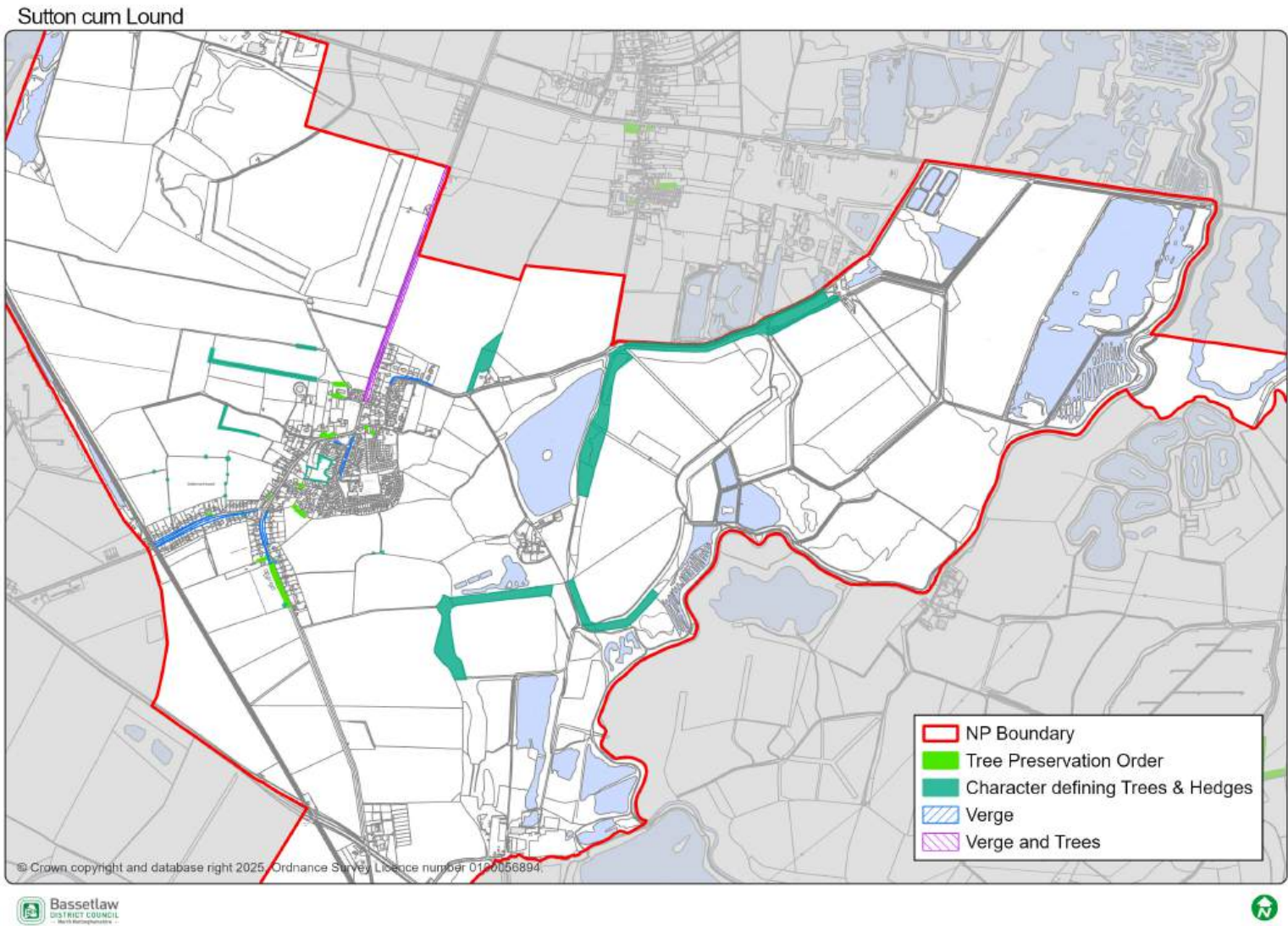
Trees and Hedgerows - Contribution to Landscape Character

- 74 Bassetlaw's Landscape Character Assessment 2009 (LCA) provides information on the species mix of woodland and hedgerow trees and plants. The dominant tree species is Oak and Ash, Willow, Sycamore with some Scots Pine. Development should ensure planting follows the guidelines in the LCA²². However, some flexibility is required as development sites are highly variable and may not be suitable for preferred species. To ensure long term and successful establishment of planted trees, appropriate species should be selected based upon their characteristics and abilities to cope with the site conditions present.
- 75 The open countryside is not heavily wooded due to intensive arable farming. Fields are enclosed by hedgerows which can be species rich with Holly, Hazel and Field Maple in areas of earliest enclosure and predominantly Hawthorn in areas of later enclosure.
- 76 The NPG have mapped the trees, hedgerows and grass verges that contribute to the rural character see Map 4e and 4f. (These also contribute to biodiversity in the section below).

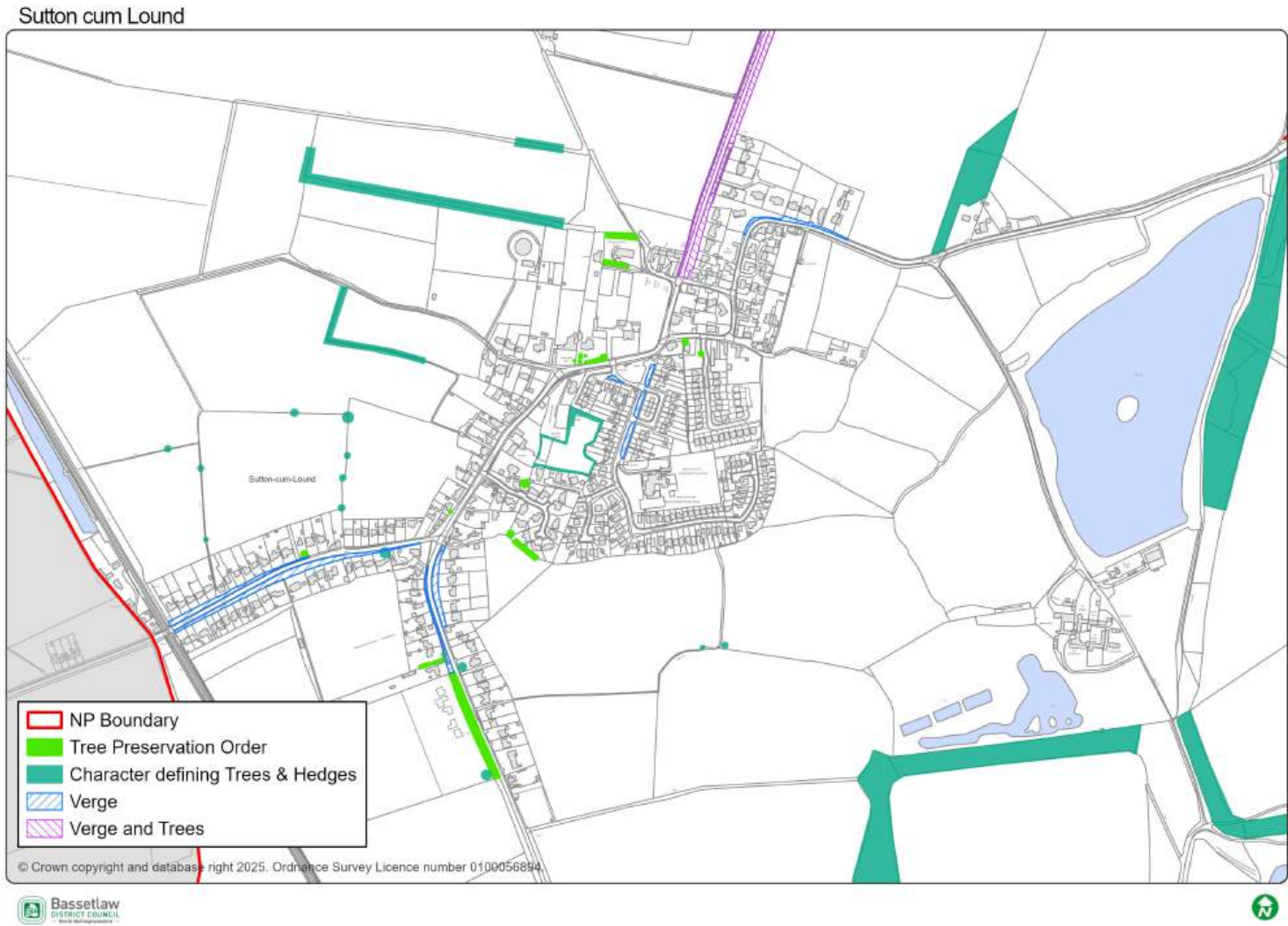
²¹ See figure 41 page 43 of the Design Guidance and Code

²² See <https://www.bassetlaw.gov.uk/media/3448/idle-lowlands-policy-10.pdf>

Map 4e Character defining Trees and Hedgerows Across the Parish



Map 4f Character defining Trees and Hedges within the Village



- 77 Design Guidance C1 'Green streets' (page 58 of the Sutton cum Lound Design Guidance and Codes) highlights the important contribution trees and greenery make to the street scene, and the need to retain good quality trees where possible. The photo for Key View 19 at Appendix C shows the trees acting as sentinels on the approach to the village from the north.
- 78 The provision of street trees is encouraged across the Parish. Priority should be given to providing green spaces and planting trees in areas identified as having high levels of hard surfacing.

<p>C1 - Green streets</p> <ul style="list-style-type: none"> • New developments must ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design. Retained trees and hedges must be considered at the earliest design stage. • If any mature trees are lost due to development (for example if they are diseased), they must be replaced with a minimum of three new trees (i.e., 1:3). • New trees must be extra heavy standard as a minimum. • New trees must be UK native deciduous trees (such as oak). Non-native types could however also be incorporated which are suitable for the biodiversity of our nature species. The climate emergency will continue to change the environment and we may need 	<p>further qualities of resilience that native trees cannot provide.</p> <ul style="list-style-type: none"> • As a village with generally low density development, the sense of enclosure on the street should be enhanced through the use of natural elements such as trees and hedges. • To reflect the existing landscape character, new street trees should be located within grass verges. • A regular maintenance schedule for all street trees should be implemented as part as new development to ensure their health and longevity. This includes watering, pruning, and disease control.
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From the Sutton cum Lound Design Guidance and Codes page 58

- 79 Note there is a cross over here as greening the streets also enhances biodiversity and mitigates flood risk both topics are addressed below.
- 80 Design Guidance C2 'Landscape setting and the settlement edge' (page 60 of the Sutton cum Lound Design Guidance and Codes) addresses the issue of trees and soft boundaries in relation to good design.

C2 - Landscape setting and the settlement edge

New development should integrate sensitively with the surrounding landscape, particularly on the periphery the village. Design principles for sensitive peripheral development include:

- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.
- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.

From the Sutton cum Lound Design Guidance and Codes page 60

What does good look like in Sutton cum Lound?

The following images demonstrate what the green infrastructure network looks like across Sutton cum Lound. New development should respect and respond to these locally distinctive characteristics.



Figure 58: Streets lined with grass verges, mature trees, and hedgerows are a distinctive streetscape feature across Sutton cum Lound and contribute to the rural setting of the village. This is notable on the approaches to the village particularly along Mattersey Road and Sutton Lane.



Figure 59: A good network of footpaths provides access to surrounding countryside and nature reserves (Idle Valley and Daneshill Lakes).



Figure 60: The network of open green spaces around the village (including the green at the intersection of Town Street and Station Road as seen here) are highly valued by residents and should be protected/enhanced.



Figure 61: Mature hedgerows, trees, and planting within plots also makes an important contribution to the green infrastructure network. Where dwellings have large setbacks, this helps to define the edge of the plot and screen homes from view.



Figure 62: Where setback distances increase (as seen on Portland Place), street trees help to provide an enhanced sense of enclosure. This contributes to 'human' scale streets and a pleasant green environment for the village.

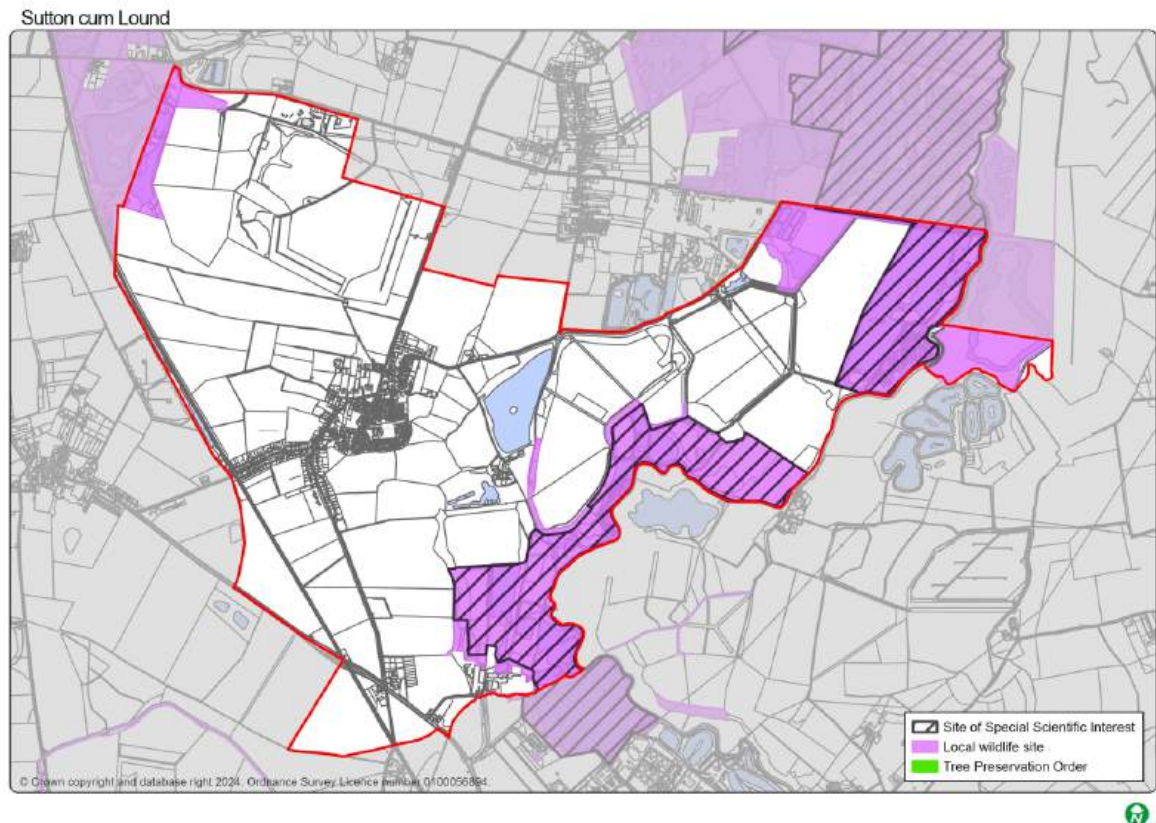
Policy 3 Protecting the Landscape Character

- 1. In a proportionate way, depending on the nature of the development, proposals are required to demonstrate that they have taken into account Design Codes A3, C1 and C2.**
- 2. Development proposals that adversely affect the undeveloped character of the Areas of Landscape Sensitivity (Map 4b) and Key Views on (Map 4c and 4d) will not be supported.**
- 3. Should development be proposed within the Key Views or Areas of Landscape Sensitivity, the impact will be carefully considered. A prime factor in the decision will be whether the development can be designed in a way that safeguards the view and respects the sensitivity of the landscape. Development in these locations should be designed to respect this landscape sensitivity and safeguard relevant Key Views via an objective assessment. In this way their contribution to the wider character and the sense of openness that they provide within and surrounding Sutton cum Lound village area is maintained.**
- 4. Mature street trees, wide grass verges and hedgerows identified in Map 4f make a significant contribution to the prevailing character of Sutton cum Lound Parish and must be protected.**
- 5. In accordance with Design Code A3 and C1 development proposals should:**
 - a) retain existing trees and hedgerows or where this is not possible replace them using native species unless a non-native species is considered more suitable in that location,**
 - b) propose a landscape scheme that recognises the significance of the existing trees and soft boundaries and reflects the need to enhance greenery along frontages.**
- 6. In accordance with Design Code C1 any new highway infrastructure proposals should;**
 - a) preferably retain existing trees and landscaping, especially the trees identified on Map 4e,**
 - b) achieve a net gain of tree canopy as part of the landscaping scheme.**
- 7. The quality and accessibility of the natural environment in the Parish is highly valued by local residents. Development proposals must protect Public Rights of Way.**
- 8. In accordance with Design Code C2 and to minimise impact on the landscape, development on the edge of a built-up area must include a soft green boundary to the open countryside (potentially including native hedges and trees and low brick walls).**
- 9. Any required mitigation planting and boundary treatment should include native species.**

9 Protecting and Enhancing Biodiversity

- 81 Mixed farmland comprising pastoral, rough grazing and open arable fields is dominant throughout. The presence of undeveloped land provides much opportunity for increasing biodiversity in these fields. Ecological significance however comes from the natural succession and regrowth of habitats on land formally associated with the gravel extraction along the River Idle corridor. The map below shows the extent of the area now classed as an SSSI, the Idle Valley LWS runs along the southern and eastern boundary and Daneshill LWS is partly in the Parish on the northwest side.

Map 5a Local Wildlife Sites



- 82 It is worth noting that the Idle Valley LWS includes a visitor centre (outside the Plan area). With a network of walking/cycling routes from the village, this is a very popular destination for residents and visitors.

Trees, Hedgerows and Ditches - Contribution to Biodiversity

- 83 Map 5b below extracted from the Sutton cum Lound Design Guidance and Codes shows areas of priority habitat. The priority habitat is clustered around the SSSI. Intensive farming means there is limited biodiversity in the large open fields around Sutton cum Lound village. The trees and hedgerows identified on Map 4e and 4f on the open fields around the village are not identified on official maps, yet they do contribute to the biodiversity of the Parish.
- 84 Given our increasing awareness of England's poor biodiversity intactness (the safe limit is 90% England is at 53%²³) it is imperative that mature trees and hedgerows like these on Map 4e and 4f are protected.



Photo shows the contribution the mature tree canopy makes in the historic core – and note the row of mature trees that extend along Coffin Lane (credit Steve Shelley)

- 85 The LCA Policy Zone 07/10 note that 'small deciduous/coniferous woodland blocks and tree belts are characteristic of the area. *Scattered trees are notable across farmland.... field boundaries tend to be intact well maintained hawthorn hedges.*'

²³ Natural History Museum Report 2021

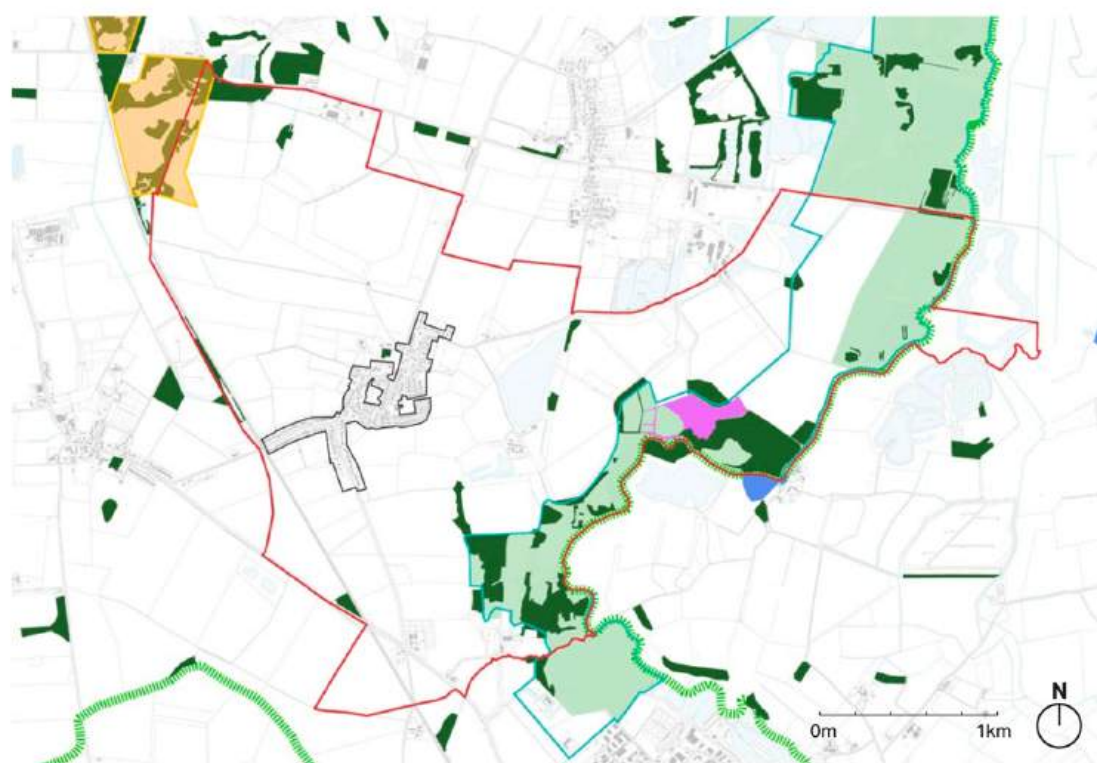
Map 5b Environmental Features

Figure 56: Map showing notable landscape features within and around the Sutton cum Lound Neighbourhood Area.

 NA boundary	 Idle Valley Nature Reserve	 Priority Habitat - Deciduous woodland	 Priority Habitat - Coastal and grazing marshland
 Development boundary	 Daneshill Lakes Local Nature Reserve	 Priority Habitat - Good quality semi-improved grassland	 River Idle 'main green corridor'
 Sites of Special Scientific Interest (SSSI)			

- 86 Trees enrich the quality of the Parish and mature trees have significant biodiversity value. Native species are desirable, but this is not prescriptive— species diversity is important and is a way of building climate change resilience and disease resistance.
- 87 The protection of existing trees, hedgerows (and the drainage ditches that run alongside hedgerows) is imperative to ensure that there is no further loss of these vital features that provide shelter and food for wildlife.
- 88 The requirement to deliver a 10% increase in biodiversity as part of new development means any eligible development²⁴ will need to understand the base line – what biodiversity is on the site already and show how they will increase it.
- 89 The recent approval of the extraction, processing and export of pulverised fuel ash on a site adjoining the Idle Valley Nature Reserve (located where former sand and gravel extraction took place) raises concerns about the local environmental impact. Understanding the existing quality of the local habitat provides an important base line for monitoring to ensure the mitigation measures, required as a condition of the permission, are effective.
- 90 An action at Appendix A is for the Parish Council to engage with the operators of the pulverised fly ash Project to minimise the social and environmental impacts of the scheme during its construction and operation. Condition 10 of the planning permission is that a Community Liaison

²⁴ Developments smaller than 25sqm and on less than 5 metres of hedgerow are excluded

Group is set up including representation by a local resident and the Parish Council. This is vital in ensuring community confidence that the scheme will not harm the local environment.²⁵

- 91 Local analysis of the Parish's habitat in 2024 provides valuable local data that adds to the NCC and Defra information. The impact of development on the natural environment should be assessed in the context of all information available.

Local Habitat Survey 2024

Within the parish boundary of Sutton cum Lound a number of habitat types exist.

Large areas of the parish are under intensively managed arable agriculture, with at best negligible biodiversity value; or else improved pasture/ horse paddocks with low (but slightly greater than arable) benefit for wildlife (e.g. birds, invertebrates).

However the parish does have areas and features of considerable habitat value for wildlife:

Nature reserves:

A significant portion of Nottinghamshire Wildlife Trust's Idle Valley nature reserve complex, much of which is designated a Site of Special Interest, is situated within the Parish boundary. This reserve comprises priority habitat; rare or non-existent in the wider modern landscape – extensive waterbodies, reedbed, scrub, native broadleaved lowland and wet woodlands, unimproved and semi-natural grassland. The scale and heterogeneous make-up of this reserve means it is of considerable importance for biodiversity not just locally but also in a regional context. Idle Valley is a nationally important site for overwintering wildfowl. A small part of Daneshill Lakes nature reserve sits in the north-west of the parish, comprising water bodies and scrub/woodland, unimproved semi-natural grassland. Both these reserves are managed expressly for the benefit of wildlife and unsurprisingly contribute the bulk of the biodiversity interest in the neighbourhood.

Examples of species of note, resident or notable regular migrant:

Bittern (confirmed breeding) Cattle Egret, Great White Egret, Overwintering wildfowl – ducks, geese

Gadwall, Coot, Tufted Duck, Ruff, Greenshank, Black-Necked Grebe, Garganey, Green Sandpiper, Marsh Harrier, Common Tern, Yellow Wagtail, Stone Chat, Whinchat, Hobby
Migratory warblers – Willow, Garden, Whitethroat, Blackcap, Sedge And Reed Warblers
Little Ringed Plover, Ringed plover, Water Rail, Kingfisher, Redshank, Lapwing

Odonata e.g. Willow Emerald Damselfly

Turtle Dove (Confirmed breeding), Skylark, Meadow Pipit, Barn Owl, Honey Buzzard, Lesser spotted woodpecker, Black-headed Gull,

Grass Snake

Common Frog

Specialist moths of wetland habitats

Plantation woodlands:

Small plantation woodlands, copses and spinneys of native broadleaved species exist in the parish. While these do not present the same value for wildlife as mature, extensive, semi-natural woodlands they never-the-less can act as stepping-stones in the agricultural landscape

²⁵ App ref 1/23/00410/DCM

providing shelter for a range of taxonomic groups – particularly generalist birds, invertebrates, mammals.

Examples of species of note:

Roe deer
Rabbit
Stoat
Weasel
Common birds – Blue Tit, Great Tit, Blackbird, Robin
Buzzard
Tawny owl

Street trees and gardens:

The parish has a number of notable amenity and farmland trees which, as open-growing mature trees in the landscape, have a wildlife value separate and in addition to those of semi-natural and plantation woodlands. In particular, trees lining both Sutton Lane and Mattersey Road; large common limes on Portland Place and within the grounds of ScL Primary School; mature oaks found in the farmed landscape to the south of the village and along Walters Lane. Similarly, large mature trees and fruit trees exist in a number of private gardens in the village, cumulatively providing an enhanced aesthetic and wildlife benefit to the Parish.

Examples of species of note:

Various bat species
Specialist invertebrates of mature trees, deadwood/rot
Fungi

Churchyard and amenity areas:

The churchyard and potentially even the building itself should be acknowledged as providing an area of wildlife value due to lack of disturbance, and low nutrient inputs to the grassland comparative to surrounding land use, potentially allowing for the formation of semi-natural grassland interspersed with mature open grown native trees, especially yews, otherwise rare in the parish. Bats often favour churches as they provide cavities in which to roost and breed. Gravestones can be a valuable substrate on which lichens and mosses can establish.

Further spaces that contribute towards enhancing biodiversity within the village specifically include the 'village green' community space next to Sutton Manor and the play park behind the village hall. These provide nectar sources for and breeding sites for invertebrates and also feeding sites for commoner bird species of urban areas such as blackbird,

Examples of species of note:

Various bat species
Hedgehog
Tawny Owl
Goldfinch
Song Thrush
Common butterflies – e.g. Meadow Brown, Ringlet
Higher plants – trees, shrubs flowering herbs
Lower plants – algae, mosses
Fungi

Mature native farm hedges and field margins:

Being a rural parish Sutton cum Lound is fortunate to still retain an extensive network of field boundary hedge (some managed for wildlife better than others!). In the intensively farmed modern landscape mature farm hedges, of native species composition (hawthorn, blackthorn, hazel, elm, field maple, etc), are very important as refuges and corridors for wildlife to exist in and around; also helping to provide structure and many 'ecosystem services'. Where these hedges also contain trees the value is increased significantly.

Examples of species of note:

Various bat species
Hare, Rabbit
Yellowhammer, Linnet, Dunnock, House sparrow
Hedgehog
Solitary bees
Bank vole
Field vole
Wood mouse

Ditches:

Around the parish are a network of ditches, predominantly for drainage of the village and surrounding farmland. As with hedges in the agricultural and man-made landscape these are semi-natural habitats which create features that can be used by a suite of wildlife to live and move through the landscape. Particularly species of amphibians, invertebrates and potentially one of Britain's fastest declining mammals – the water vole.

Examples of species of note:

Moorhen
Grass Snake
Common Frog
Common Toad
Palmate Newt - probable
Water Vole – historical
Dragonflies/damselflies

River Idle:

It should be noted that a small stretch of the Idle runs within the parish boundary bringing a number species to the parish which may be absent otherwise. For example, otters are recorded on the river between Retford and Mattersey and Kingfishers are regularly seen.

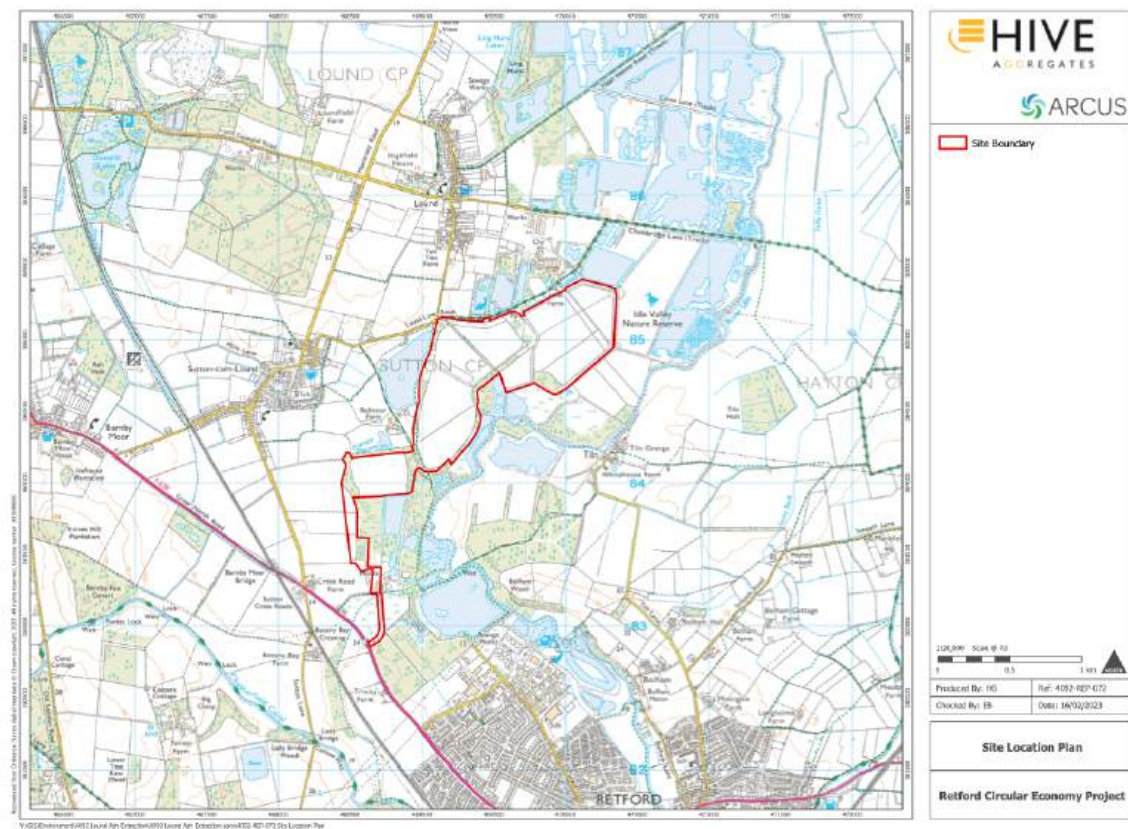
Policy 4 Protecting and Enhancing the Natural Environment

- 1. As appropriate to their scale, nature and location, development proposals should provide at least 10% biodiversity net gain in accordance with national legislation. Exceedance of this is encouraged. Where on site provision is not feasible, off-site provision within the Parish is encouraged. Any such measures should be targeted to benefit local conservation priorities as identified in the LCA or Local Nature Recovery Strategy where applicable.**
- 2. Development proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package.**
- 3. Development proposals should demonstrate they;**
 - a) retain existing trees, woodlands and hedgerows as identified on Maps 4e,4f and 5b or, where this is not possible, replace them using native species unless a non-native species is considered more suitable in that location, and**
 - b) propose a landscaping scheme that recognises the significance of the existing trees and woodlands, providing soft boundaries to reflect the need to enhance greenery along frontages.**
- 4. Planting and management schemes should be in accordance with the guidelines set out in BDCs Landscape Character Assessment for the Idle Lowlands Policy Zones.**
- 5. Enhancement measures may include:**
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',**
 - b) planting wildflower meadows and strips,**
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,**
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS) where applicable, (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,**
 - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow, and**
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water.**

Pulverised Fly Ash Project

- 92 The recent permission (2024) for the extraction of pulverised fly ash (PFA) covers a large part of the Parish to the south of the village. The permission will also see the rehabilitation of the landscape and includes a restoration programme and 30 year after care period. This is a matter outside the scope of the neighbourhood or District planning. Minerals and waste applications are decided by Nottinghamshire County Council. The extraction of PFA as a sustainable secondary aggregate for use in the cement sector is supported by national and local planning policy.
- 93 Proximity of the scheme to the Idle Valley Nature Reserve and the SSSI is a local concern, and the community wish to remain involved in the monitoring of the project to ensure landscape and ecological harm is kept to an absolute minimum.
- 94 The operator is required to set up a Community Liaison Group to provide a forum for raising any issues relevant to the construction and operation of the development and its effect on the environment and local people living or working nearby. A community project at Appendix A is for the Parish Council to contribute to the work of the community liaison group.

Map 5c Location of Pulversied Fly Ash Scheme



10 Local Green Spaces

- 95 The National Planning Policy Framework (2024) para 106-108, affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond so long as they meet the following criteria:
- a) *In reasonably close proximity to the community it serves;*
 - b) *Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field) tranquility or richness of its wildlife; and*
 - c) *Local in character and is not an extensive tract of land.*
- 96 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to ‘*complement investment in sufficient homes, jobs and other essential services.*’
- 97 NPPF para 108 states that ‘*Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*’
- 98 The following areas have already been identified as Local Green Spaces because they meet the NPPF criteria a-c above. The Local Green Spaces are shown on Map 6 below.

Map 6 Local Green Spaces

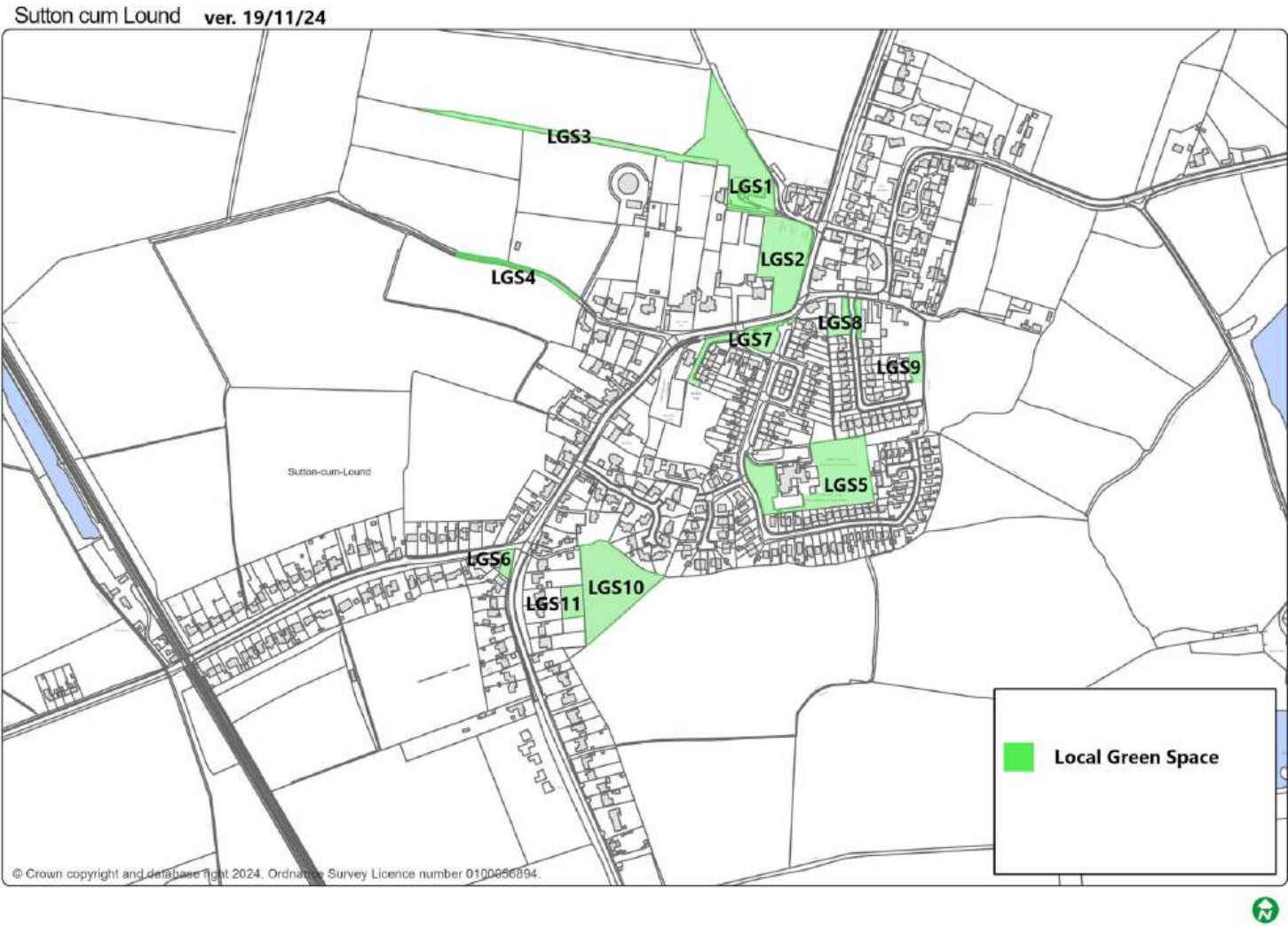










Table 2

Local Green Space	Description	Test against NPPF (2024) criteria
LGS 1	Church Cemetery, Diocese of Southwell 0.79 ha	Historical significance, used for walking through, well maintained, mature trees and high biodiversity value, close to church building, tranquil and demonstrably special in close proximity to the community it serves.
Photo credit Steve Shelley		
LGS 2	The Meadows Notts Foundation Trust 0.55 ha	Donated green space, well maintained, access currently restricted, has been open in the past, grass pathway maintained, benches and planted borders. Makes an important contribution to the rural character at the heart of the village, demonstrably special.
Photo credit Steve Shelley		

LGS 3	“Coffin Lane”, under stewardship of Sutton cum Lound Parish Council 0.24 ha	Pathway that links from churchyard towards Barnby Moor. PC to maintain dirt pathway, significant hedges and trees, historic access route between the villages, biodiversity value, demonstrably special.
		
LGS 4	Mire Lane, Registered with NCC 0.1ha	Some farm access, gated to prevent vehicular access. Historic walking route, connecting to other footpaths popular with dog walkers, dirt path, significant hedgerows and trees, biodiversity value and area of tranquility.
		

LGS 5	Sutton cum Lound Primary School Playing Fields, Notts County Council 0.77 ha	Maintained sports field and playground space for school use during school hours, important open space for play for young children.
		
LGS 6	Village Green, Parish Council & Highways 0.07 ha	Maintained green space, significant part of the village, central area with benches and post box. Large Christmas tree displayed with lights in December and decorations for other significant events. Accessible to all, in close proximity to the community and contributes to the rural character in the centre of the village, demonstrably special community events space.
		

LGS 7	Portland Green, ownership is being transferred from BDC to PC (awaiting sign off) 0.19 ha	Large open green grass space across from The Meadow. PC in process of purchasing. In close proximity to centre of village, high visibility when driving through. Easily accessible to all, contributes to the rural character in the centre of the village.
		
LGS 8	Knights Walk, owned by the Residents Association 0.1 ha	Grassed space with trees, important open space next to new development, contributes to the rural character of the village, in close proximity to the community and has biodiversity value.
		

LGS 9	Knights Walk cul de sac will be Residents Association 0.07 ha	Only green space in Knights Walk, significant link to farm area close by, demonstrably special, contributes to the rural character of the village.
		
LGS 10	The Orchard –Notts Foundation Trust 0.71 ha	Only accessible from Sutton Lane. Important open space and landscape buffer between homes and farmland, area of tranquility and biodiversity. Contributes to the rural open character of the village.
LGS 11	The Orchard –Notts Foundation Trust 0.05 ha	The Orchard –contiguous with LGS10 Contributes to the rural open character of the village and is an area of tranquility and biodiversity.
		

- 99 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent development in the Parish, this policy protects these important areas from development, demonstrating the significance of these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 100 So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Policy 5 Designation of Local Green Spaces

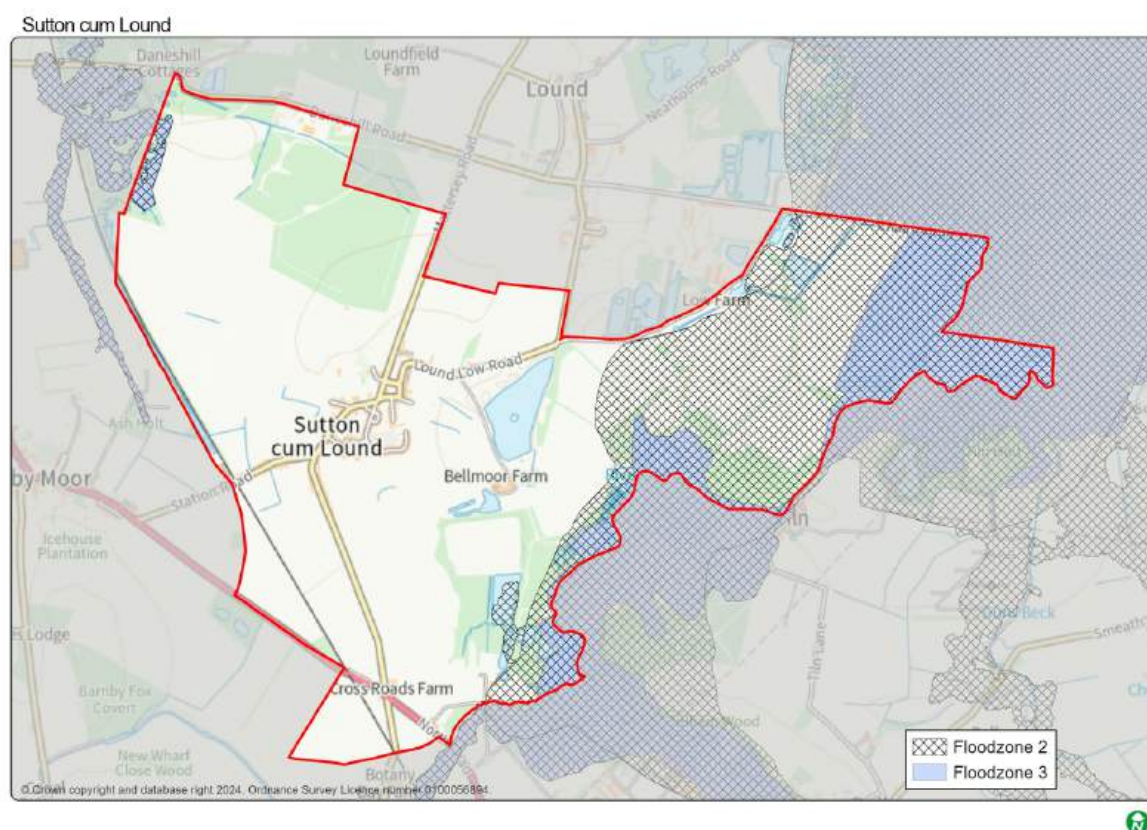
- 1. The Plan designates the areas identified on Map 6 as Local Green Spaces.**
- 2. Development that would have an adverse impact on the openness and special character of the Local Green Spaces will not be supported except in very special circumstances in accordance with national policy.**

11 Flooding and the Presence of Water

101 The area is a low lying, flat river valley that becomes more gently undulating on the western side of the Parish. The Idle Lowlands Character Area is closely associated with the basin of the River Idle and its tributaries. Major landscape change came with the draining of the levels, progressively undertaken from the 17th century and not completed until the 19th Century (see LCA page 48-50). There are frequently ditches running alongside the field hedgerows and their maintenance is important in preventing surface water run-off.

102 Map 7a shows the Environment Agency (EA) mapping of areas in the Parish that are at risk of flooding from rivers (here the River Idle). Flood Zone 2 is classed as being medium risk and Flood Zone 3 high risk.

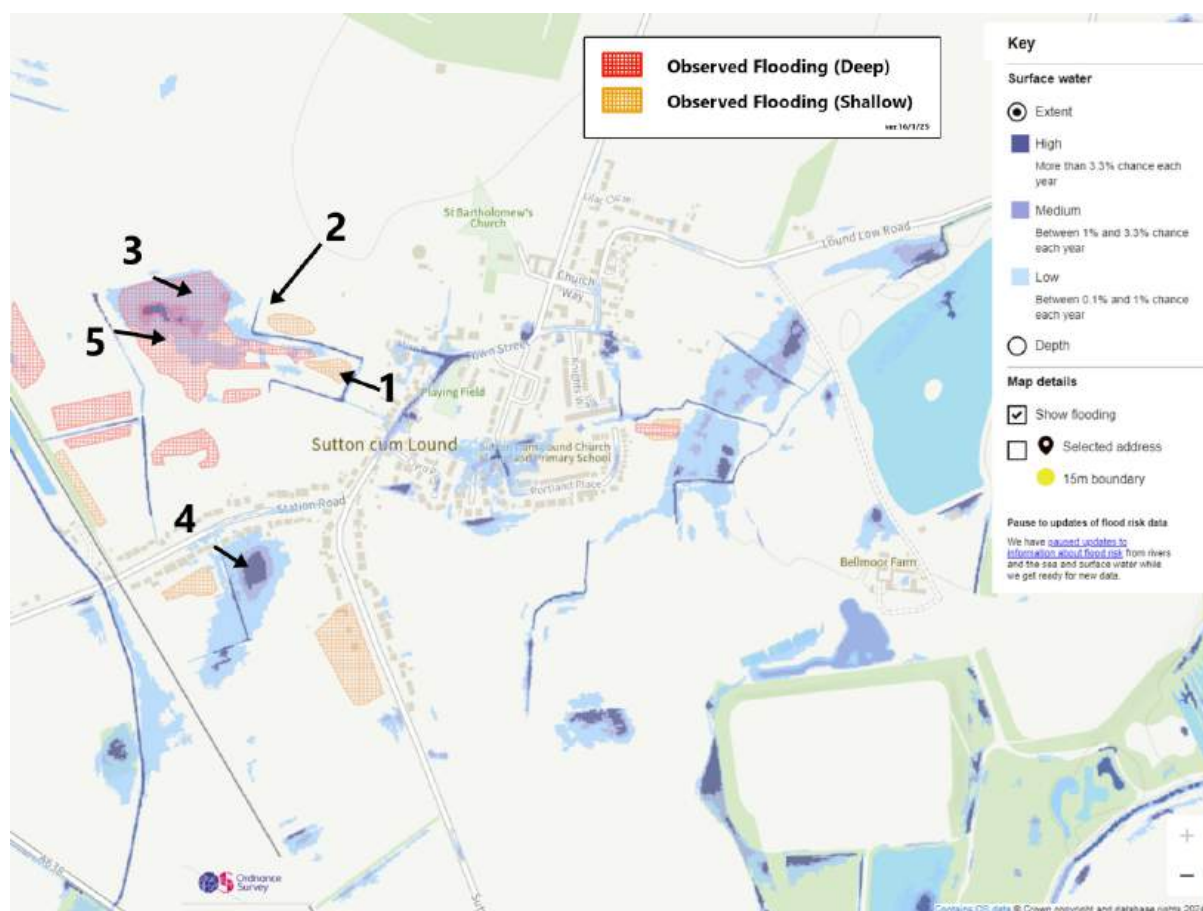
Map 7a Flood Zones defined by the Environment Agency showing risk of river flooding



103 Map 7b shows the areas identified by the EA as having a risk of flooding (from any source including surface water) and is over laid with those areas that local people know experience flooding from surface water.

104 The EA are updating their mapping information and the most up to date mapping should be used because climate change means the incidence of excessive rains and flood risk is increasing and the areas at risk of flooding will increase. This can be exacerbated by development where it reduces the amount of permeable surfaces where water can soak into the ground. Water then runs off onto roads, pavements and (in the worse scenario) floods homes.

105 Development is required to ensure that it does not increase the incidence of flooding, but local experience is that the new development on Sutton Lane has caused the road and footways to flood. Standing water has nowhere to drain to due to the topography and high-water table.

Map 7b Areas identified where there is risk of surface water flooding²⁶

View 1 flooding on the fields on the west side of the Parish looking to across area 2, 3 and 5, note also that the ditch is full of water providing an important flood alleviation function

²⁶ Numbers on the map match photos and show the view, photos all taken in January 2025



View 2 looking southwest showing the extent of flooding



View 3 and 5 are of the same water body from different angles





View 4 looking southeast – map shows flooding extends across the whole field on occasions

106 It is important to understand how and where flooding occurs because:

- a) Planning Practice Guidance notes that flood risk from all sources needs to be taken into account when considering the suitability of sites for development,²⁷
- b) the increase in frequency and intensity of rainfall means that areas of the Parish may be more affected than was previously anticipated.

107 Sustainable Drainage Systems (SuDS) are not primarily about flood defence but incorporate management of water flows, encouraging more water to soak into the ground. In the context of Sutton cum Lound this means increasing the number of permeable surfaces. These can be specifically designed e.g. rain gardens, but simply increasing the planting of shrubs and trees and increasing areas that are grassed rather than paved will provide ways to capture the water and let it soak into the ground. SuDS can only be required as part of major planning applications however implementing Policy 2 and 3 above will also help to alleviate the extent of surface water run-off as well as improving landscape and biodiversity.

108 There are also ditches located adjacent to roads, fields and site boundaries in the Parish (see photo for view 1 above). These features are essential for the sustainable management of surface water and should be protected. The retention of ditches is therefore essential to reduce the risk of surface water flooding.

109 Retrofitting SuDS is also actively encouraged where it can be promoted as a means of mitigating flood risk in the village.

²⁷ See <https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development> para 023

Policy 6 Reducing the Risk of Flooding

- 1. Development must follow a sequential approach to flood risk management using the most up to date flood risk maps. For development in flood zones 2 and 3 the exception test will be applied in accordance with table 2 of Planning Practice Guidance²⁸.**
- 2. Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.**
- 3. Surface water management should be undertaken through the utilisation of appropriate techniques which mimic natural drainage patterns and, where appropriate, achieve gains for nature including through green infrastructure provision such as the planting of trees and bushes.**

²⁸ See <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para80> Paragraph: 077 Reference ID: 7-077-20220825

12 Achieving Good Design

110 The NPPF notes that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.²⁹

111 The National Design Code 2019 identifies 10 characteristics of good design and states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*

112 The Sutton cum Lound Design Guidance and Codes³⁰ has been prepared by AECOM and the local community. It provides a detailed local character analysis; this forms the basis for the specific local criteria and a set of design principles. The Sutton cum Lound Design Guidance and Codes is an important part of the Full Review of the SCLNP and provides the evidence base for Policy 7.

113 AECOM identified 5 area types in the Parish, three were within the settlement boundary of the village. They are shown on Map 8a. The two areas identified as industrial land relates to activities at Daneshill and off the A638 (Breedon Concrete). They relate to the historic quarrying in this location. The recent permission for the extraction of pulverised fly ash is not shown as this is a temporary permission that includes a restoration programme and 30 year after care period of the former quarrying uses.

114 For the three settlement focus areas the Sutton cum Lound Design Guidance and Codes provides a detailed description of streetscapes, materials and architectural details with photos illustrating best practice in the Parish. The document also identifies what good looks like and these are shown for reference at Appendix D.

²⁹ See NPPF 2024 paragraph 139

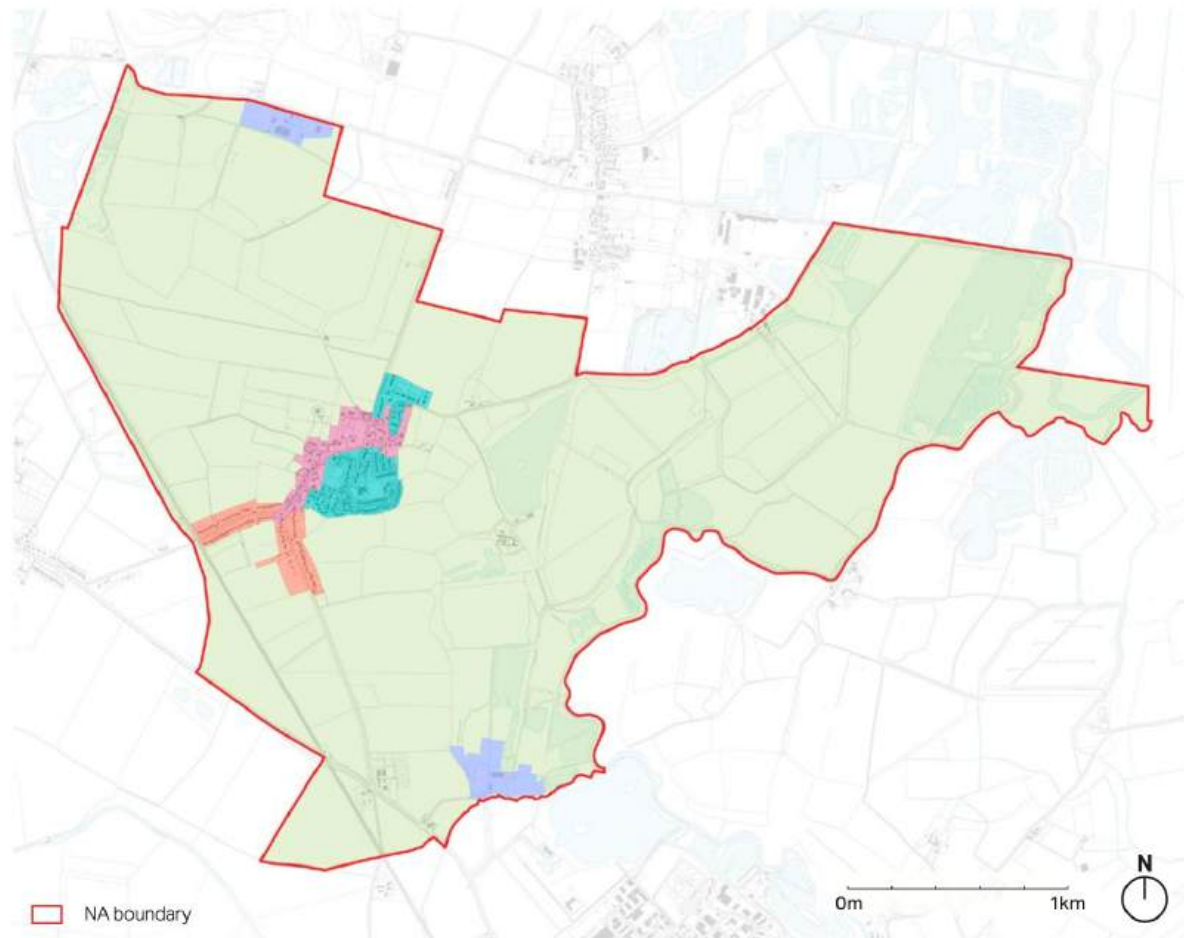
³⁰ Document available at <https://www.suttoncumlound.net/neighbourhood-plan/>

Map 8a Character Types identified in the Sutton Cum Lound design and Guidance Code

The area types identified across the Sutton cum Lound NA:



Figure 09: Diagram showing Sutton cum Lound's area types, including the 3 Settlement Focus Areas (SFAs)



Map 8b Historic Core

Figure 11: Figure ground illustrating key characteristics of the historic core area type.



115 This area contains the oldest buildings, from medieval to Edwardian and contains the Church. Town Street is the main axis along which the historic core is arranged, providing good vehicle connections to the nearby A638 and beyond. Several smaller lanes provide access to surrounding dwellings. Streets have pavements on both sides and a key PRoW runs from Saint Bartholomew's Crescent connecting to Danes Hill Lake Nature Reserve (see Map 9).

116 Buildings are primarily arranged around Town Street. Most dwellings have a main façade/primary frontage facing the street although some are rotated 90° with gables facing the street, creating courtyard spaces with side driveways. Buildings generally have an informal layout with variation in building line leading to regular changes and setback and enclosure along the street. Hedgerows and mature trees make a key contribution to the green infrastructure network in this area.

117 The Sutton cum Lound Design Guidance and Codes notes the contribution mature trees and planting make to plot boundaries as they help to help define the sense of enclosure. Enclosure usually describes the proportion of street width compared to building heights. Spaces feel most comfortable with building heights half the width of the space between them.

118 Materials and architectural details vary due to the variation in building ages, but the most characteristic are a mixture of red clay pantiles and grey roof slates. Facades are a mixture of red brick, pale painted brick or pale render with examples of dentil brickwork along eaves lines (see Design Code page 23).

Map 8c Linear Village

Figure 20: Figure ground illustrating key characteristics of the linear village area type.

- | | | |
|-----------------------------|--|---|
| — NA boundary | — Primary frontages | Public Right of Way (PRoW) |
| Area-type 2: Linear village | ● Non Designated Heritage Asset (NDHA) | ① Potential key views, as identified as part of the Neighbourhood Plan review. See NP more details. |
| ■ Buildings | ■ Grass verges | ● 'Gateway' |
| - - - Development boundary | ■ Remnants of green lanes | |

119 This part of Sutton cum Lound has developed in a constrained linear fashion along Station Road and Sutton Lane, two of the three main approaches to the village. The Design Code notes that *'these are vehicular gateways and the character of these locations sets the character on the approach to the village'*. A PRoW runs east from Sutton Lane providing a direct pedestrian connection to Portland Place.

120 Buildings are laid out in a linear pattern either side of the two routes. Most dwellings have a main façade/primary frontage facing the street, with backs of plots adjacent to open countryside. Building lines are generally more uniform with mature planting and hedgerows often screening development at the front. Remnants of green lanes are present throughout, creating breaks in development and providing views out to the countryside enhancing the rural setting. The green lanes are reminders of the historic dominance of agriculture in the Parish.

121 Dwellings are set back within their plot creating large areas to the front of properties. Extensive grass verges, hedgerows and mature trees (within front gardens) make a key contribution to the green infrastructure in this area.

122 Due to the large setbacks, enclosure is rarely defined by buildings. Instead, mature trees and planting along plot boundaries help to define enclosure. The wide grass verges contribute to the low-density rural character but there is a lack of enclosure. Additional street trees in these grass verges would enhance the sense of place and improve the environment for pedestrians.

Map 8d Village Extensions

Figure 28: Figure ground illustrating key characteristics of the linear village extensions area type.

 Area-type 3: Village extensions	 Key green areas	→ Development with its back to the countryside
 Buildings	 Grass verges	--- Public Rights of Way (PRoW)
 Development boundary	 'Gateway'	↖ Potential key views, as identified as part of the Neighbourhood Plan review. See NP for more details.

123 This part of the village contains much of the most recent 20th and 21st Century development. Housing is predominantly arranged around cul-de-sacs. The entrance to Portland Place has only one access point. This creates quiet roads generally only used for accessing dwellings. The buildings on the northern end of Mattersey Road are the gateway to the village. Their design sets the scene for the approach to the village.

124 Although featuring a variety of layouts, building types and styles (quite different from that in the historic core), many of the village's public spaces are within this area and most dwellings have a main façade/primary frontage facing the street. There are a variety of plot and block sizes, however plots are generally smaller, and the density is higher. Most of the development is 'inward' facing with rear plots meeting the surrounding countryside.

125 Large grass verges, hedgerows and mature trees (along vehicular routes and within front gardens) make a key contribution to the green infrastructure in this area.

126 The area wide Design Guidance and Codes are at Section 3. The Design Code headings are taken from the 'ten characteristics of good design' in the National Design Code but address the specific considerations in the Parish. The Design Code headings are listed below.

Table 3

Design Code/Guidance ³¹	Page number in Sutton cum Lound Design Guidance and Codes ³²
A1 Designing for low traffic speeds	Page 39
A2 Space to walk, wheel and rest	Page 40
A3 Legibility, key views and gateways	Page 43
B1 Design response	Page 44
B2 Housing mix and density, B3 Building heights, B4 Layout	Page 47
B5 Building Lines	Page 48
B6 Arriving home: plot boundaries and front gardens	Page 49
B7 Infill and backland development	Page 50
B8 Extensions and alterations	Page 52
C1 Green Streets	Page 58
C2 Landscape setting and the settlement edge	Page 60
C3 Water sensitive urban design	Page 61

127 The Design Codes above cover a range of themes and, where relevant, they are referenced in other policies in this SCLFRNP. The overarching Design Code is B1 and is worth setting out here to assist developers, decision makers and the Parish Council in assessing good design.

³¹ Page 6 and 37 of the Sutton cum Lound Design Guidance and Codes 2024 states that ‘The difference between design guidelines and codes is: **Design codes** are **mandatory** requirements for design issues and are expressed with the word **must**. **Guidelines** set out aspirations for design that is expected to be delivered and are expressed with **should** (reflects design principles that are strongly encouraged) or **could** (reflects design principles that are suggestions).’

³² Full Report is available at <https://www.suttoncumlound.net/neighbourhood-plan/>

B1 - Design response

Designers must respond to the character of the Neighbourhood Area with one of the following three approaches, considered in the following order:

- 1. Harmonise** - clearly respond to existing characteristics within the Neighbourhood Area, street and site, including scale, form, and appearance.
- 2. Complement** - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning.

- 3. Innovate** - doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

Exceptions - Deviations from this code are permissible but should be justified and align with the intent of this Design Code. The code is designed to support, not restrict, creative and outstanding design solutions that either match or complement the historical character of the village, enhance sustainability, or meet local housing needs (such as affordable housing provision, or homes for younger or elder residents).

From Sutton cum Lound Design Codes and Guidance page 45

Policy 7 Achieving Well Designed Places

- 1. Development proposals should demonstrate a high design quality that will contribute to the character of the area as defined in the Sutton cum Lound Design Guidance and Codes.**
- 2. In a proportionate way, depending on the nature of the development, proposals are required to demonstrate that they have taken into account the Design Codes as set out in Section 3 of the Sutton cum Lound Design Guidance and Code. Proposals should*;**
 - a) respond to the local character of the immediate area and provide a clear rationale for how this is taken into account in the design of the proposals (B1, B2, B3, B4, B5, B6, B7),**
 - b) use materials that reinforce the existing character as defined in the Sutton cum Lound Design Guidance and Codes so that the hues reflect the overall colour palette (B1),**
 - c) have a scale and massing that reflects neighbouring properties (B3, B4, B5),**
 - d) have a layout that maximises opportunities to integrate new development with the existing settlement, public spaces and footpath network (C1, C2),**
 - e) have window sizes and architectural detailing that reinforces the character area in which they are located (B1),**
 - f) use buildings, landscaping and planting to create/reinforce well defined streets and attractive green spaces (A1, A2, A3, C1),**
 - g) provide direct and safe access points for pedestrians and cyclists and enhance existing non-vehicular connectivity within the village and to the countryside (A1, A2),**

h) include landscaping schemes that protect existing street trees and include hedgerows and shrubs to reflect the green character of existing streets (C1, B6).

3. Along Station Lane and Sutton Road use landscaping schemes and front boundary treatment to enhance the sense of enclosure (C1).

4. Development boundaries that adjoin the open countryside should include trees and hedgerows to allow a soft transition to the surrounding fields (C2).

***the reference to specific design codes relates to the criteria listed, but is not intended to be exhaustive, all design codes need to be taken into account where relevant**

13 Getting Around

128 An important reason why people like living in Sutton cum Lound is the direct and safe access they have to the countryside. The Parish benefits from a network of PRoW and permissive routes shown on Map 9.

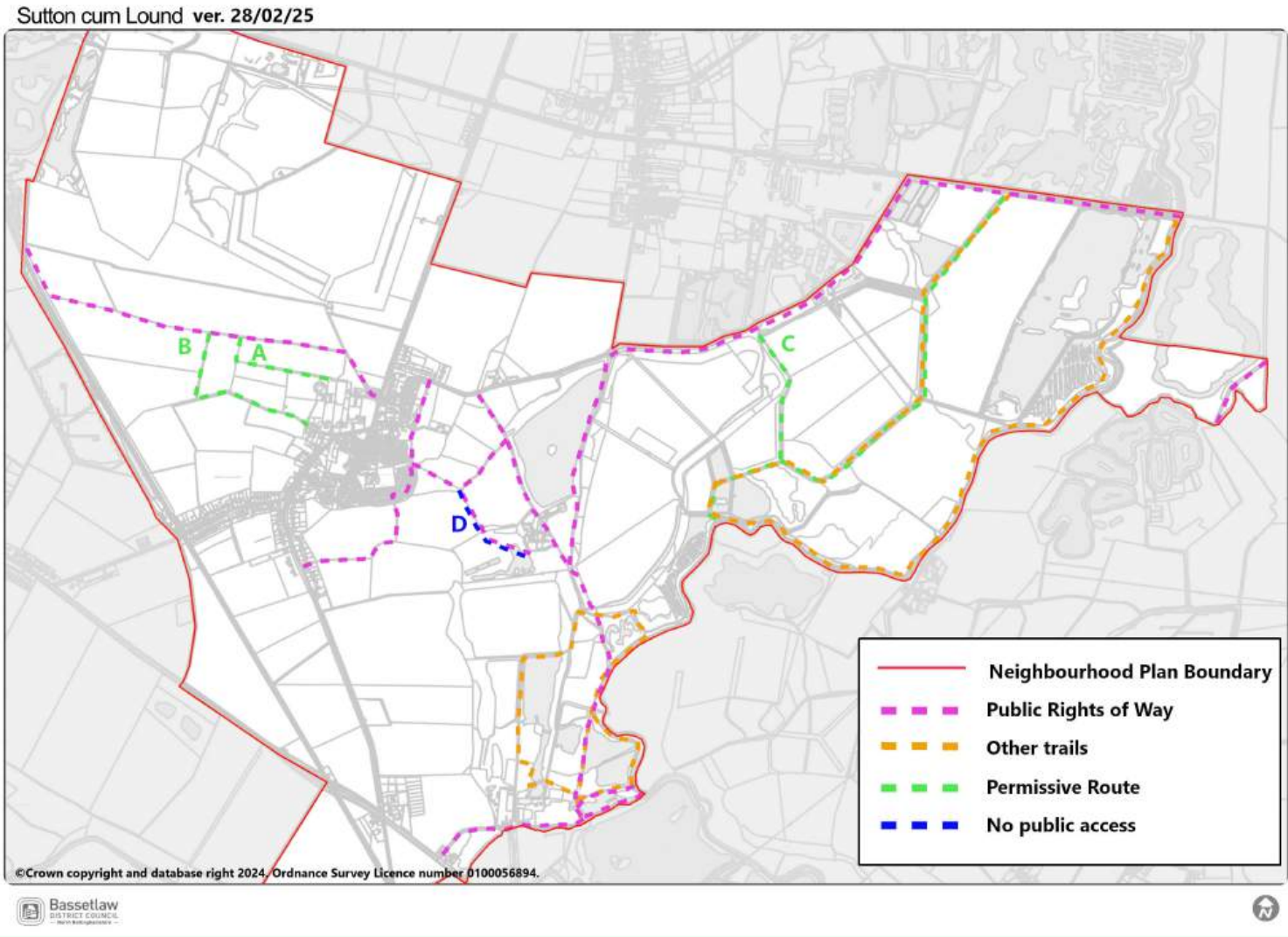
129 Walking routes are best used where they form a network of connected routes. In addition, opportunities to expand the footpath network shown below will be supported.

130 The topography of the Parish and the wider area and the proximity to Retford suggests that cycling would be feasible but there are no dedicated cycle paths. Given the expansion of Retford (3 miles away to its shopping centre), encouraging more people to cycle into the Town Centre is an objective of Retford Town Centre Neighbourhood Plan. The provision of a cycle lane along Mattersey Road and Sutton Lane to connect to the A638 (outside the Plan area) would provide alternatives to car travel for some residents for leisure and utility uses and link the aspirations of both neighbourhood plans.



Photo of Coffin Lane, one of the many walking routes (permissive route) in the Parish

Map 9 Walking/Cycling Routes



Policy 8a Improving Walking and Cycling Routes

- 1. Where applicable, development proposals will be expected to demonstrate how they protect and where possible enhance existing Public Rights of Way and permissive routes shown on Map 9.**
- 2. Opportunities to improve cycling linkages through the Parish, connecting to a wider cycling network and Retford beyond is supported.**

Traffic, Speeding and Pedestrian Safety

131 Road safety continues to be a significant issue of concern for residents. The speeding of vehicles on the approach to the village (especially Mattersey Lane to the north and Sutton Lane to the south) is made possible due to the long straight roads. This has been evidenced in local speed tests recorded in the local neighbourhood watch speed watch report July 2024³³. 831 vehicles (8%) were going over 35mph in the 30 mph zone. 75 drivers were repeat offenders with 3 drivers speeding 5 times and one driver speeding 4 times. On Mattersey Road 14% of drivers are doing over 35mph in the 30 mph zone, on Sutton Lane 10% of drivers are doing over 35 mph in 30 mph zone and the fastest speed recorded was 94mph in 30 mph zone coming into the Village from Mattersey Road.

132 The lack of footpaths along these routes into the village makes it a significant highway safety issue. In 2024 NCC provided white lines at the edge of Sutton Lane to define a pedestrian route along the road which will improve pedestrian safety on this route into the village.

133 Lound Low Road includes two sharp narrow corners as the road enters the village from the north. This historic street layout is not suitable for the volume of traffic, particularly the agricultural vehicles that use this route. This is also the bus route, and the bus has to go on the other side of the road to make the corner. Narrow pavements and vehicles taking the corner too fast creates an unsafe pedestrian environment on occasions.

134 Design Code A1 in the Sutton cum Lound Design Guidance and Codes aims to enhance the quality of the roads and pavements ensuring roads are welcoming, legible and safe for pedestrians. National and international studies show that lowering the speed limit from 30 mph to 20 mph reduces the number of casualties. This is recognised by bodies such as the World Health Organisation and the UN General Assembly. The latter recently advised that 20 mph is the right speed limit where people and motor vehicles mix³⁴.

135 The reduction from 30 miles an hour to 20 miles an hour is already being implemented across built-up areas in the country. Whilst this speed limit cannot be mandated in Sutton cum Lound, the layout and design of streets can make 20 mph feel more appropriate.

³³ See <https://neighbourhoodwatch-suttoncumlound.org/?p=1882>

³⁴ <https://www.kent.gov.uk/roads-and-travel/road-projects/completed-road-projects/emergency-active-travel-fund-schemes/benefits-of-20mph-limit-schemes>

A1 - Designing for low traffic speeds

To help achieve a design speed of 20mph or lower, designing for lower speeds must be integral to the design of the road space. Proponents must prioritise the incorporation of appropriate horizontal design measures including:

- road alignment;
- staggered junctions;
- reducing carriageway widths;
- incorporating non-typical highway uses - e.g. planting, sculpture etc. which must be considered for any highways scheme.

Vertical design measures including speed bumps must be a last resort.

136 Whilst neighbourhood plan policies can only require highway improvements as part of development proposals, there are other road safety matters that do not relate specifically to the development and use of land. In recognition of these concerns, raised through consultation, the Parish Council will work with partners, including Nottinghamshire County Council and Bassetlaw District Council to seek design solutions to improve road safety as set out in Appendix A.

Policy 8b Traffic Speeding and Pedestrian Safety

Proposals that slow traffic speeds and increase pedestrian and cycling safety in accordance with Design Code A1 along Sutton Lane, Station Road and Mattersey Road will be supported.

14 Improving Community Facilities and Services

137 Sutton cum Lound is classed as a 'small rural settlement' where appropriate growth can maintain its rural vitality. However, in the last 10 years the village has lost its shop and post office (a counter service is available in the village hall twice a week). The loss of the village shop is keenly felt as local people must travel to Retford for the most basic provisions. The limited local bus service means that mostly this journey is undertaken by car. More recently the pub has also closed, and planning permission was sought and refused for demolition and redevelopment. As of March 2024, the owner has expressed it will reopen as a pub again shortly.

138 The 2024 Know Your Place Consultation expressed concern at the loss of the pub and the continued dissatisfaction that there is no local shop.

139 Community facilities are an important part of any community and encourage community involvement, interaction and sustainable development. Although the village now has a more limited range of facilities, those that exist are highly valued and well used. These include the school, village hall, church and playground and they provide focal points for village life.

The need for a local shop

140 The village shop closed in 2015. The lack of this facility continues to be cited in community consultation and is a matter of concern. The nearest shop to get basic provisions (bread and milk) is 2.5 miles away in Retford and requires the use of a car. The provision of a village shop would result in social benefits to the community that may outweigh the environmental impact on the character of the village.

141 Suitable sites within the Development Boundary are limited. However, the community would support the development of a village shop in the centre of the village. The scheme would need to be well designed in accordance with Policy 7 and the building's use as a village shop (or similar service meeting local needs) would have to be secured by legal agreement.

Allotments

142 Allotments can provide valuable health and social inclusion benefits; they can create attractive community spaces. There are no allotments within the Parish and the Parish Council reported in 2018 that more than 10 people have requested them in recent years. This places a duty on the Parish Council to find a suitable site for them if possible and the demand remains for local allotments.

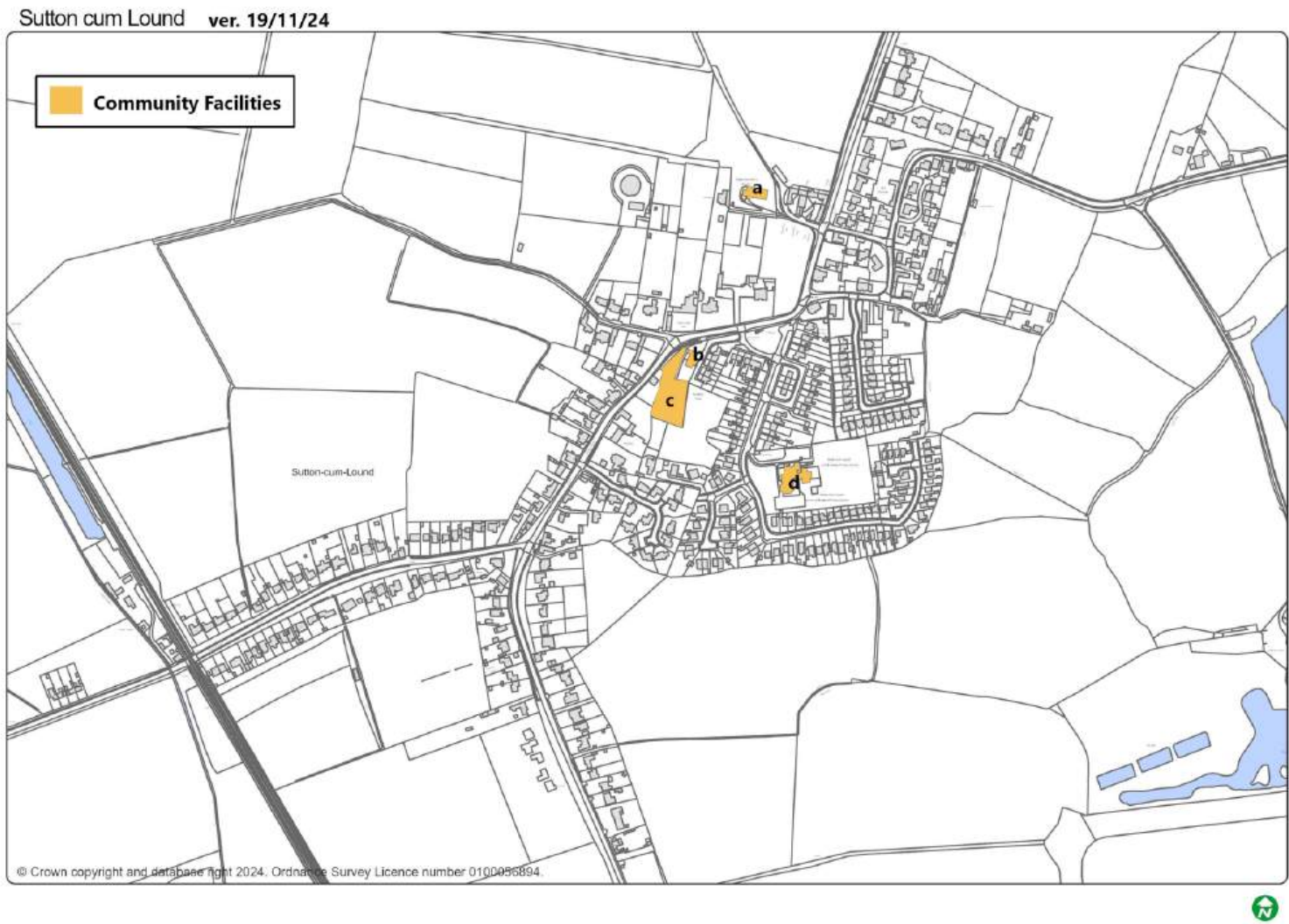
143 The National Society of Allotment and Leisure Gardens (NSALG) suggest one allotment per 200 people. This equates to 4 plots (although the Parish Council indicates there is a demand for at least 10) and a 0.5 ha site would provide 10 allotments with associated servicing (access and car parking).³⁵

144 BDC have previously identified a possible site in the village however the limited access and a lack of water made this unpopular with residents.

145 No suitable site has currently been identified but Policy 9 reflects the Parish Council's desire to deliver a site for this purpose over the Plan period. The site should be directly and safely accessible for local residents ideally within 5-10 minute walk from the centre of the village. The ability to bring water to the site will be a key factor in identifying a suitable location. It is anticipated that partnership working with local land owners will be required to secure a site for allotments.

³⁵ Site size based on Torworth Parish Council who provided 12 new allotments in 2010 on a 0.6 hectare site.

Map 10 Community Facilities and Services





Drone photo of school and playing fields (credit Steve Shelley)

Policy 9 Protecting and Enhancing Community Facilities and Services

1. Development that improves the range of community facilities in Sutton cum Lound (particularly providing a village shop and/or a pub) will be supported within the Development Boundary where it can be demonstrated that the proposal;
 - a) is designed in accordance with the Sutton cum Lound Design Guidance and Codes,
 - b) does not harm the amenity of neighbouring residential properties.
2. The provision of a village shop would be supported where the use is secured for community benefit by legal agreement.
3. Proposals for an allotment site to meet existing and future needs, where the site can be suitably accessed and serviced will be supported.

15 Housing To Meet Local Need

146 A Housing Needs Assessment was commissioned for this Neighbourhood Plan. It was produced in March 2025 by AECOM and is the evidence base that informs the housing policies here.

147 A vital part of planning for sustainable growth is the promotion of policies that will generate a balanced local community. The NPPF para 82 notes that *'in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.'*

148 The Bassetlaw Plan provided a minimum housing requirement figure of 17. This has been exceeded by 41. There is no expectation of additional major development in the Parish (at least until the Bassetlaw Plan is reviewed) but there may be small infill sites within the development Boundary that come forward up to 2038. It is important that all future housing development reflects an understanding of the local housing issues.

149 The findings of the HNA provide justification of the approach to the policies 10a and 10b below. These housing policies sit alongside Policies 1,2,3 and 7 which also seek to shape the location and appearance of development.

Key Findings from the Housing Needs Assessment

- Total number of dwellings – estimate 383
- Home ownership is the dominant tenure 88% (higher than the Bassetlaw average)
- High home values make accessing ownership challenging for new buyers unless they benefit from substantial savings for a deposit or existing equity. The 2023 median price is £238,500 (24% higher than the Bassetlaw average)
- The current dwelling mix is dominated by larger and less dense home types: 67% of all homes are detached
- 41% of all homes have 3 bedrooms, 33% have 4+ bedrooms, and 21% are bungalows, nearly all new properties built since 2011 have been 4+ bedrooms (additional development has continued the existing trend of a dominance of larger detached houses).
- Around 91% of households in the Neighbourhood Plan Area have one or two more bedrooms than they would be expected to need, 100% of households aged 66+, this suggests potential unmet need for downsizing.³⁶
- Future development should focus on smaller and mid-size homes to improve affordability, accommodate demographic trends and wider housing diversity. 1-3 bedroom houses are particularly recommended to attract younger families and facilitate downsizing (which could in turn release larger homes onto the market). Due to the rural nature of the Parish, 1 bed dwellings are not considered suitable, the policy focus is on 2-3 bed dwellings.
- Around 11% of the population is aged 75+, and this is expected to rise to 17% by 2040.
- The Neighbourhood Plan Area could provide more appropriate accommodation for those who can live independently, or with limited support from family or state, and wish to remain in the area with their social contacts.

³⁶ Although it is noted that spare bedrooms also provide home offices for the increasing trend of home working for at least part of the working week and accommodation for visiting family members

The Need for Smaller Market Housing

150 Table 4 below shows Sutton cum Lound's dwelling mix compared to Bassetlaw and England. Whilst 3 bed houses are the most common their share of the housing stock has reduced due to the increase in 4 + bed houses. Although this characteristic is not unusual for rural areas it does mean that the smallest and most affordable properties are very limited in the Neighbourhood Plan Area.

151 The feedback from the Know Your Place consultation in 2024 showed support for the provision of smaller 2 and 3 bed dwellings which is in marked contrast to the actual type of new houses built recently, which have mostly been larger 4 and 5 bed houses.

Table 4 from the HNA note table needs amending – this has been flagged

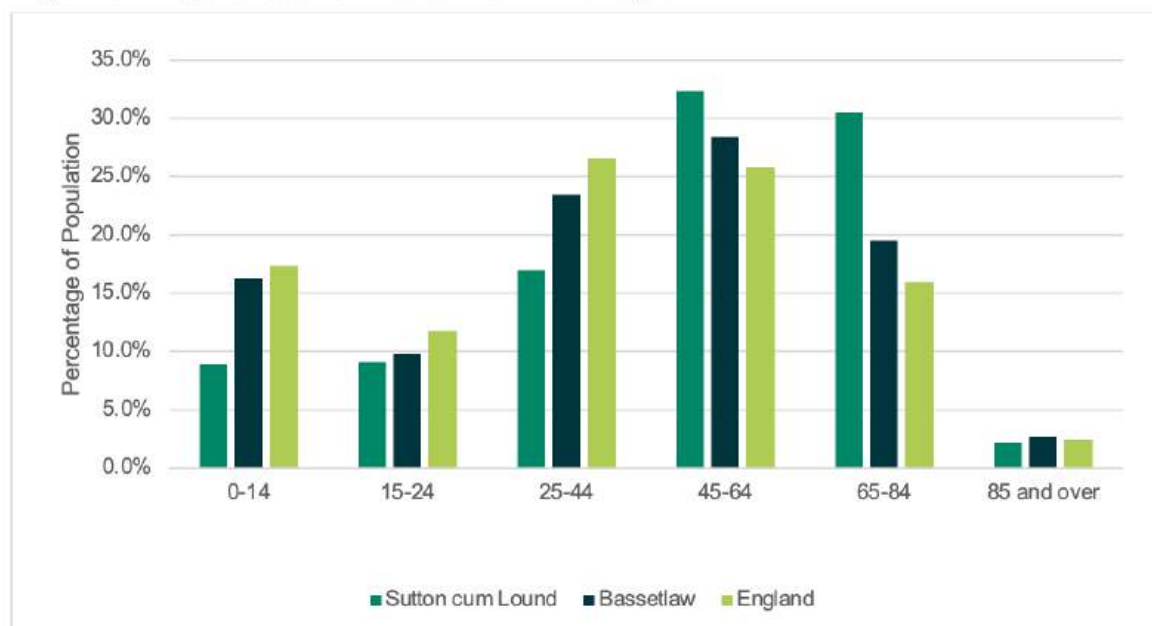
Table 5-4: Dwelling size (bedrooms), Sutton cum Lound, 2011-2021

Number of bedrooms	2011	%	Bassetlaw Completions (2011-2024)	2024 Estimate (Census 2011 + Completions)	%
1	14	4.5%	0	14	3.8%
2	65	20.8%	1	66	17.8%
3	146	46.8%	16	162	43.8%
4+	87	27.9%	41	128	34.6%
Total	312		58	370	

Source: ONS 2011, AECOM Calculations and Bassetlaw District Council Completions Data

152 Figure 1 from the HNA shows in the 45-84 age cohorts Sutton cum Lound's population is markedly older than that of Bassetlaw. As the population continues to age to 2038 it is likely that many people in those dominant age groups today will enter the 85+ group, at which point people's housing needs tend to change – for example, requiring accessibility adaptations or additional support.

Figure 1

Figure 5-1: Age structure in Sutton cum Lound, 2021

Source: ONS 2021, AECOM Calculations

153 The HNA also shows there is 100% underoccupancy (one, two or more bedrooms spare) in family households aged 66 and over. The life stage of households is strongly correlated to the size of home they tend to occupy. The youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age, (see figure 5-2 HNA page 34).

154 The data from both the HNA and Bassetlaw's own analysis in the Housing and Economic Needs Assessment 2020, shows that population growth is expected to be driven by the oldest households with a 67% increase in households aged over 65 between 2011 and 2038. This understanding of the needs of households across all age groups and the evidence that recent development has provided larger homes suggests the need to prioritise smaller and mid-sized homes in new development in the future.

155 The HNA table 5-9 suggests a housing mix to reflect the demographic and housing stock factors discussed. The analysis includes a policy range for each dwelling size. The rural character, low density nature of the settlement and the limited access to services means the NPG do not agree with the suggested % of 1 bed dwellings proposed, but have applied the upper range % suggested by AECOM for the 2 and 3 bed homes and the mid-range % for larger dwellings. This is considered more appropriate in the local context.

- 30% 2 bedroom
- 65% 3 bedroom
- 5% 4+ bedroom

156 The provision of smaller 2-3 bed market houses would meet a local need. Equally, smaller properties would also be suitable for young people looking to own or rent their first property. Sutton cum Lound benefits from having a Primary School. Ensuring there is housing suitable for young families in the village will support this vital community asset as well as reducing car travel into the village.

157 Sutton cum Lound is not considered a suitable location for specialist accommodation as it is not considered an accessible location offering services, facilities and transport options for the

necessary workforce. However, the potential need for specialist housing for older people overlaps with the need for adaptations to mainstream housing. The majority of older people live in mainstream housing and will continue to do so all of their lives. The Bassetlaw Plan Policy ST29 requires proposals for market dwellings in Class C3 to be designed to meet the requirements of Part M4(2) of the Building Regulations. Improved space standards are gradually being introduced through building regulations, to ensure that housing has adequate space to meet wider needs and can be adapted easily to meet changing needs. These higher standards, specifically M4(3) (wheelchair user dwellings), would make dwellings more suitable as lifetime homes.

158 Information on house values and the evidence of an ageing population supports the provision of these higher M4(3) standards in the Neighbourhood Plan Area.

Policy 10a A Mix of Housing Types

1. **Housing schemes are required to deliver a housing mix by 2038 that meets local need with 95% of them being either two or three bed homes.**
2. **As appropriate to their scale, nature and location, if development proposals do not propose a housing mix and type in accordance with this Housing Needs Assessment, information accompanying the application would need to justify the departure from this policy based on specific character elements or some other demonstration of suitability.**
3. **To cater for the needs of less mobile occupants including older people and disabled people, and to deliver dwellings which are capable of meeting peoples' changing needs over their lifetimes, proposals that voluntarily provide a higher proportion of accessible homes M4(3) will be supported.**

The Need for Affordable Housing

159 The definition of Affordable Housing is set out in the NPPF as '*Housing for sale or rent, for those whose needs are not met by the market...*'. The current tenure profile is in Table 5.

160 The HNA provides a split of tenures – the vast majority of houses are owned.

Table 5 Tenure

Table 4-1: Tenure (households) in Sutton cum Lound, 2021

Tenure	Sutton cum Lound	Bassetlaw	England
Owned	85.7%	68.2%	61.3%
Shared ownership	0.6%	0.4%	1.0%
Social rented	4.9%	15.0%	17.1%
Private rented	8.8%	16.4%	20.6%

Sources: Census 2021, AECOM Calculations

161 AECOM also looked at the change in tenure between 2011 and 2021. There was an 8% increase in the numbers of households who owned their own home, and there were 2 shared ownership properties by 2021. BDC advise that 4 affordable homes (discounted market for sale) have been delivered since 2021.

162 AECOM have calculated that house prices rose by 25% between 2015 and 2023. The median house price in Sutton cum Lound is 24% greater than the Bassetlaw equivalent. Table 4-4 of the HNA (see

Appendix F and page 15 of the HNA) shows the lack of affordability for those on lower quartile incomes (even when there are two income earners). Those on average incomes may be able to afford to buy an entry level house but this is marginal (and the section above has demonstrated that they are not the ones being built in the Parish). Table 4-4 also shows the contribution discounted market sale dwellings makes enabling households on average income to own a property and the essential role affordable rent and social rent makes enabling households on lower quartile income levels to afford accommodation. The issue in Sutton cum Lound is that these types of dwellings are very limited and may be unavailable.

163 Whilst the need for affordable housing is well evidenced in the HNA, it is also important to consider that the Neighbourhood Plan Area has limited facilities, particularly a lack of public transport and limited access to local employment. So, it is likely that not all types (e.g. one bed flats) would be appropriate. However affordable housing to rent or buy would enable people on lower incomes to stay in the area where they have a local connection.

164 Bassetlaw Policy ST27 requires affordable housing to be sought from housing schemes of 10 or more dwellings or housing sites of 0.5 ha or more. On greenfield sites 25% of dwellings are required to be affordable. There is now no national requirement to include 25% of the affordable provision as first homes. The HNA analysis demonstrated the value of the range of affordable housing products.

165 As there is no expectation of major development (defined as 10 or more dwellings) there is little chance of meaningful affordable housing delivery in the neighbourhood area in the near term, unless it can be provided on a rural exception site.³⁷ However the analysis in the HNA will be used by the Parish Council and Bassetlaw District Council if applications for major development are submitted in the future. Policy 10b reflects the HNA findings.

Policy 10b Affordable Housing

- 1. Where applicable, the development of affordable housing will be supported in accordance with District policy.**
- 2. The mix of affordable housing products should meet identified local needs including Social Rent, affordable housing for rent and affordable home ownership tenures.**
- 3. Affordable housing schemes should be fully integrated with market housing and be consistent in the quality of design and provision of private and public spaces.**

³⁷The NPPF 2024 Annex 2 defines a rural exception site as ‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding’

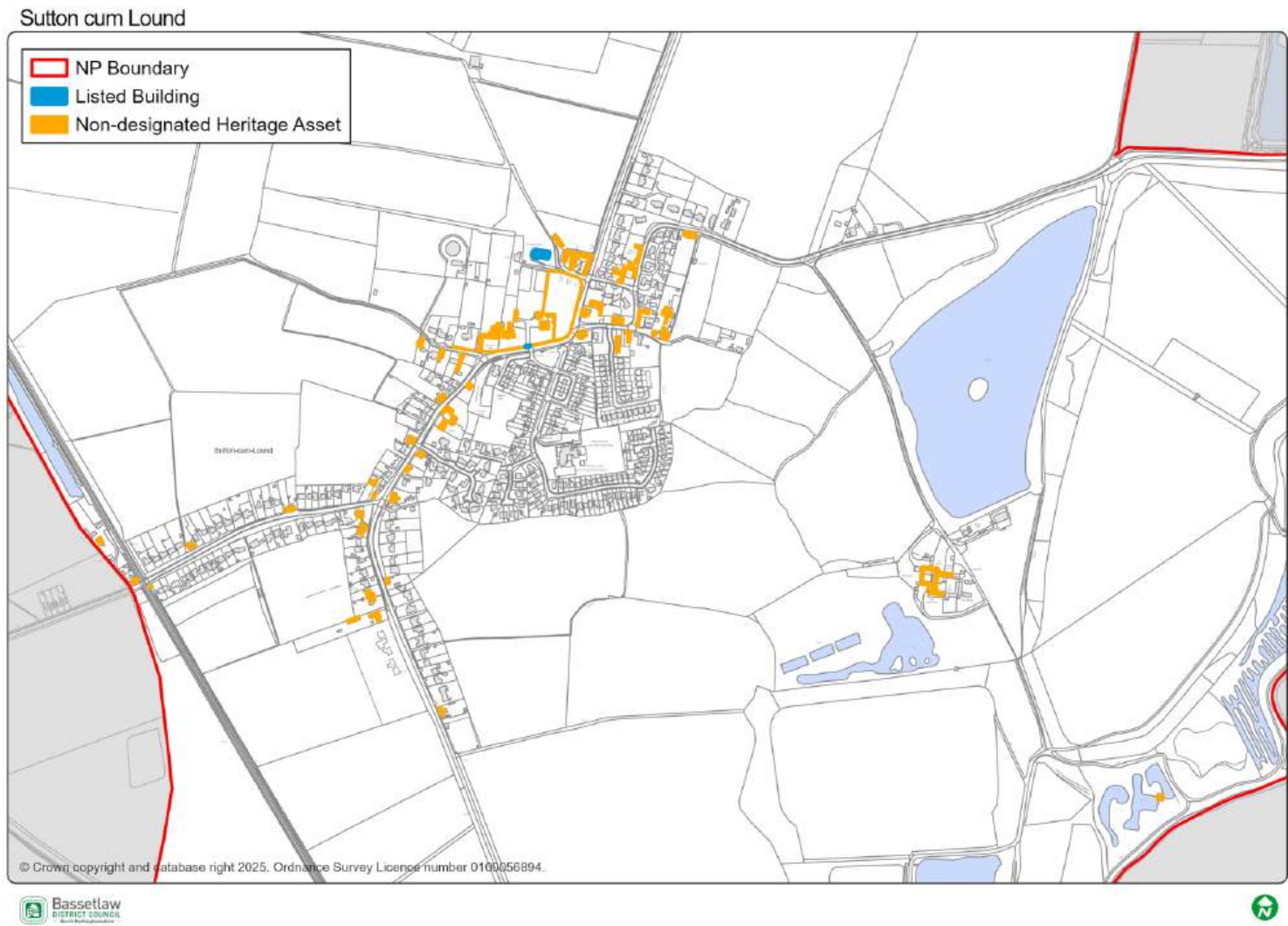
16 Protecting Heritage Assets

- 166 The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. The NPPF requires local planning authorities to take account of the desirability of securing the optimum viable use for heritage assets consistent with their conservation.
- 167 Historic England provides further guidance in its Good Practice Advice in Planning: 1, where it states that *'a positive strategy requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset and make a positive contribution to local character and distinctiveness.'*
- 168 There are two listed building entries for the Parish: St Bartholomew's Church (Grade 1), and the Gate Piers to Sutton Manor Grounds (Grade 2). BDCs Conservation Team have identified more than 60 buildings and structures as non-designated heritage assets. These have a local heritage value. These are shown on Map 11 and BDCs entry list is at Appendix E . These are buildings that have a local historic and/or architecture value for example the red brick boundary wall running around the Meadow (identified as a Local Green Space). The number and concentration of these NDHAs along the through routes in the village is significant.
- 169 An assessment of the non-designated heritage assets revealed an additional asset known by the local people but until now not identified in BDCs records. This is a WW2 Pillbox constructed as part of the outer perimeter defences around the Ranskill Royal Ordnance Factory (ROF) which was built in 1940-1942 primarily to manufacture cordite, located approximately 1 mile to the northwest. It is located close to the River Idle which gives the site additional strategic importance.



WW2 Pill box

Map 11 Heritage Assets



170 It is important that future development protects the heritage assets of the Parish.

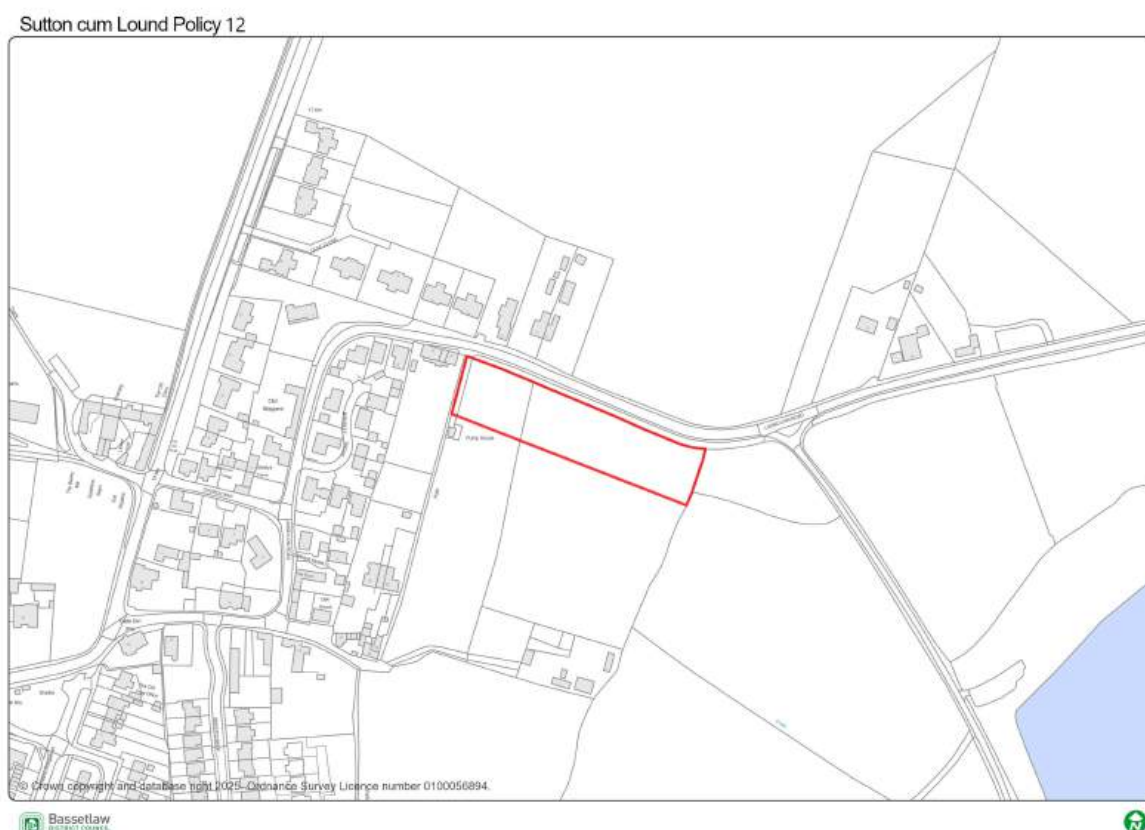
Policy 11 Protecting and Enhancing Heritage Assets

- 1. The heritage assets found locally shall be appreciated and valued for their significant contribution to this distinctive character of Sutton cum Lound. Great weight shall be afforded to the preservation and enhancement of such assets, especially in respect to the decision-making process in planning functions.**
- 2. New development should either preserve or enhance the special interest and setting of any Listed Buildings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.**
- 3. The retention of locally important heritage assets is supported and development proposals affecting these will need to accord with District policies.**
- 4. New development should either preserve or enhance the significance of non-designated heritage assets, listed buildings and features on the historic environmental record, as shown on Map 11. The significance of these assets shall be taken into account when assessing any proposed development that may affect these assets.**

17 Land south of Lound Low Road

171 The site shown below was allocated in the previous neighbourhood plan. It has planning permission for 9 dwellings but there has been no start on site at present. This 0.53 ha site has a road and a pair of semi-detached houses to the north, open countryside to the south and east and residential properties to the west. A Public Right of Way runs along the Western boundary. There was good community support for the development of this site in 2017 but only for development fronting the road.

Map 12



172 The site assessment undertaken for the neighbourhood plan in 2016 scored this site 4 'greens' on the site assessment criteria.³⁸ It scored red for landscape character – Sutton cum Lound is in a policy zone that is identified as 'conserve and reinforce'. Has development on any of these sites would be country to this landscape policy all the sites scored red on this measure. The other right score was in relation to the build character as it would extend ribbon development along round low Road. Nevertheless, with careful design as required in policy 12 any negative impact can be minimised.

173 To provide certainty the community remain supportive of this allocation. The Development Boundary will be drawn around it when the planning permission has been implemented. If the planning permission is not activated within 3 years, the policy criteria below will apply.

³⁸ See Appendix G

Policy 12 Land south of Lound Low Road

1. Well-designed development as defined in Policy 7 for, in the region of 10 dwellings, that reinforce the positive aspects of the character of that part of Sutton cum Lound village (see design code 2.3.4) will be supported where:
 - a) the buildings design, layout and boundary treatment reflect the site's location adjacent to the historic core character area and on the settlement edge,
 - b) the landscaping scheme includes a boundary treatment (native hedgerows and trees) that provide a soft transition to the open countryside to the south, retaining existing hedgerows,
 - c) the use of materials and a colour palette reflects the historic rural nature of that part of Sutton Cum Lound village,
 - d) the layout safeguards the Public Right of Way on the western boundary,
 - e) housing mix meets local need for 2-3 bed dwellings in accordance with Policy 10a.
2. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it.
3. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.

18 Implementation

174 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable the Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

175 There are several areas of activity which will affect delivery and each is important in shaping the Plan area in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Parish.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish Centre life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

19 Monitoring and Review

176 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by the Parish Council.

177 If it is apparent that any policy in the Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Parish Council that there will be a review of the Plan 5 years after it has been made.

178 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A List of Community Projects

Appendix A contains a number of community projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's vision and ambitions for the future of the Plan Area.

All of the community projects have resulted from work carried out during the production of this neighbourhood plan but are not subject to planning policies. This appendix therefore does not form part of the statutory development plan but nevertheless is an important element for the community in achieving the Vision set out in the ScLFRNP.

Project 1	Provide a Historical Information Board
Project 2	Enhance the rural nature of the village by seeking funds to plant more trees around the village and raising awareness amongst residents of the value of Tree Protection Orders on existing trees.
Project 3	Continue to lobby NCC to improve pavements in parts of the village
Project 4	Work with BDC, NCC to seek solutions to the recognised problem of speeding on the main roads into the village. Suggested traffic calming measures include the citing of planters, parklets, staggered parking bays
Project 5	Seeks opportunities to reinstate a village shop service
Project 6	Work with local landowners to identify a site suitable for allotments
Project 7	Work with partners (e.g. Notts Wildlife Trust) to improve access to Idle Valley and surrounding areas.
Project 8	To engage with operators of the PFA site to minimise the social and environmental impacts of the scheme during its construction and operation and ensure the Community Liaison Group is established and used to share information with local residents and the PC.

Appendix B Know Your Place consultation feedback

For the report please see <https://www.suttoncumlound.net/neighbourhood-plan/#np-2024>

KNOW YOUR PLACE

Sutton cum Lound



*Are you curious about your local area?
Do you want to help shape the future?*

Come and join the conversation and help to inform the review of the Sutton cum Lound Neighbourhood Plan, at two upcoming community events:

Thursday 27th June 2024, 5pm – 8pm
Saturday 29th June 2024, 11am – 2pm

at Sutton cum Lound Village Hall,
38 Town St, Sutton cum Lound, DN22 8PT

🔍 Sutton cum Lound Neighbourhood Plan



SCAN ME

Contact: Neighbourhood Planning Team,
Bassetlaw District Council
Email: neighbourhoodplanning@bassetlaw.gov.uk
Tel: 01909 533 495



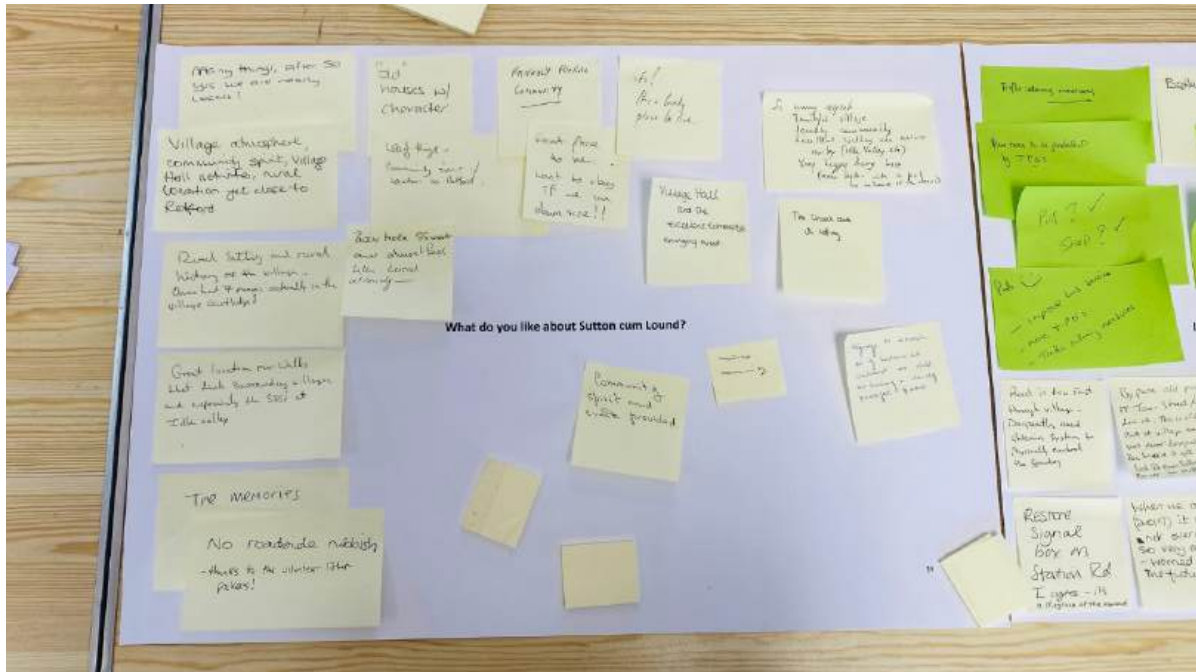
Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Geographical distribution of attendees



Supporting photographs





Appendix C Key Views (see Maps 4c and 4d)



KV1 looking northwest from the end of the coffin lane, a permissive route, long views across open countryside with the East Coast Mainline hidden by trees and beyond to mature woodland (outside Plan Area) this route is also identified as a local green space



KV2 looking east from PRow towards properties on Mattersey Road, long view across open fields typical of those that surround the village



KV 3 looking south from Coffin Lane long view to properties on Station Road



KV4 taken from the western edge of the Development Boundary on Mire Lane looking northwest, open agricultural fields adjacent to the edge of the built up area.



KV5 looking west from Town Street glimpse of long views to open countryside due to single plot depth of development at this point, access point for farmer. Note oak trees at the run along field boundary in the distance are 'notable' trees



KV6 looking southwest from Sutton Lane at the southern edge of the Development Boundary the East Coast Main Line can be glimpsed



KV7 looking east from the back of Sutton Lane, long views across open fields



KV8 from the PRoW looking east towards the open countryside and the Idle Valley Nature Reserve beyond



KV9 taken from PRoW looking northwest, the southern boundary of the village (properties on Portland Place) can be seen



KV10 looking south from the edge of the development boundary long views across open countryside



KV11 corner of Town Street and Mattersey Road looking northwest across area identified as LGS 2



KV12 looking east across open fields from the footpath that connects to Town Street



KV13 looking northeast from the eastern edge of the village, open small fields bounded by gappy hedgerows properties on Belmoor Farm can be glimpsed.



KV14 from footpath marker looking northwest on the PRow that extends from the village out of the Parish



KV15 long view looking east along Mire Lane with trees on a ridgeline in the distance



KV16 long views of open undulating countryside looking west further along the PRow from KV14



KV17 looking west across Sutton Lake



KV18 looking south west along Lound Low Road



KV19 looking south along Mattersey Road towards the village the street trees act as sentinels making an impressive approach to the village from the north



KV20 Looking north along Mattersey Road wide grass verges are retained as part of new development – demonstrates contribution street trees and wide verges make for soft transition to countryside

Appendix D Examples of Good Design from the Design Guidance and Codes

2.3.3 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the historic core area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.



Figure 15: Variation in setbacks, building arrangements, styles, and materiality creates a varied streetscene. A sense of symmetry is present within the facades of rural cottages.



Figure 16: Clusters of old farm buildings with L-shaped arrangements are common, with main facades rotated at 90 degrees to the street, creating courtyards. Often gable ends extend right up to the pavement with no setbacks.



Figure 17: Variation in setback allows for a variety of on-plot parking solutions. Here, a side-driveway provides access to a garage at the rear of the plot, ensuring frontages are not dominated by parking.



Figure 18: This dwelling overlooks the adjacent village green, enhancing feelings of safety. Mature trees help to provide screening and enhance the rural character of the village.

2.4.2 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the linear village area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

It is important to note that within this area type, materials used and built form diverges from the historic core. Whilst elements of architectural character (e.g. buff brick or brown pantiles) should not be seen as good practice examples, there are still lessons to be learned from the arrangement of buildings, and how plots meet the street in this area.



Figure 23: Hedgerows and mature planting help to screen development from the street, enhancing the rural setting.



Figure 24: Green lane leading to key view to the east of Sutton Lane (see Figure 21). Public Rights of Way (PRoW) provide pedestrian permeability and connections to wider neighbourhoods.



Figure 25: Dwellings are interspersed with the remnants of green lanes which create breaks in development and provide outward views to the surrounding countryside.



Figure 26: The edges of the linear village area type act as gateway locations for the village. The character of these locations sets the scene on the approach to the village. Please see page 43 for further analysis.

2.5.2 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the village extensions area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

It is important to note that within this area type, materials used and built form often diverge from the historic core. However, with more recent developments, there have been efforts to reference traditional character through layout and the uses of red brick and clay pantiles.



Figure 31: New development responds to and respects existing layouts, building lines and boundary treatments. On-plot parking is provided to the rear of dwellings.



Figure 32: Glimpses are provided to dwellings to the rear of the development block from the main road, aiding pedestrian legibility. Alignment, orientation, and setback of dwellings is varied, preventing 'identikit' housing layouts.



Figure 33: New development is responsive to its setting by providing a termination to this view along the street. Red brick and clay pantiles have been used to complement the character of existing farm-buildings (to the left).



Figure 34: Large grass verges and mature trees contribute toward the creation of a tree lined avenue, reflective of the village's rural setting. This also helps to screen development.

Appendix E Non-Designated Heritage Assets

Name	NCC/BDC description & comments
Gate Inn, 40 Town Street	Late-18th century public house, extended and remodelled early-20th century; two storeys, red brick (painted) with rosemary tile roof, timber bargeboards, mock-Tudor timbering to upper floor, brick stacks
Manor House, 37 Town Street	Former hunting lodge for Duke of Portland, rebuilt 1892 on site of earlier manor house which burned down in 1890; mock Tudor style with brick ground floor and timber/render on first floor, ornate brick stacks, plain clay tile roof, gable finials, timber casements; range of outbuildings primarily C19, series of brick walls (some with stone plinth)
2 Station Road	Late-18th/early-19th century farmhouse together with a pair of early-19th century outbuildings to the rear; Farmhouse is two storeys, red brick (painted), hipped pantile roof, dentilated eaves, openings altered, lean-to extension added 1950; outbuildings to rear are early-19th century, single storey, red brick with pantile roofs, timber joinery, some openings altered
20 & 22 Station Road	Early-19th century cottages, red brick (painted), dentilated eaves, central brick stacks
1 Mire Lane & 31 Town Street	18th century pair of cottages, formerly 6 cottages, red brick (rendered and painted) with pantile roof, brick ridge stacks, dentilated eaves, C20 timber casements; projecting band at first floor possibly indicating earlier (C17) timber frame
7 Mire Lane	18th century farmhouse (first appears on 1778 map), two storeys, red brick (painted) with pantile roof, gable-end onto road, brick arches, dentilated eaves, brick stacks, timber joinery, mostly altered openings, single storey element to rear
11 Mire Lane	18th century farmhouse (first appears on 1778 map), two storeys, red brick (painted) with pantile roof, dentilated eaves, brick stacks, mostly altered openings, front canopy and side extension of no significance
41 Town Street	From Nottinghamshire County Council HER - not yet surveyed by Bassetlaw District Council

51 Town Street	Early-19th century cottage, two storeys, red brick with pantile roof, brick arches, stone cills, brick gable stacks, timber joinery including '2 over 2' sashes, modern porch
Westgate Cottage, 1 Station Road	1920s/30s house, Arts & Crafts style, two storeys, red brick (rendered) with pantile roof, steep roof pitches, tile-hung upper parts of gables, timber glazing bar casements, brick stacks, brick kneelers, brick and creased tile cills
36 Town Street	late-18th century cottage, two storeys, red brick (rendered) with pantile roof, dentilated eaves, brick arches, brick gable stacks, timber joinery, later additions
Westbourne, 2 Mattersey Road	18th century cottage with early-19th century facade, two storeys, red brick (rendered) with pantile roof on older rear section and slate roof on front section, central doorway with timber panelled door and fanlight, door canopy, splayed brick arches with stone cills, timber '1 over 1' sashes, brick gable stacks; detached outbuilding, two storeys, red brick (rendered) with pantile roof, coach house with storage above
Bellmoor Farm	Farmhouse and barn range, 1760s/70s (first appears on 1778 map), all red brick with pantile roofs; Extensive rebuilding of barns and extension of farmhouse in c2009-2011, although remaining historic elements still of significance; Farmhouse is two storeys, features brick arches, dentilated eaves, brick stacks, timber joinery, recent extensions; Barns include former threshing barn, stables, cart sheds and 7-sided horse gin (a rare structure in Bassetlaw), brick arches, dentilated eaves, timber joinery; barns at east side of farm recently rebuilt
Primitive Methodist Chapel	Former Primitive Methodist Chapel, now dwelling, rectangular plan form, red brick with pantile roof, datestone recently removed, symmetrical façade with central door and windows either side, brick arches, timber joinery
Wesleyan Methodist Chapel	Former Wesleyan Methodist Chapel, 1834, now house, single storey, red brick with slate roof, brick stack, central ventilator

2-4 Sutton Lane	Early & late-19th century pair of houses, early-19th century house is red brick (painted) with pantile roof, stone lintels and cills, timber '8 over 8' sashes; late-19th century house is red brick with slate roof, timber sashes, decorative ridge tiles
22-24 Sutton Lane	Early-20th century pair of houses, symmetrical façade, red brick with first floor rendered, hipped slate roof, large brick stacks, bracketed eaves, ground floor canted bays with timber casements
28 Sutton Lane	Early-19th century house, formerly associated with windmill, red brick with pantile roof, '6 over 6' timber sashes throughout, brick stack, dentilated eaves
Building rear of 28 Sutton Lane	Early-19th century outbuilding, formerly associated with windmill, red brick with pantile roof, timber joinery
15 Sutton Lane	19th century house, red brick, brick arches and stone cills, brick stacks
45 Sutton Lane	Early-19th century cottage, red brick (rendered and painted) with pantile roof, dentilated eaves, gable stacks; brick outbuilding with pantile roof
4 Town Street	19th century terrace, red brick with slate roof, partially converted to shop, stone cills and lintels, one window has stone mullion, brick stacks, dentilated eaves
10 Town Street	Early-19th century cottage, single storey, red brick (rendered and painted) with pantile roof, brick stack, dentilated eaves
Lilac Cottage, 20	Early-19th century cottage (part of a pair), red brick with pantile roof, gable stack, dentilated eaves, brick arches, brick boundary wall with stone copings
Honeysuckle Cottage, 22	Early-19th century cottage (part of a pair), red brick (rendered and painted) with pantile roof, gable stack, dentilated eaves

Hawksley Cottage, 28	Early-19th century farmhouse (probably former barn), red brick (painted) with pantile roof
Hawksley Farm, 30	Early-19th century barn range including threshing barn, now residential, red brick with pantile roof, threshing opening still visible
11 Town Street	Former Coach and Horses PH, 1776, now house, red brick (painted) with hipped roof, dentilated eaves
23 Town Street	Late-18th/early-19th century house, formerly 3 cottages, red brick with pantile roof, single gable stack, dentilated eaves, brick arches and stone cills on first floor, modern openings on ground floor
Sutton Lodge, 33 Town Street	19th century villa, red brick with slate roof, brick ridge stacks, timber sashes throughout, segmental brick arches; outbuilding to left with linking carriage archway between topped by ball finial; side of house has first floor sun room
Sutton Lodge Barn, 33a Town Street	18th & 19th century former barn, now dwelling, red brick on stone plinth, stone on west side rising to first floor in parts; dentilated eaves, brick-coped gable to front, brick arches
The Old Vicarage, 35 Town Street	Former vicarage, built 1843 for Reverend William Thomas Hurt and his patron the Duke of Portland; red brick (rendered and painted) with slate roof, decorative fretwork barge boards, brick stacks, timber casements throughout, front dormers with finials
39 Town Street	Mid-20th century house, primarily red brick with slate roof, partial stone plinth and first floor projecting band may indicate earlier structure inside, brick stacks
Farm buildings opposite 41 Town Street	19th century barns, red brick with pantile roofs, brick arches, buildings are in a ruinous state
Building adjacent 48 Town Street	Early-19th century barn, red brick with pantile roofs, dentilated eaves, brick arches

45-49 Town Street	Late-18th/early-19th row of 3 cottages, formerly 4 cottages, red brick with pantile roofs, brick arches, dentilated eaves
53-55 Town Street	18th century former row of 3 cottages and barns, now 2 houses; red brick (partially rendered and painted), pantile roofs, brick stacks, stone kneelers, stone and brick coped gables
Wall	18th, 19th & Early-20th century walls, primarily red brick (some sections include areas of Magnesian Limestone) with stone, brick or tile copings, primarily English garden wall bond
Station House, 58	Former Barnby Moor & Sutton Railway Station, 4th September 1849, yellow brick (rendered and painted), Italianate style, brick stacks - Signal box opened 1872
Corner Farm buildings	Early-19th century former threshing barn and cart sheds, now dwelling and garaging, red brick (Flemish stretcher bond) with pantile roof, dentilated eaves, brick arches, large threshing barn opening
10-14 Lound Low Road	Mid-19th century row of cottages, possibly originally a barn, red brick (Flemish stretcher bond) with hipped pantile roof, partial blue brick band at plinth level
Baileys Farm	Early-19th century barn range, now house, red brick (Flemish stretcher bond) with pantile roof, dentilated eaves, 20th century brick ridge stack
Old Shippen	Early-19th century barn range, now house, red brick (Flemish stretcher bond) with pantile roof, constructed on Magnesian limestone plinth, dentilated eaves, brick stack
3-7 Church Way	Early-19th century row of cottages, red brick with pantile roof, central brick ridge stacks, dentilated eaves; outbuilding range including stables
Farm buildings	Early & mid-19th century barn range, now residential, red brick with pantile/slate roofs, dentilated eaves, brick arches

Former Railway Cottages	Former railway cottages, associated with Barnby Moor & Sutton Railway Station, 4th September 1849; red brick with hipped slate roof, central brick stack
Former Signal Box	Former signal box, 1872, associated with Barnby Moor & Sutton Railway Station (opened 4th September 1849), blue brick base with timber upper and slate roof, decorative timber bargeboards and finials
The Old School & School House	Former school, earlier front section was the school house, evidence of 17th century timber frame refaced in brick in 18th century; red brick, part-hipped pantile roof, brick arches; rear of 18th century structure has datestone of 1783; rear section typical C19 school, built 1876 to replace earlier school of 1783, red brick with pantile roof, dentilated eaves, gothic arched windows on gables, brick arches, timber casement windows, brick bellcote still in situ although no bell

Appendix F Housing Affordability

Table 4-4: Affordability thresholds in Sutton cum Lound (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £45,200	Affordable on LQ earnings (single earner)? £17,996	Affordable on LQ earnings (2 earners)? £35,992
Market Housing						
Median House Price	£214,200	-	£61,200	No	No	No
Estimated NA New Build Entry-Level House Price	£188,416		£53,833	No	No	No
LQ/Entry-level House Price	£163,688	-	£46,768	Marginal	No	No
LA New Build Median House Price	£198,900	-	£56,829	No	No	No
Average Market Rent (and Rent to Buy)	-	£12,576	£41,920	Yes	No	No
Entry-level Market Rent (and Rent to Buy)	-	£9,156	£30,520	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£150,733	-	£43,067	Yes	No	No
First Homes (-30%)	£131,891	-	£37,683	Yes	No	No
First Homes (-40%)	£113,050	-	£32,300	Yes	No	Yes
First Homes (-50%)	£94,208	-	£26,917	Yes	No	Yes
Shared Ownership (50%)	£94,208	£2,617	£35,640	Yes	No	Yes
Shared Ownership (25%)	£47,104	£3,925	£26,543	Yes	No	Yes
Shared Ownership (10%)	£18,842	£4,710	£21,085	Yes	Yes	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,050	£16,832	Yes	Yes	Yes
Social Rent	-	£3,923	£13,078	Yes	Yes	Yes

Source: AECOM Calculations

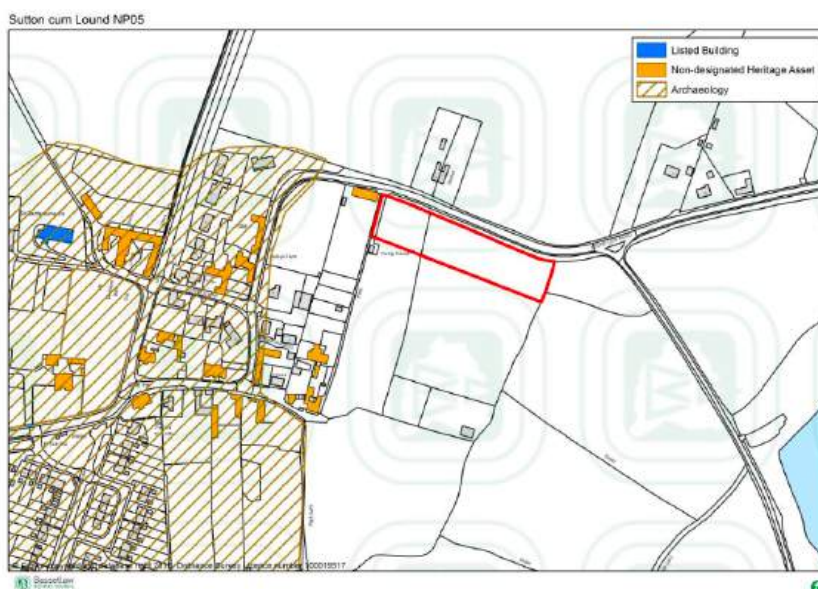
Appendix G Site Assessment Lound Low Road 2016



NORTH NOTTS REGENERATION & INVESTMENT TEAM

These are the relevant designations/constraints that may affect the suitability of the site

Listed Building:	There are no Listed Buildings in close proximity to the site
Conservation Area:	There is no Conservation Area within the village
Other Heritage Matters:	There are non-designated heritage assets to the west of the site
Archaeology:	There are no areas of archaeological interest which borders the site
Trees:	There are no mature trees on the site
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the boundaries of the site
Rights of way:	There is a right of way running along the western boundary of the site
Flood risk:	There are no known fluvial flooding issues within the village





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Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.

Conservation comments:

This site is outside of the historic core and there are no heritage assets on the site. There are several non-designated heritage assets in the vicinity. There are no concerns with the principle of development from a heritage point of view, although this is subject to the design, scale, layout, materials and detailing being appropriate to the historic setting and subject to existing field boundaries being respected in any successful scheme.

Drainage comments:

No known issues. Greenfield run-off rates would have to be maintained. No objection in principle.

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. There are no objections raised to this site coming forward in principle, subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on-site highway layout to standard, residential travel plan, planning contributions, off-site improvements a traffic assessment.

It is recommended that the site is served comprehensively with site NP04 and that this includes two points of access, one from each allocation, to improve the connectivity through the village. The village speed limit will require relocating to a point east of the site frontage, and the existing footway will require widening to a minimum of 2m.

Tree officer comments:

No comments.



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Other comments received:

The site is adjacent to a Rural Service Centre, which was identified as a sustainable location for future development in the Core Strategy.

If the site were to be developed, careful consideration should be given to the extent of the site and the potential impact on the built form of the surrounding area.

The current bus service runs to the north of the site and there could be scope to facilitate a new bus stop as part of developing this site out through planning obligations.

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **would be acceptable**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- the impact the development would have on the setting of the heritage assets nearby;
- the design, scale, layout, materials and detailing being appropriate to the historic setting;
- maintain the existing field boundaries where possible;
- option for increased permeability through to the site to the west;
- hedgerow along the boundaries should be retained where possible;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



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Thank you too to all the members of the Parish who have actively supported and engaged with the process. I pay tribute to and extend my grateful thanks to the Neighbourhood Plan Group of community volunteers, who have selflessly given countless hours to the process in the greater interest of the community and securing the foundations for the future of Sutton cum Lound. I specifically wish to thank Cllr Anna Mallinson for her organisation and drive throughout the process, which has been an invaluable quality and asset that has ensured a successful conclusion to the project.

Cllr Martin Rees-Chairman – Sutton cum Lound Parish Council & Neighbourhood Planning Group