

# Lound Neighbourhood Plan

Site Assessment  
Final Report

January 2018

## Quality information

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Lound Neighbourhood Plan

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## Abbreviations used in the report

### Abbreviation

AONB	Area of Outstanding Natural Beauty
BDC	Bassetlaw District Council
CfS	Call for Sites
DCLG	Department for Communities and Local Government
DEFRA	Department for the Environment, Food and Rural Affairs
DPD	Development Plan Document
Dph	Dwellings per Hectare
Ha	Hectare
LAA	Land Availability Assessment
NP	Neighbourhood Plan
SSSI	Site of Special Scientific Interest

# 1. Executive Summary

## 1.1 Background

Site selection and site allocations are one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Lound Neighbourhood Plan (NP), which will cover the whole of Lound Parish, is being prepared in the context of the Bassetlaw District Council Core Strategy & Development Management Policies Development Plan<sup>1</sup>. In accordance with the draft Local Plan review Lound is identified as within the new Functional Cluster of 'Retford and Villages Cluster' within Bassetlaw's Spatial Hierarchy. Under 'Strategic Proposal 5: Rural Bassetlaw's Functional Clusters', sustainable rural settlements such as Lound are set a cap for the number of new houses to be built over the plan period at 20% of the existing number of dwellings in that settlement. This is estimated at approximately 40 homes for Lound. It is the intention of Lound Neighbourhood Plan Steering Group to allocate sites for development in the Neighbourhood Plan within this cap.

A number of sites have been identified by the community and their availability for development confirmed by Bassetlaw District Council. AECOM has undertaken an assessment of all 'available' and 'potentially available' sites to ascertain which sites are the most sustainable to allocate in the Lound Neighbourhood Plan.

## 1.2 Site Appraisal Summary

This site assessment has found that six of twenty one sites assessed are appropriate for allocation for housing in the Neighbourhood Plan and that two further sites have the potential to be appropriate for allocation if identified constraints can be resolved. Thirteen of the sites are not considered suitable for allocation in the Neighbourhood Plan.

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<sup>1</sup> Bassetlaw District Local Development Framework Core Strategy & Development Management Policies DPD (December 2011), as viewed here: <http://www.bassetlaw.gov.uk/media/105902/CS1AdoptedCoreStrategy.pdf>

## 2. Introduction

### 2.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Lound Neighbourhood Plan Steering Group on behalf of Lound Parish Council. The work undertaken was agreed with the Steering Group and the Department for Communities and Local Government (DCLG) in May 2017.

The Neighbourhood Plan is being prepared in the context of the Bassetlaw District Council Core Strategy & Development Management Policies Development Plan<sup>1</sup>, and the emerging Draft Bassetlaw Plan<sup>2</sup> and Site Allocations Preferred Options Consultation<sup>3</sup>. Bassetlaw District Council (BDC) is in the early stages of preparing their Local Plan, which will establish the long term approach to development in the District up to the year 2034. On adoption the Bassetlaw Plan will replace the 2011 Core Strategy & Development Management Policies Development Plan Document. The draft document does not, at this stage, propose the allocation of any sites for development. Site allocations will be proposed during a later stage of public consultation.

The Core Strategy sets out the long-term vision and objectives for the whole of the Bassetlaw District, and identifies the settlements to which new development will be directed and the amount of new housing and employment land that will be provided in these areas up to 2028, while protecting and enhancing the natural and historic environment of Bassetlaw.

The emerging Local Plan sets out the intention to allocate sites to accommodate at least 3,700 dwellings over the plan period, whereby a mix of sites would be allocated in line with the proposed Spatial Strategy. Lound is identified as within the new Functional Cluster of 'Retford and Villages Cluster' within Bassetlaw's Spatial Hierarchy. Under 'Strategic Proposal 5: Rural Bassetlaw's Functional Clusters', sustainable rural settlements such as Lound are set a cap for the number of new houses to be built over the plan period at 20% of the existing number of dwellings in that settlement. This is estimated at approximately 40 homes for Lound.

**Figure 1** provides a map of the Lound Neighbourhood Plan area, which covers the parish of Lound. It is the intention of the Neighbourhood Plan to include allocations for housing.

The Lound NP Steering Group is currently in the process of producing a Draft Neighbourhood Plan and is looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan. Sites were identified by the Lound NP Steering Group through consultation with the community, subsequent to this Bassetlaw District Council (BDC) undertook consultation with landowners to identify availability of sites. During this process (hereinafter referred to as the Neighbourhood Plan Call for Sites) potential sites that were not indicated as 'available' / 'not available' by landowners in the consultation process, were included in the assessment as 'potentially available'. These sites however while assessed for their suitability for housing development, can only be considered to come forward as a potential site allocation if identified by a landowner as available. Lound NP Steering Group and BDC continue to consult with those landowners to identify if these sites are definitely available to be included in this plan period.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the adopted Bassetlaw District Local Development Framework and emerging Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

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<sup>2</sup> Initial Draft Bassetlaw Plan, Bassetlaw District Council (2016), as viewed here: <http://www.bassetlaw.gov.uk/media/620821/Bassetlaw-Plan-Initial-Draft.pdf>

<sup>3</sup> Bassetlaw Site Allocations Preferred Options Consultation Paper, Bassetlaw District Council (February 2014), as viewed here: <http://www.bassetlaw.gov.uk/media/100584/SAPO.pdf>

Lound Neighbourhood Plan

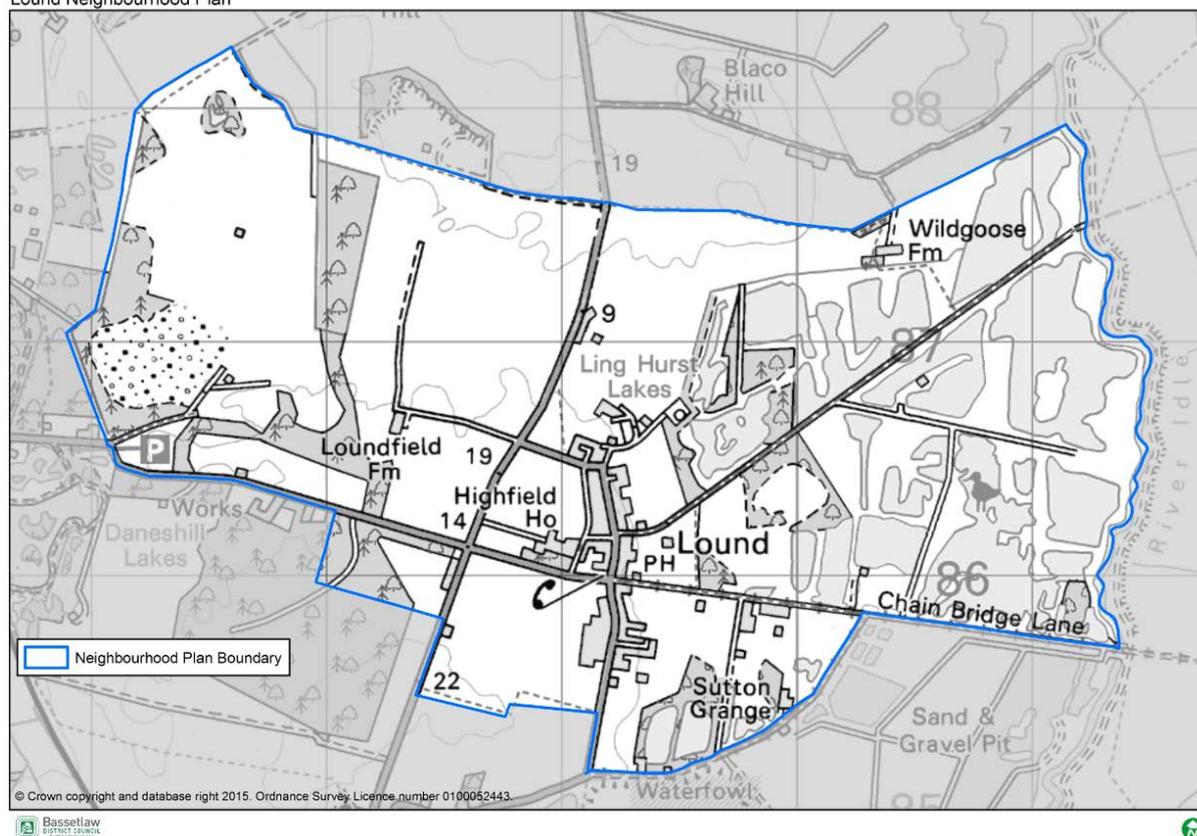


Figure 1 Lound Neighbourhood Plan Boundary (Source: Bassetlaw District Council)

## 2.2 Planning Policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential developments in Lound.

The key documents for the Bassetlaw District Council planning framework include:

- Core Strategy & Development Management Policies DPD (2011);
- Bassetlaw District Local Development Framework Proposals Map (2010);
- Initial Draft Bassetlaw Plan (2016); and
- Bassetlaw Site Allocations, Preferred Options Consultation Paper, February 2014

### 2.2.1 Core Strategy & Development Management Policies DPD

The 2011 Core Strategy sets out a range of policies governing development in Bassetlaw District. Those of relevance to development to Lound include:

*Policy CS1: Settlement Hierarchy:* Identifies Lound as a Rural Settlement in ‘All Other Settlements’ that has limited or no services and facilities or access to public transport and which are unsuitable for growth.

*Policy CS9: All Other Settlements:* Does not support proposals for the development of housing within these settlements (including Lound), other than for conversions or replacement dwellings in line with Policies DM2 and DM3. All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of the District’s rural affordable housing targets.

*Policy DM3: General Development in the Countryside:* Supports proposals for the replacement of buildings and re-use of previously developed land outside Development Boundaries.

*Policy DM4: Design and Character:* Takes account of site specifics and local circumstance, while at the same time supporting the use of Building for Life and setting a clear design criteria applicable at different scales.

*Policy DM5: Housing Mix and Density:* Sets out a flexible policy approach that will take account of site specifics and local circumstance for Housing Mix, while at the same time supporting specialist housing provision. In considering appropriate densities, account will also be taken of the Bassetlaw Landscape Character Assessment and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council. Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape).

*Policy DM8: The Historic Environment:* Whereby proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.

*Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities:* Where development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council's Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including Sites of Special Scientific Interest (SSSI) and Local Wildlife Sites.

Policy DM9 further requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

*Policy DM12: Flood Risk, Sewerage and Drainage:* Requires that proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District.

These policies are further supported by the Local Plan Proposals Map in **Figure 2**.

## 2.2.2 Initial Draft Bassetlaw Plan (2016)

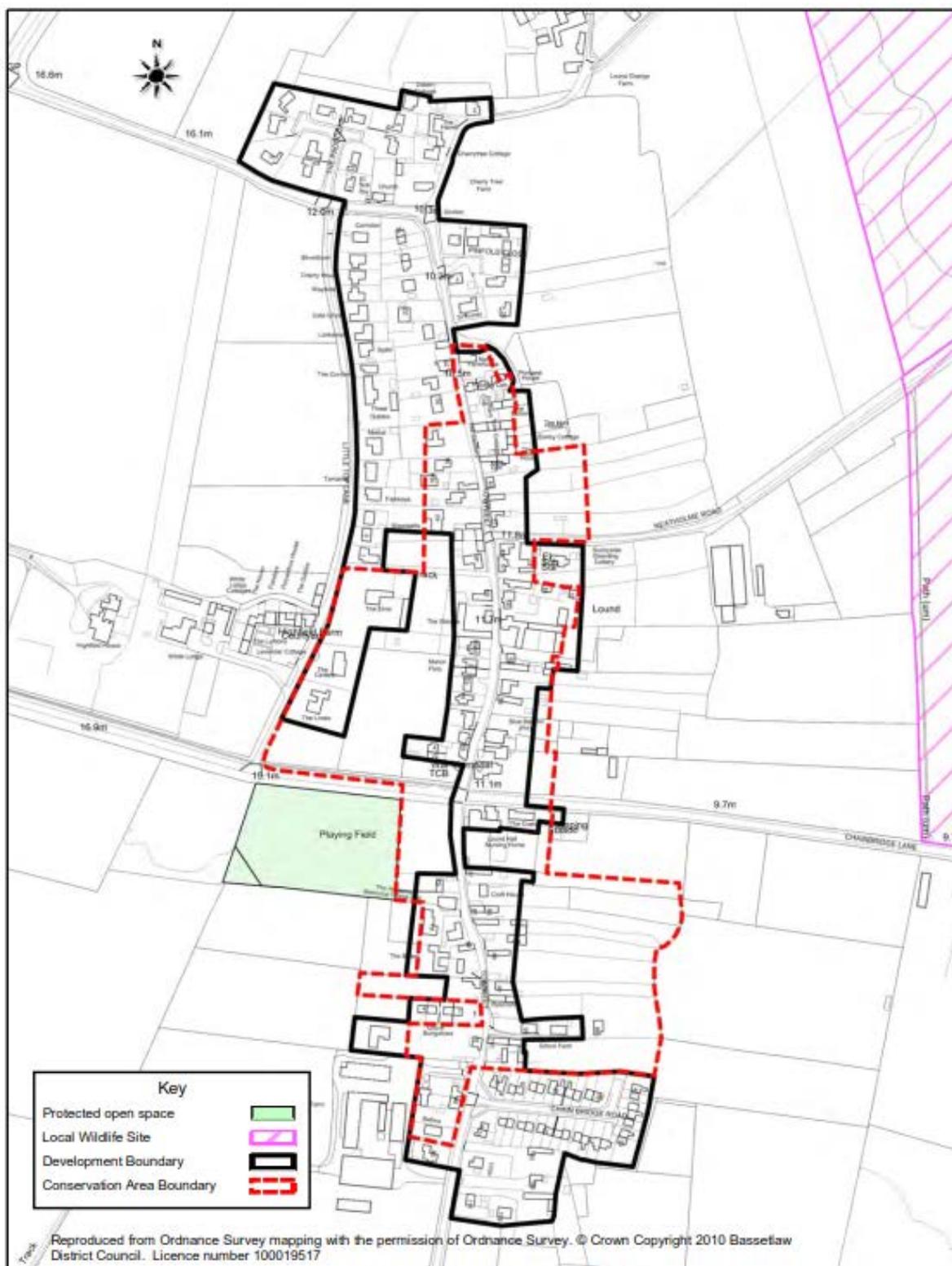
Bassetlaw District Council is currently in the early stages of preparing the Bassetlaw Plan; the new Local Plan for the district of Bassetlaw. This will replace the 'Core Strategy & Development Management Policies' Development Plan Document, adopted in December 2011, as the key document setting out a long term strategy for development in the district. It is expected that this plan will be adopted in 2019.

The purpose of the Bassetlaw Plan is not to override or replace Neighbourhood Plans. Neighbourhood Plans are able to address community aspirations at a level of detail that the Bassetlaw Plan will not. It is the intention that the Bassetlaw Plan and the Neighbourhood Plans will provide a parallel planning framework to shape the direction of new growth within the District.

Strategic Proposal 1: Bassetlaw's Spatial Hierarchy identifies Lound within the new Functional Cluster of 'Retford and Villages Cluster', whereby;

*"Functional Clusters represent localised rural networks of mutually supportive settlements that share services and a strong functional geography. The Clusters of settlements are constructed at a local scale, focused on day-to-day needs served by facilities and services provided collectively between settlements within reasonable travel distance of one another."*

Strategic Proposal 5: Rural Bassetlaw's Functional Clusters – Sustainable Rural Settlements sets a cap for the number of new houses built in each Defined Rural Settlement over the plan period at 20% of the existing number of dwellings in that settlement. This is estimated at approximately 40 homes for Lound. The emerging Local Plan will support the principles for development and growth by working alongside Neighbourhood Plans to support the delivery of their site allocations.



Produced by Bassetlaw District Council GIS Team

Figure 2 Inset Map 14 of Lound, Bassetlaw District Local Development Framework Proposals Map (2010)

The draft plan further states that the most up-to-date evidence, from the 2013 Strategic Housing Market Assessment, suggests that 435 new dwellings are needed each year to meet Bassetlaw’s Objectively Assessed Need. Allocating for sites therefore “for more dwellings than the residual housing target in the Core Strategy may be necessary to reflect that the delivery of large sites may go beyond the plan period.” To deliver an increased housing provision some allocations will be necessary in the Functional Clusters Tier, where these would serve a strategic purpose in meeting the overarching aims of the Plan.

**Table 1** shows a requirement for the allocation of sites to accommodate at least 3,700 dwellings over the plan period, whereby a mix of sites would be allocated in line with the proposed Spatial Strategy.

**Table 1 Residual Housing Target for Housing Growth in the Initial Draft Bassetlaw Plan**

<b>Component</b>	<b>Number of Dwellings</b>
Annual Housing Target	435
Overall Plan Target: 2019-2034	6525
Dwellings with Permission: 31st March 2016	3930
Dwellings Deliverable Within 15 years	3317
Completions Expected: 1st April 2016 - 31st March 2019	1467
Completions Expected in Plan period: 2019-2034	1850
Residual Housing Target**	4675
Windfall Allowance (Functional Clusters Only)	975
<b>Residual Housing Target (Land to be allocated)</b>	<b>3700</b>

### 2.2.3 Bassetlaw Site Allocations, Preferred Options Consultation Paper, February 2014

The Preferred Options document forms the second part of the consultation process in the development of the Site Allocations Development Plan Document (DPD), which, along with the Core Strategy will form the Local Development Framework (or Local Plan) for Bassetlaw.

In 2014, there was currently no Preferred Housing Growth Figures for Lound, and therefore no site allocations for consultation in the 2014 paper.

Site allocations are to be proposed during a later stage of public consultation of the Local Plan Review.

### 3. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Land Availability Assessment (LAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

#### 3.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All LAA sites that were assessed as being suitable, available and achievable for development.
- All Sites identified through the Neighbourhood Plan Call for Sites.

There were two sites identified through the Neighbourhood Plan Call for Sites that had already been assessed through the LAA. These sites were not assessed again to avoid duplication of site assessment, but are considered in final consideration of sites that are suitable, available and achievable for development. New sites identified in the Neighbourhood Plan Call for Sites that had not already been assessed through the LAA and were indicated as 'available' by landowners or 'potentially available' by BDC and Lound NP Steering Group were considered as part of the full assessment.

All sites included in the assessment are shown on **Figure 3**.

#### 3.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
  - Site location and use;
  - Site context and planning history;
- Context:
  - Type of site (greenfield, brownfield etc.);
  - Planning history.
- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services;
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability

#### 3.3 Task 3: Complete Site Pro-Formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using

other sources including google maps/streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visit, undertaken on Tuesday November 7<sup>th</sup>, allowed the author to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area with the Lound NP Steering Group.

Lound Neighbourhood Plan



Figure 3 Map of Sites included in Assessment

### 3.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show less constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

The conclusions of the LAA were revisited to consider whether the conclusions would change as a result of the local criteria.

### 3.5 Indicative Housing Capacity

Where sites were previously included in the LAA indicative housing capacity shown in this document has been used. For Lound it was found that the LAA set a 30 dwellings per hectare density for developable areas of sites. For the purposes of showing indicative site capacities in this assessment, estimates have also been calculated at 30 dwellings per hectare in line with the BDC LAA 2017. These capacity calculations show 'the most efficient use of land', but in accordance with *Policy DM5: Housing Mix and Density* of the Core Strategy & Development Management Policies DPD a flexible site specific policy approach that takes account of local circumstances for Housing Mix should be adopted. In considering appropriate densities, account should also be taken of the Bassetlaw Landscape Character Assessment and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). These factors may justify a lower density for development within Lound.

## 4. Site Assessment

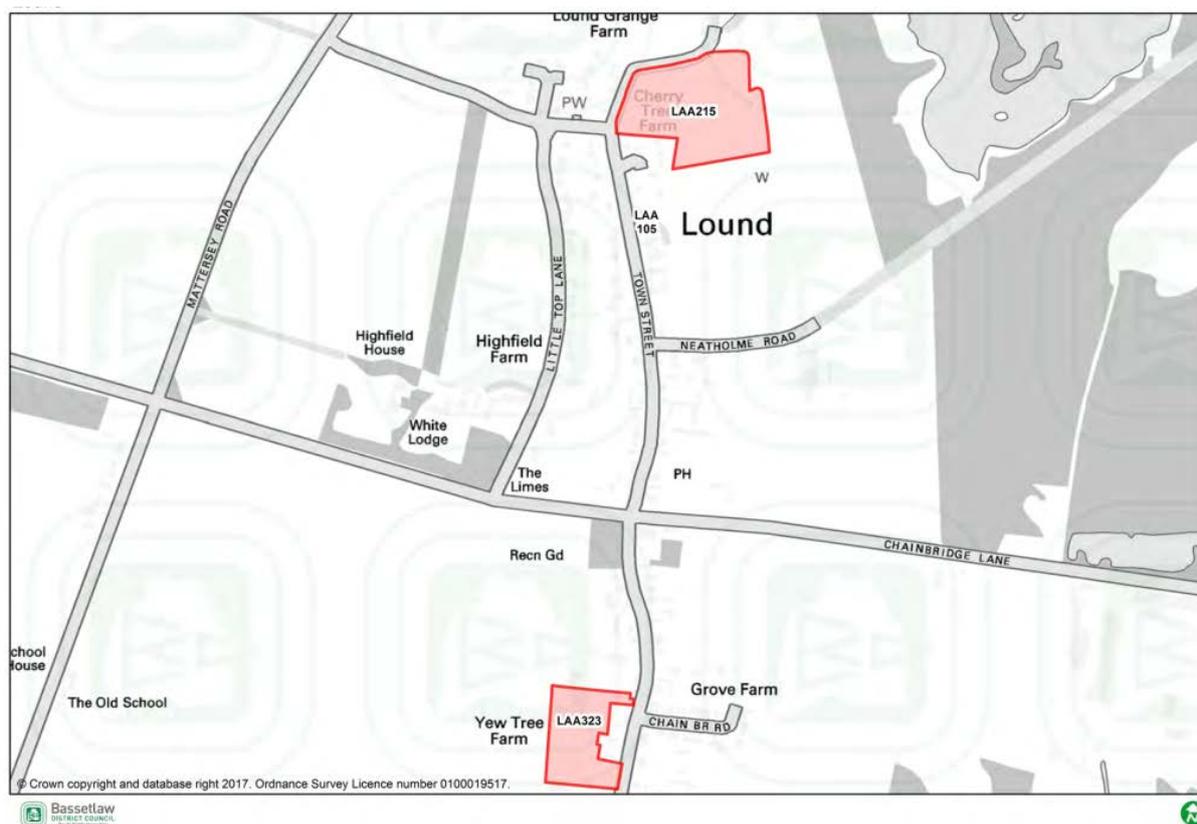
### 4.1 Identified Sites in the Bassetlaw Land Availability Assessment (LAA)

The 2017 Bassetlaw District Council Land Availability Assessment (LAA)<sup>4</sup> considered sites in Lound, assessed on the grounds of suitability, availability and achievability for housing. These sites are presented in **Table 2** and **Figure 4**. Both LAA sites, NP12 and NP19, were found to be unachievable due to policy constraints, whereby a policy change in the Local Plan or Neighbourhood Plan would be required to allocate the sites.

**Table 2 Sites Identified as suitable and available in the BDC LAA**

Site Ref.	Lound NP CfS Site Ref.	Site Address	Gross Area (Ha)	Developable Area	Potential capacity / Preferred no. of dwellings	Delivery Timescale (years)
LAA215	NP12	Land off Town Street	2	-	30	5+
LAA323	NP19	Yew Tree Farm, Town Street	0.97	0.87	26	5+

Sites LAA215 and LAA323 were put forward again through the Neighbourhood Plan Call for Sites.



**Figure 4 Lound Inset Map, Bassetlaw District Council LAA 2017**

### 4.2 Sites Considered through the Site Appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- LAA sites in Lound that currently have potential for development, i.e. they are suitable and available and do not already have planning permission; and

<sup>4</sup> Land Availability Assessment: Housing Paper 2017 for The Bassetlaw Plan, as viewed here: <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/land-availability-assessment/land-availability-assessment-housing-paper.aspx>

- Sites identified as available, potentially available and not available through the Neighbourhood Plan Call for Sites. Sites identified as 'not available' were discounted from further assessment.

**Table 3** sets out all sites included in the appraisal from the above two sources, while **Figure 3** shows all sites included in the assessment on a map.

**Table 3 Sites Considered through the Site Appraisal**

Site Ref.	Site Source	LAA Ref.	Site Address	Land Type	Gross Area (ha)	Availability	Yield (at 30 dph)
NP01	NP Call for Sites	-	Land on the west side of Mattersey Road	Greenfield	2	Potentially Available	60
NP02	NP Call for Sites	-	Land on the east side of Mattersey Road	Greenfield	0.5	Available	15
NP03	NP Call for Sites	-	Land on the east side of Mattersey Road	Greenfield	1.3	Potentially Available	39
NP04	NP Call for Sites	-	Land on the South-East side of Mattersey Road	Greenfield	9.3	Potentially Available	279
NP05	NP Call for Sites	-	Land on the west side of Little Top Lane	Greenfield	1	Available	30
NP06	NP Call for Sites	-	Land on the west side of Little Top Lane	Greenfield	0.4	Available	12
NP07	NP Call for Sites	-	Land on the east side of Little Top Lane	Greenfield	-	Not Available	-
NP08	NP Call for Sites	-	Land on the west side of Little Top Lane	Greenfield	0.8	Potentially Available	24
NP09	NP Call for Sites	-	Land on the north side of Daneshill Road	Greenfield	2.2	Available	66
NP10	NP Call for Sites	-	Land on the south side of Daneshill Road	Greenfield	4.3	Potentially Available	129
NP11	NP Call for Sites	-	Land to the east of Mattersey Road	Greenfield	1.2	Available	36
NP12	NP Call for Sites	LAA215	Land off Town Street	Greenfield	2	Available	30 (landowner desired capacity)
NP13	NP Call for Sites	-	Land north of Neatholme Lane	Greenfield	0.2	Available	6
NP14	NP Call for Sites	-	Land south of Neatholme Lane	Greenfield	0.2	Available	6
NP15	NP Call for Sites	-	Land lying to the north of Daneshill Road	Greenfield	-	Not Available	-
NP16	NP Call for Sites	-	Land lying to the south of Daneshill Road	Greenfield	0.2	Available	6
NP17	NP Call for Sites	-	Land to north of Chainbridge Lane	Greenfield	1.1	Available	33
NP18	NP Call for Sites	-	Land to south of Chainbridge Lane	Greenfield	2	Available	60
NP19	NP Call for Sites	LAA323	Yew Tree Farm, Town Street	Greenfield	0.97 (Developable area)	Available	26
NP20	NP Call for Sites	-	Land to the west of Town Street	Greenfield	2	Potentially Available	60
NP21	NP Call for Sites	-	Land to the east of Town Street	Greenfield	0.3	Available	9
NP22	NP Call for Sites	-	Land to the east of Town Street	Greenfield	2	Potentially Available	60

Site Ref.	Site Source	LAA Ref.	Site Address	Land Type	Gross Area (ha)	Availability	Yield (at 30 dph)
NP23	NP Call for Sites	-	Land to the east of Town Street and to the north of Lound Low Road	Greenfield	2.2	Potentially Available	66

## 5. Summary of Site Appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the Lound Neighbourhood Plan. These include sites that were submitted through the BDC LAA and found to be suitable, available and viable for development; and sites found to be suitable and available through the Neighbourhood Plan's 'Call for Sites'.

**Table 4** sets out a summary of the site assessments. This includes the LAA conclusion regarding each LAA sites' 'developability' and the conclusions of site assessments carried out by the author.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

Following the Neighbourhood Plan Call for Sites, thirteen sites were identified as available for development, while eight sites were deemed as potentially available due to lack of certainty from landowners that these sites were not available. Two sites identified as not available were not assessed for suitability to come forward for development.

The summary table shows that Sites NP02, NP05, NP06, NP12, NP16 and NP19 are considered to be appropriate for allocation through the Neighbourhood Plan. While Site NP08 and NP21 are considered to have potential for development should issues of access and availability be resolved. The remainder of the sites were found to have significant constraints to be mitigated in order to satisfy the principle of development.

**Table 4** should be read alongside the completed pro-formas presented in **Appendix A**.

Table 4 Site Assessment Summary Table

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
NP01	Land on the west side of Mattersey Road	Greenfield	Neighbourhood Plan Call for Sites	2	60	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location in the context of proximity to the village and amenities, and would have an impact on the size and character of the settlement. Site is removed from the village in an area of high landscape sensitivity in open countryside with views in and out of the site, whereby proposed development has the potential to have a high visual impact on the surrounding area. Development of the site would unnecessarily fragment the village;</p> <p>Site has access issues due to a single carriage loosely surfaced laneway;</p> <p>Site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>
NP02	Land on the east side of Mattersey Road	Greenfield	Neighbourhood Plan Call for Sites	0.5	15	N/A	<p>This site has been assessed as suitable and available for development. However, the site contains significant development constraints which would need to be resolved or mitigated for the site to be allocated. .</p> <p>The site was found suitable with respect to the following policy and material considerations:</p> <ul style="list-style-type: none"> <li>• Site is on the urban edge of Lound village and moderately located to local village amenities;</li> <li>• Consultation is needed with the Highways Authority with regard to site access and roadway capacity for proposed housing;</li> <li>• Site is in an area of high landscape sensitivity with views through and out of the site to Blaco Hill to the north and an expansive agricultural landscape to the northwest. Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting.</li> </ul> <p>Site NP02 therefore has a number of constraints that would need to be resolved or mitigated. If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Bassetlaw District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principle of development is permitted in accordance with Policy DM3: General Development in the Countryside.</p>

<sup>5</sup> Density is calculated at 30 dwellings per hectares, which was applied by Bassetlaw District Council in the 2017 LAA for Lound.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
NP03	Land on the east side of Mattersey Road	Greenfield	Neighbourhood Plan Call for Sites	1.3	39	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location in the context of proximity to the village and amenities, and would have an impact on the size and character of the settlement, being reliant on NP02 to also come forward for development. Site is removed from the village in an area of high landscape sensitivity in open countryside with views in and out of the site, whereby proposed development has the potential to have a high visual impact on the surrounding area. Development of the site would unnecessarily fragment the village;</p> <p>Site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>
NP04	Land on the South-East side of Mattersey Road	Greenfield	Neighbourhood Plan Call for Sites	9.3	279	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location in the context of proximity to the village and amenities, and would have an impact on the size and character of the settlement. Site is removed from the village in an area of high landscape sensitivity in open countryside with views in and out of the site, whereby proposed development has the potential to have a high visual impact on the surrounding area and the setting of a listed building. The scale and nature of development that can be proposed for this site would be large enough to significantly change size and character of Lound village;</p> <p>Current site access on Mattersey Road has safety issues due to proximity to junction of laneway to village;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>
NP05	Land on the west side of Little Top Lane	Greenfield	Neighbourhood Plan Call for Sites	1	30	N/A	<p>The site is currently available;</p> <p>The site is in a favourable location in the context of proximity to the village and amenities, and is on the urban edge of the village;</p> <p>The site has the potential to have access issues as the current access is located near a bend. There is potential to open a new access on Little Top Lane, but this would require a significant upgrade to the laneway to provide access for two way traffic;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
							site within the Neighbourhood Plan.
NP06	Land on the west side of Little Top Lane	Greenfield	Neighbourhood Plan Call for Sites	0.4	12	N/A	<p>The site is currently available;</p> <p>The site is on the urban edge of Lound village and moderately located to local village amenities;</p> <p>The site has access constraints as is located on a single carriage laneway. There is potential however to upgrade Little Top Lane to allow two way carriageway. This issue would warrant discussion with the Highways Authority to ascertain feasibility of provision of access for proposed number of housing on the site. There is the potential to provide access through NP05, to bring development forward together on both sites;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</p>
NP08	Land on the west side of Little Top Lane	Greenfield	Neighbourhood Plan Call for Sites	0.8	24	N/A	<p>The site is not known to be currently available;</p> <p>The site is on the urban edge of Lound village and moderately located to local village amenities;</p> <p>The site has access constraints as it is located on a single carriage laneway. There is potential however to upgrade Little Top Lane to allow a two way carriageway. This issue would warrant discussion with the Highways Authority to ascertain feasibility of provision of access for proposed number of housing on the site;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site has the potential to be brought forward for development if access issues are mitigated and site is identified as available for development;</p> <p>The site however is not currently considered appropriate for allocation.</p>
NP09	Land on the north side of Daneshill Road	Greenfield	Neighbourhood Plan Call for Sites	2.2	66	N/A	<p>The site is available;</p> <p>The site is in a poor location on the western edge of the village, introducing an element of sprawl to the western side of the village;</p> <p>Proposed development has the potential to have an impact on the character and setting of heritage assets and has the potential to detract from the visual character of the western gateway to the village along Daneshill Road;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
NP10	Land on the south side of Daneshill Road	Greenfield	Neighbourhood Plan Call for Sites	4.3	129	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location on the western edge of the village, introducing an element of sprawl to the western side of the village;</p> <p>Proposed development has the potential to have an impact on the character and setting of heritage assets and has the potential to detract from the visual character of the western gateway to the village along Daneshill Road. The site forms part of a leafy green wedge that includes playing fields and village green;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP11	Land to the east of Mattersey Road	Greenfield	Neighbourhood Plan Call for Sites	1.2	36	N/A	<p>The site is available;</p> <p>The site is in a poor location and would not be in keeping with the character and growth of the village as site is removed from the urban envelope and edge of the village;</p> <p>Proposed development has the potential to have an impact on the character and setting of heritage assets and has the potential to detract from the visual character of views of the western gateway to the village along Daneshill Road. The site is in an area of high landscape sensitivity with;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP12	Land off Town Street	Greenfield	LAA; & Neighbourhood Plan Call for Sites	2	30	LAA215 (NP12) is considered 'suitable' for development as no significant constraints have been identified. Some initial feedback from the highways authority identified that improvements will need to be made to Town Street if the site was developed in its entirety. LAA215 is classified in the LAA as 'potentially developable', and would require a policy change to be found achievable.	<p>Site NP12 is identified as available in the NP Call for Sites for Lound Neighbourhood Plan;</p> <p>Site NP12 is adjacent to the urban edge and is favourable located in terms of proximity to village services and amenities, and has potential to form a natural progression to the villages' growth;</p> <p>Proposed density for development by landowner is sympathetic to context of surrounding built environment;</p> <p>The site has a number of constraints that would need to be resolved or mitigated. If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Bassetlaw District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principle of development is permitted in accordance with Policy DM3: General Development in the Countryside.</p>
NP13	Land north of Neatholme Lane	Greenfield	Neighbourhood Plan Call for	0.2	6	N/A	<p>The site is available;</p> <p>The site is on the urban edge of Lound village and favourably located to</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
			Sites				<p>local village amenities;</p> <p>The site has access constraints as is down a single carriage laneway. A substantial upgrade to the lane to allow two way entrance and egress to the site would be required. Consultation with the highways authority would be needed to confirm if this is feasible to provide access for 6 dwellings;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP14	Land south of Neatholme Lane	Greenfield	Neighbourhood Plan Call for Sites	0.2	6	N/A	<p>The site is available;</p> <p>The site is on the urban edge of Lound village and favourably located to local village amenities;</p> <p>The site has access constraints as is down a single carriage laneway. A substantial upgrade to the lane to allow two way entrance and egress to the site would be required. Consultation with the highways authority would be needed to confirm if this is feasible to provide access for 6 dwellings;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP16	Land lying to the south of Daneshill Road	Greenfield	Neighbourhood Plan Call for Sites	0.2	6	N/A	<p>This site has been assessed as suitable and available for development. However, the site contains constraints which planning proposals would have to consider in order for the principle of development to be deemed acceptable;</p> <p>The site was found suitable with respect to the following policy and material considerations:</p> <ul style="list-style-type: none"> <li>• Site is on the urban edge of Lound village and favourably located to local village amenities;</li> <li>• Consultation is needed with the Highways Authority with regard to site access (proximity to crossroads);</li> <li>• The site is within the Conservation Area and in adjacent to a listed building, whereby development would require sensitive design to enhance the character of the villages setting;</li> </ul> <p>Site NP16 therefore has a number of constraints that would need to be resolved or mitigated. If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Bassetlaw District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principle of development is permitted in accordance with Policy DM3: General Development in the Countryside.</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
NP17	Land to north of Chainbridge Lane	Greenfield	Neighbourhood Plan Call for Sites	1.1	33	N/A	<p>The site is available;</p> <p>The site is close to the urban edge of Lound village and moderately located to local village amenities;</p> <p>The site is adjacent to concrete casting plant that has potential to have noise and dust issues. Chainbridge Lane is highly used by heavy truck traffic serving the concrete casting plant and anaerobic digester plant;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP18	Land to south of Chainbridge Lane	Greenfield	Neighbourhood Plan Call for Sites	2	60	N/A	<p>The site is available;</p> <p>The site is adjacent to the urban edge of Lound village and moderately located to local village amenities;</p> <p>The site is adjacent to concrete casting plant that has potential to have noise and dust issues. Chainbridge Lane is also highly used by heavy truck traffic serving the concrete casting plant and anaerobic digester plant;</p> <p>Development of the site would not be in keeping with the size and character of the village;</p> <p>The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</p> <p>The site is not considered suitable for allocation.</p>
NP19	Yew Tree Farm, Town Street	Greenfield	LAA and Neighbourhood Plan Call for Sites	0.97	26	LAA323 (NP19) is considered 'suitable' for development as no significant constraints have been identified. Some initial feedback from Conservation identified that the site lay close to historic assets and the Conservation Area. LAA323 is classified in the LAA as 'potentially developable', and would require a policy change to be found achievable.	<p>Site NP19 is identified as available in the Neighbourhood Plan Call for Sites for Lound Neighbourhood Plan;</p> <p>Site NP19 is adjacent to the urban edge and is favourable located in terms of proximity to village services and amenities, and has potential to form a natural progression to the villages' growth;</p> <p>The site has a number of constraints that would need to be resolved or mitigated. If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Bassetlaw District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principle of development is permitted in accordance with Policy DM3: General Development in the Countryside.</p>
NP20	Land to the west of Town Street	Greenfield	Neighbourhood Plan Call for Sites	2	60	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a moderate location on the southern edge of the village, introducing an element of sprawl to the southern side of the village. The scale and nature of development would be large enough to significantly change size and character of settlement;</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>The site has potential to have access issues - an undulating road has the potential to give rise to safety issues in consultation with the highway authority;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>
NP21	Land to the east of Town Street	Greenfield	Neighbourhood Plan Call for Sites	0.3	9	N/A	<p>The site is available;</p> <p>The site is in a moderate location on the southern edge of the village;</p> <p>The site is likely to have safety implications due to access being near brow of hill;</p> <p>The topography of the site has potential to reduce the developable area of the site;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p>
NP22	Land to the east of Town Street	Greenfield	Neighbourhood Plan Call for Sites	2	60	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location and removed from the southern edge of the village, introducing an element of sprawl to the southern side of the village. Development of the site would not be in keeping with the size and character of the village;</p> <p>Access safety issues exist due to undulating roadway creating blind spots for oncoming traffic. Consultation is required with the highways authority to confirm feasibility of creating safe access for proposed housing development;</p> <p>The topography of the site has potential to reduce the developable area of the site;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>
NP23	Land to the east of Town Street and to the north of Lound Low Road	Greenfield	Neighbourhood Plan Call for Sites	2.2	66	N/A	<p>The site is not known to be currently available;</p> <p>The site is in a poor location and removed from the southern edge of the village, introducing an element of sprawl to the southern side of the village. Development of the site would not be in keeping with the size and character of the village;</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Gross Site Area (Ha)	Capacity (no. dwellings) <sup>5</sup>	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>The site does not currently have access, with potential for new access likely to have significant safety issues that would need to be consulted upon with the highways Authority;</p> <p>There are significant views across the site towards Lound Village and to the west from the Low Lound Road. Development of the site would lead to a moderate impact on landscape character due to visibility from surrounding locations in an area of moderate landscape sensitivity;</p> <p>The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</p> <p>The site is not considered suitable for allocation.</p>

## 6. Conclusions

### 6.1 Site Assessment Conclusions

Twenty-one sites were assessed to consider whether they would be appropriate for allocation in the Lound Neighbourhood Plan. These include sites that were submitted and assessed through the BDC LAA and sites that were submitted through the Neighbourhood Plan's Call for Sites process.

The selection of sites for development should take into account the context of Lound's Conservation Area, built heritage, the size and character of the village, important open spaces, the landscape character zone of Lound, and the existing settlement boundary. The majority of land within the settlement boundary is now developed and, therefore, to meet the housing requirement in accordance with the emerging Local Plan set for sustainable rural settlements, Lound may have to allocate sites outside the current settlement boundary.

**Table 4** sets out a summary of the site assessment and includes both the LAA conclusion (where applicable) and the conclusions of the Neighbourhood Plan site assessment.

Further to the assessment conclusions of the LAA, Sites NP02, NP05, NP06, NP12, NP16, and NP19 were considered appropriate to be brought forward for development. These sites were identified as available and assessed as suitable. These sites are adjacent to the settlement boundary and through assessment are considered the best fit to continuing the natural progression of growth of the form and setting of this rural village.

Site NP08 was found to be potentially appropriate for allocation subject to the resolution of access issues to the site. This site has the potential to form a natural progression to the growth of the village, but is currently not suitable to be taken forward nor known to be available. Site NP21 was also found to be potentially appropriate for allocation subject to the resolution of access issues.

The landscape setting of the village was key to the assessment, upon approach the village nestles into a natural leafy setting coming from the north, west and south. The remainder of the sites assessed (13) were found not suitable due to constraints that impact on the setting of the village and its surrounding landscape sensitivities or not available. Sites were found to be removed and would impact on the size and character of the settlement. Access issues were also a constraint that added to sites being assessed as inappropriate for allocation.

The site assessment therefore shows that there are six sites in total that are suitable to be put forward as proposals for housing allocations as part of the Lound Neighbourhood Plan, subject to BDC undertaking a settlement boundary review to include sites within the village confines so as the principle of development is permitted in accordance with Policy DM3: General Development in the Countryside. Sites NP02, NP05, NP06, NP12, NP16 and NP19 have proved to be the most favourable sites when assessed against all criteria. These six sites are a 'pool' of potential development locations which in total could accommodate a higher number than the BDC housing cap over and beyond the plan period (0-5 years, 5-10 years, 15+ years); however only one of two or these would need to be selected to reach the housing cap of 40 homes outlined in the draft BDC Local Plan.

The allocation of site NP12 may fulfil the housing needs throughout the plan period, otherwise the allocation of sites NP05 and NP06 together with site NP19 has the potential to meet housing needs for the area. While indicative housing yields are estimated at 30 dwellings per hectare, development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape) in accordance with Policy DM5: Housing Mix and Density. This would mean that two or more sites at a lower housing density that reflects the housing context of Lound would have to be allocated to meet housing need in accordance with adopted and emerging Local Plan policy.

### 6.2 Viability

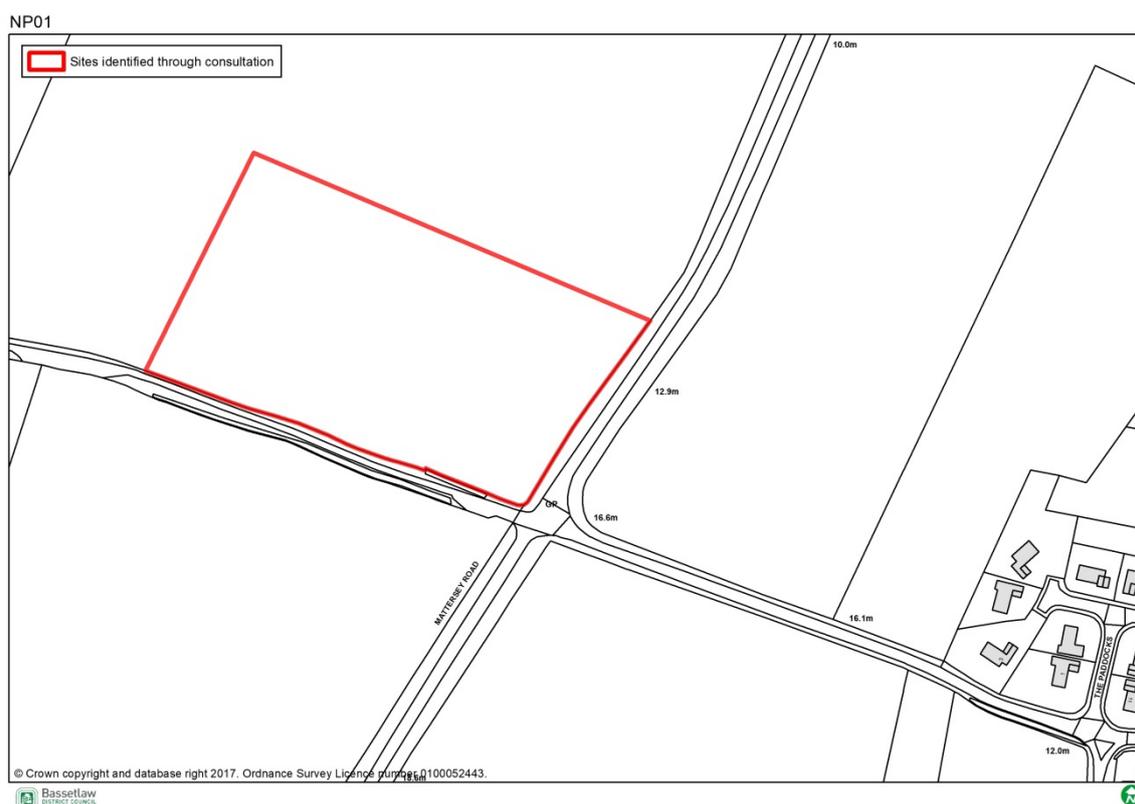
The Steering Group should be able to demonstrate the sites are viable for development, i.e. they are financially profitable for the developer. It is recommended that the Steering Group discusses site viability with Bassetlaw District Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

## Appendix A Completed Site Appraisal Pro-Formas

## Site Assessment Pro-forma – NP01

### General information

<b>Site Reference / name</b>	NP01
<b>Site Address (or brief description of broad location)</b>	Land on the west side of Mattersey Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None</p>
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## Suitability

<i>Site Characteristics</i>	
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access to the site at the laneway junction with Mattersey Road, however this entrance point has potential to cause safety issues. There is potential to open access to the site further along the laneway, however the roadway would need significant upgrading to accommodate entrance and exit to the site. Currently the gravel surfaced laneway is not adequate for the proposed development.</p>
<p><b>Is the site accessible?</b> Provide details of site's connectivity</p>	<p>The site is 500m distance to nearest bus stop with infrequent bus service to Retford. The site is approximately 3.5km from the A638. The nearest train service is from Retford.</p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor</p>

<ul style="list-style-type: none"> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High landscape sensitivity</b></p> <p><b>High visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>The site has extensive views</p>

		northwards towards Blaco Hill and the surrounding area. Site is within area of high landscape sensitivity, and is removed from the urban envelope of the village.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

**Community facilities and services**

Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>poorly located</b>	<p><b>Observations and comments</b></p> <p>The site is poorly located, and is isolated from the village and local amenities. Services and amenities are largely located in Retford, 9km from Lound. Bus services are every second hour during working hours.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site; however a detailed ecological assessment would need to be carried out before the submission of any planning application.

<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Gentle slope from south to north</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes</b> <b>Development of this site would unnecessarily fragment the village, and impact on the character of the settlement.</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	The site is potentially available
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
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#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

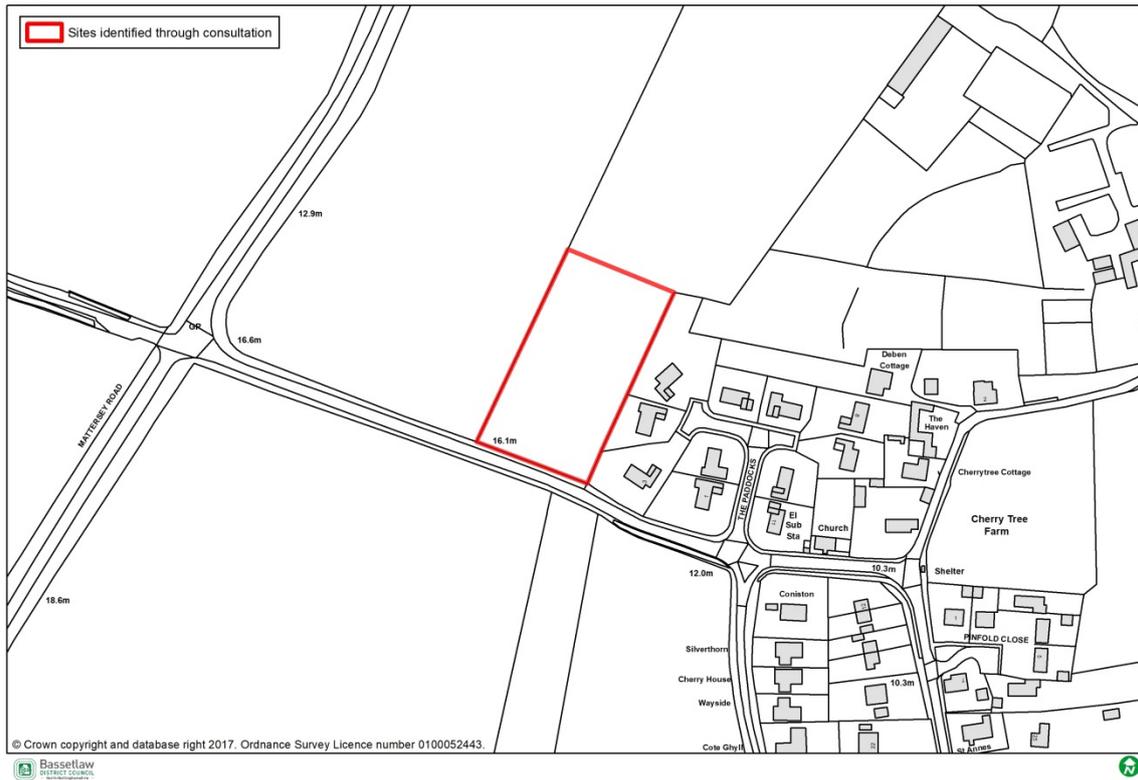
		Please tick a box
The site is appropriate for allocation	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is not appropriate for allocation	<input checked="" type="checkbox"/>	
Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):	60	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in poor location in context of proximity to the village and amenities, and would have an impact on the size and character of the settlement. Site is not on the urban edge and is removed from the village in an area of high landscape sensitivity;</li> <li>• The site has access issues as is located down single carriage loose surfaced laneway;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>	

## Site Assessment Pro-forma – NP02

### General information

<b>Site Reference / name</b>	NP02
<b>Site Address (or brief description of broad location)</b>	Land on the east side of Mattersey Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.5
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017

NP02



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)				
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Received Thu 19 Dec 2002                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection</p>
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## Suitability

<i>Site Characteristics</i>	
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>The site has access onto a narrow roadway and entry point into Lound village off Mattersey Road. The access and narrow laneway has potential for upgrading to provide improved access to and from the site. The current access point is close to a bend that which would raise safety concerns upon consultation with the Highways Authority.</p>
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>The site is on edge of Lound Village, and within walking distance of bus stop with infrequent bus service to Retford. The site is approximately 4km from the A638. The nearest train service is from Retford.</p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any</p>

<ul style="list-style-type: none"> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p style="text-align: center;"><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p style="text-align: center;"><b>High landscape sensitivity</b></p> <p style="text-align: center;"><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>The site has significant views of Blaco Hill to the north and</p>

		expansive landscape to the northwest. Site is within area of high landscape sensitivity, but visual impact is lessened due to adjacent proximity to the urban edge of Lound - housing estate to the sites east.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is within agricultural land use, however is not classified as the best and most versatile agricultural land

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p>moderately located</p>	<p>The site is moderately located to local amenities as is on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>None</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however site is an agricultural field with Hedgerow and a detailed ecological assessment should be carried out before the submission of any planning application.
Public Right of Way	<b>Yes</b>	Public right of way crosses the site from southeast corner to

		the northwest corner.	
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input type="checkbox"/>	Telegraph poles and overhead wires exist along the western boundary.
<b>Characteristics</b>			
<b>Characteristics which may affect development on the site:</b>		<b>Comments</b>	
<b>Topography:</b> Flat/ gentle slope/ steep gradient		<b>Gentle slope from south to north</b>	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.		<b>No</b>	
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>		<b>No</b>	
<b>Any other comments?</b>		The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for</b>			

availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15
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#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

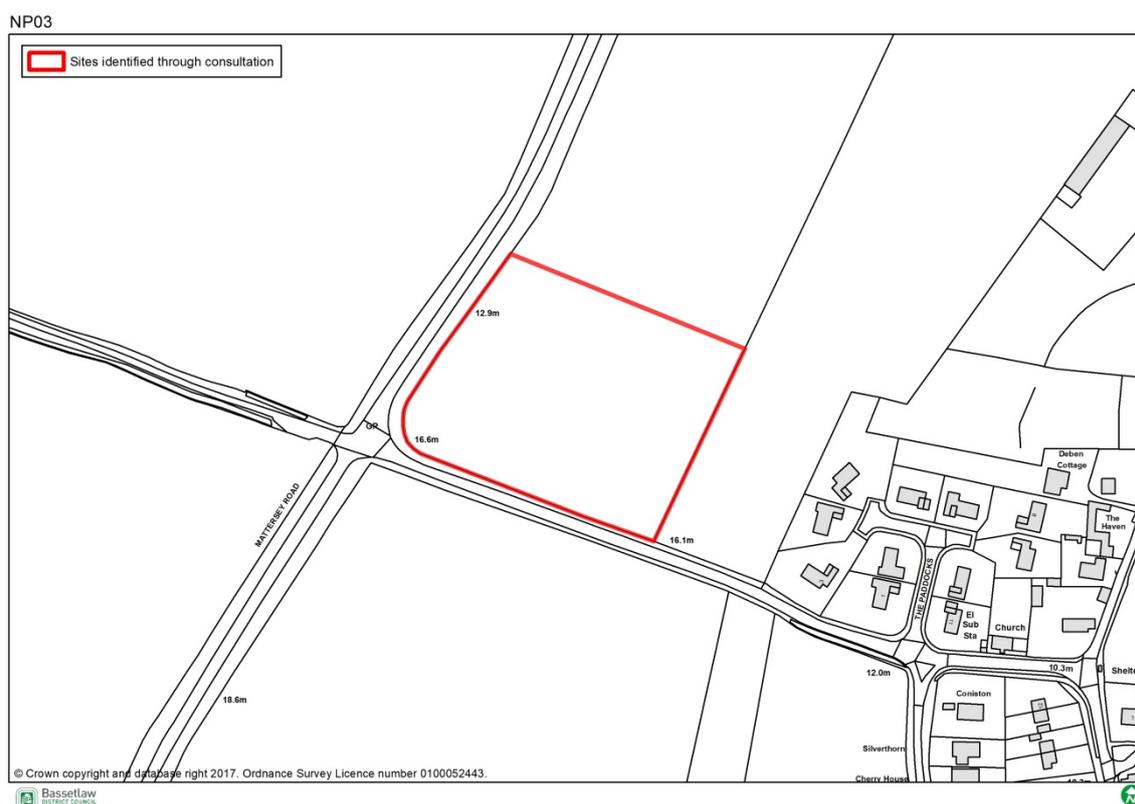
Please tick a box

<b>The site is appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	15
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is on the urban edge of Lound village and moderately located to local village amenities;</li> <li>• Consultation is needed with the Highways Authority with regard to site access and roadway capacity for proposed housing;</li> <li>• The site is in an area of high landscape sensitivity with views through and out of the site to Blaco Hill to the north and agricultural landscape to the northwest. Development proposals would have to accord with Policy DM9 which requires that development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting.</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP03

### General information

<b>Site Reference / name</b>	NP03
<b>Site Address (or brief description of broad location)</b>	Land on the east side of Mattersey Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.3
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Validated Sun 19 Jan 2003                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access to the site at the laneway junction with Mattersey Road, however this access has potential to cause safety issues and be refused as an access point to the site by the Highways Authority. There is potential to open access to the site further along the road towards the village.</p>
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>The site is 340m distance to nearest bus stop with infrequent bus service to Retford. Site is approximately 3.5km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England</p>

<p><b>(AONB)</b></p> <ul style="list-style-type: none"> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High landscape sensitivity</b></p> <p><b>High visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>The site has extensive views northwards towards Blaco Hill</p>

		and the surrounding area. The site is within area of high landscape sensitivity, and is removed from the urban envelope of the village.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>poorly located</b>	<p>The site is poorly located, and is removed from the urban edge of the village.</p> <p>Services and amenities are largely located in Retford, 9km from Lound.</p> <p>The site is moderately located in terms of access to infrequent public transport bus route to Retford and poorly located in terms of access to open space.</p>

### Other key considerations

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.
Public Right of Way	<b>Yes</b>	Public right of way traverses the north-eastern corner of the site.

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ gentle slope/ steep gradient	Gentle slope from south to north		
Coalescence Development would result in neighbouring settlements merging into one another.	No		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes Development of this site has the potential to fragment the village.		
Any other comments?	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.		

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	The site is potentially available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

## 4.0. Summary

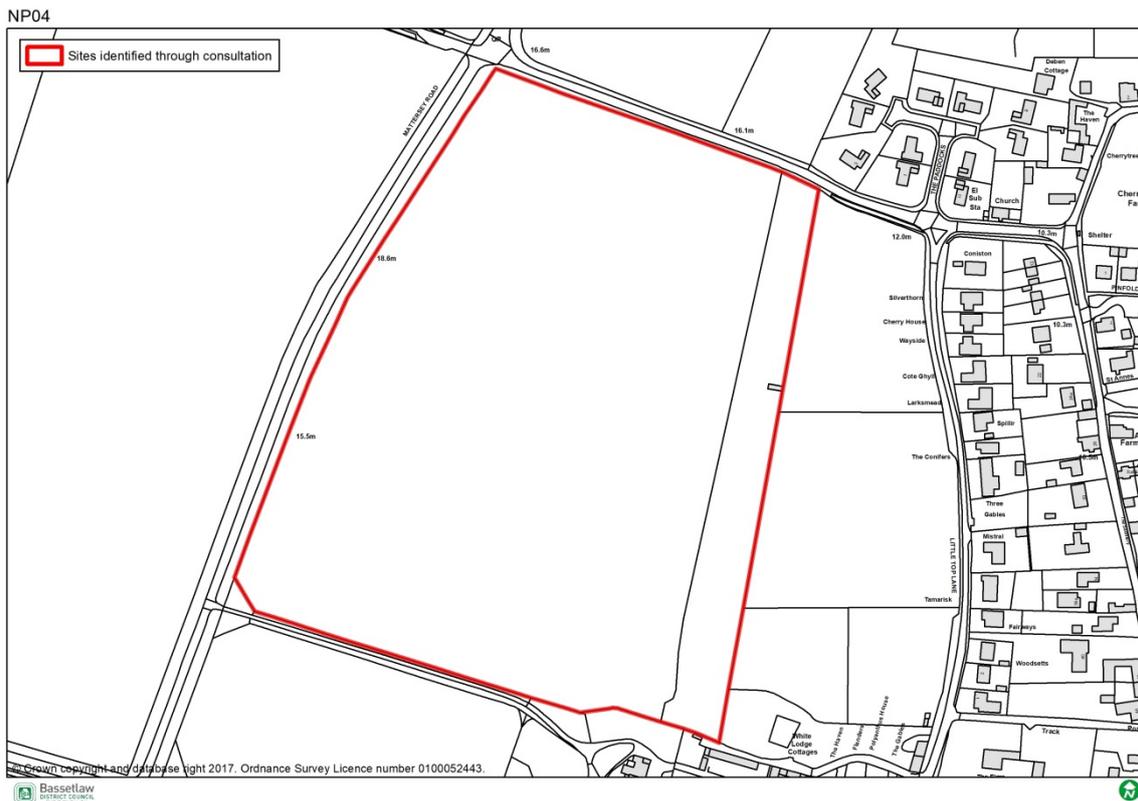
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
	Please tick a box
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	39
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in poor location in context of proximity to the village and amenities. Site is not on the urban edge and is removed from the village and in an area of high landscape sensitivity whereby development of the site has potential to have a high visual impact from surrounding areas;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP04

### General information

<b>Site Reference / name</b>	NP04
<b>Site Address (or brief description of broad location)</b>	Land on the South-East side of Mattersey Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	9.3
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024 Application Validated Sun 19 Jan 2003 Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY Status Decided Decision No Objection</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access to the site at the laneway junction to the village with Mattersey Road, however this entrance point has the potential for safety issues to be flagged during consultation with the Highways Authority. There is potential to open alternative access in consultation with the Highways Authority.</p>
<p><b>Is the site accessible?</b>  Provide details of site's connectivity</p>	<p>The site is 500m distance to nearest bus stop with infrequent bus service to Retford. Site is approximately 3.5km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any</p>

<ul style="list-style-type: none"> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p style="text-align: center;"><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.          There is a strip (0.8 ha) of conifer Woodland within the eastern boundary of the site.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p style="text-align: center;"><b>Medium landscape sensitivity</b></p> <p style="text-align: center;"><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>The site is largely flat, with</p>

		partial views from centre of the site over the hedgerow northwards. Site is largely screened from views into and out of site by hedgerow;
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Sensitive design and landscaping would be required due to proximity to setting of listed building.</b></p>	<p>The site is adjacent to the Grade II listed building, Highfield House.</p> <p>The site has views to the south of the Highfield House curtilage and wooded demesne.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>poorly located</b></p>	<p>The site is poorly located in terms of proximity to amenities and village, and is removed from the urban edge of the village.</p> <p>The site is moderately located in terms of access to infrequent public transport bus route to Retford and access to open space. Bus services are every second hour during working hours.</p> <p>Primary services and amenities are located in Retford.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.
Public Right of Way	<b>No</b>	
Existing social or community value	<b>No</b>	

<b>(provide details)</b>			
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Characteristics</i>			
<b>Characteristics which may affect development on the site:</b>		<b>Comments</b>	
<b>Topography:</b> Flat/ gentle slope/ steep gradient		<b>Flat</b>	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.		<b>No</b>	
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>		<b>Yes</b> <b>Development of this site has the potential to fragment the village, with scale and nature of development having potential to impact on the character of the settlement.</b>	
<b>Any other comments?</b>		The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.	

### 3.0. Availability

<i>Availability</i>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	The site is potentially available
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

## 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

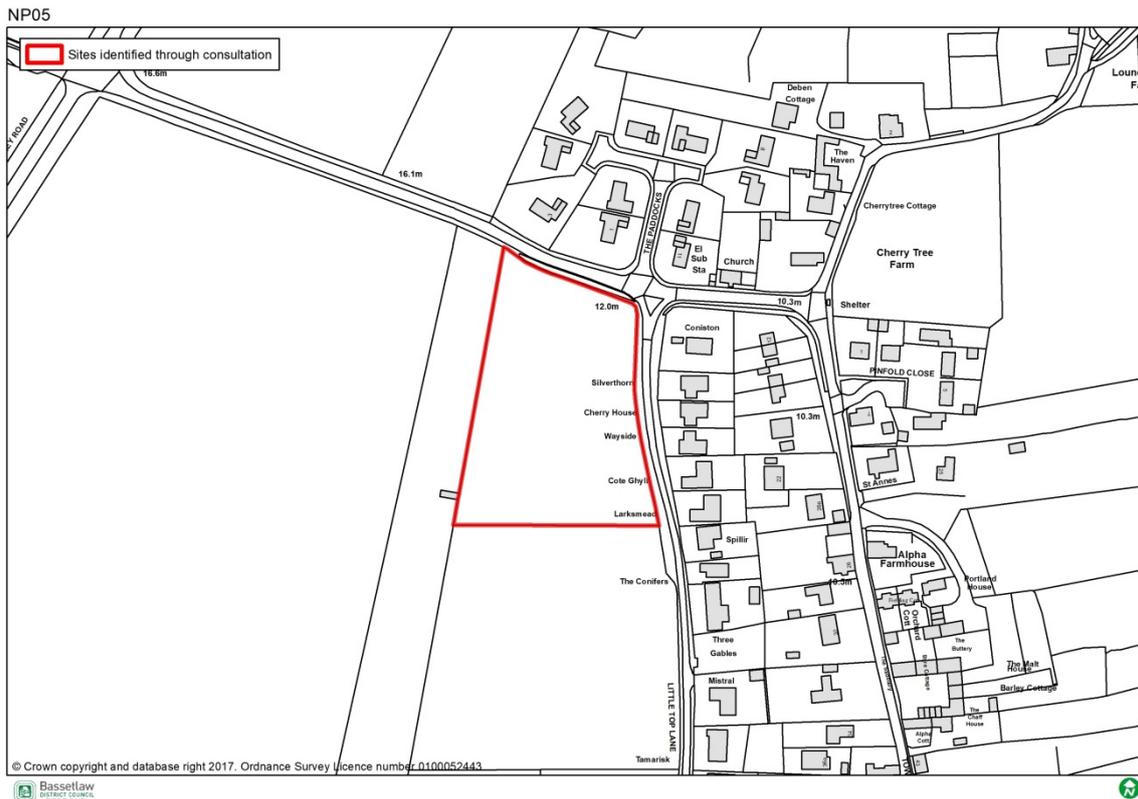
### Conclusions

		Please tick a box
<b>The site is appropriate for allocation</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	279	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in poor location in context of proximity to the village and amenities, and would have an impact on the size and character of the settlement. Site is not on the urban edge and is removed from the village;</li> <li>• Current site access on Mattersey Road has safety issues due to proximity to junction of laneway to village;</li> <li>• The site has potential to impact on the setting of a listed building;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>	

## Site Assessment Pro-forma – NP05

### General information

<b>Site Reference / name</b>	NP05
<b>Site Address (or brief description of broad location)</b>	Land on the west side of Little Top Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Validated Sun 19 Jan 2003                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access to the site near the northwest entrance point to the village; however this entrance point is near a bend that has potential to be flagged for safety issues during consultation with the Highways Authority. There is potential to create a new access to the site at the northern side of Little Top Lane. There is potential to upgrade Little Top Lane to a two carriage laneway, in consultation with the Highways Authority.</p>
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>Site is 175m distance to nearest bus stop, which has an infrequent bus service to Retford. Site is approximately 3.5km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural</p>

<ul style="list-style-type: none"> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application. The site shares its western boundary with a strip of conifer Woodland.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p>

		There are no significant views into or out of the site.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Sensitive design and landscaping would be required due to proximity to heritage assets.</b></p>	<p>The site is in close proximity to a non-designated heritage asset, the Primitive Methodist Church, and is adjacent to an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>favourably located</b></p>	<p>The site is favourably located in terms of being on the urban edge of the village and within walking distance of village amenities (bus service, open space). Bus services are every second hour during working hours. Primary services and amenities are however largely located in Retford.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.
Public Right of Way	<b>No</b>	
Existing social or community value (provide details)	<b>No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Flat</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.

### **3.0. Availability**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### **Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

## 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

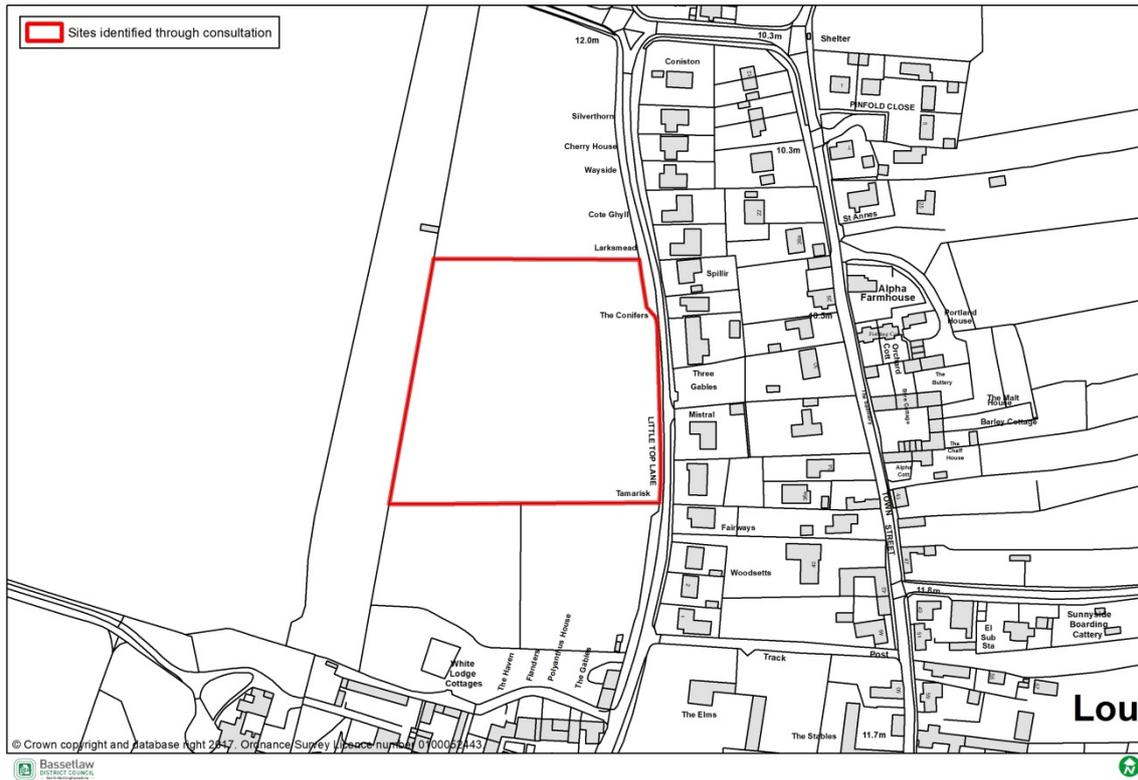
<b>Conclusions</b>	
	Please tick a box
<b>The site is appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	30
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is in favourable location on the urban edge;</li> <li>• The site has potential to have access issues; There is potential for an upgrade of Little Top Lane to provide safe two way access to NP05 and NP06;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</li> </ul>

## Site Assessment Pro-forma – NP06

### General information

<b>Site Reference / name</b>	NP06
<b>Site Address (or brief description of broad location)</b>	Land on the west side of Little Top Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.4
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017

NP06



### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>The site has access onto Little Top Lane, a narrow single carriageway laneway. While current access is not adequate, there is potential to upgrade Little Top Lane to provide a two way lane or to access NP06 through NP05. This issue would warrant discussion with the Highways Authority as to feasibility of access to proposed housing on the site.</p>
<p><b>Is the site accessible?</b>  Provide details of site's connectivity</p>	<p>The site is 190m distance to nearest bus stop, which has an infrequent bus service to Retford. The site is approximately 3.7km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li><b>Green Belt</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor</p>

<ul style="list-style-type: none"> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>The site shares its western boundary with a strip of conifer Woodland.          There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required</p>

		to can play a key role in conserving and reinforcing these qualities.  There are no significant views in or out of site. Neighbouring properties have a view of the site.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural land use, however is not classified as the best and most versatile agricultural land

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	The site is adjacent to an area of archaeological interest.

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>moderately located</b>	The site is moderately located to amenities as is on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>None</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however site is an agricultural field with hedgerows and would need a detailed ecological assessment to be carried out before the submission of any planning application.
Public Right of Way	<b>No</b>	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
Characteristics which may affect development on the site:		Comments	
Topography: Flat/ gentle slope/ steep gradient		Flat	
Coalescence Development would result in neighbouring settlements merging into one another.		No	
Scale and nature of development would be large enough to significantly change size and character of settlement		No	
Any other comments?		The site is outside the Settlement Boundary, where the principle of development is strictly controlled.	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Conclusions**

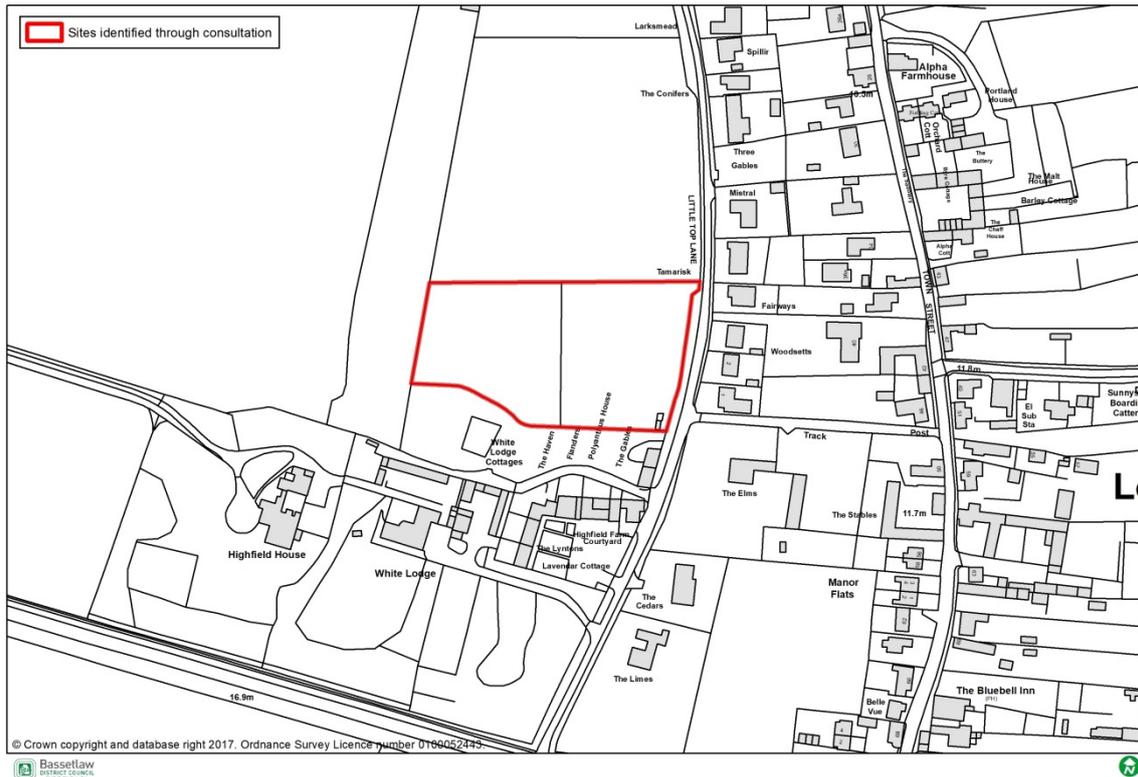
Please tick a box	
<b>The site is appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	42
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available</li> <li>• The site is on the urban edge of Lound village and moderately located to local village amenities;</li> <li>• The site has access constraints as is down a single carriageway lane. There is potential however to upgrade Little Top Lane to allow two way carriageway or access NP06 through NP05. This issue would warrant discussion with the Highways Authority as to feasibility of access to proposed housing on the site;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy.</li> </ul>

## Site Assessment Pro-forma – NP08

### General information

<b>Site Reference / name</b>	NP08
<b>Site Address (or brief description of broad location)</b>	Land on the west side of Little Top Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.8
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017

NP08



### Context

**Is the site:**

Greenfield: land (farmland, or open space, that has not previously been developed)

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Greenfield**

**Brownfield**

**Mixture**

**Unknown**



<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>The site has access onto Little Top Lane, a narrow single carriageway laneway. There is potential to upgrade Little Top Lane to allow two way access along the laneway. This issue would warrant discussion with the Highways Authority as to feasibility of access to proposed housing on the site.</p>
<p><b>Is the site accessible?</b> Provide details of site's connectivity</p>	<p>The site is on single carriageway laneway, 275m from Daneshill Road. Site is within walking distance of bus stop with infrequent bus service to Retford. The site is approximately 3.7km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>

<p><b>Conservation or Special Protection Area)</b></p> <ul style="list-style-type: none"> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>The site shares its western boundary with a strip of conifer Woodland.          There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p>

		There are no significant views in or out of site. Neighbouring properties have a view of the site.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural land use, however is not classified as the best and most versatile agricultural land

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	The site is adjacent to the conservation area and adjacent to an area of archaeological interest. Site is in close proximity to the listed Highfield House. Development proposals would have to be sympathetic to these heritage considerations.

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>moderately located</b>	The site is moderately located on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>None</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however site is an agricultural field with hedgerows and would need a detailed ecological assessment to be carried out before the submission of any planning application.
Public Right of Way	<b>No</b>	
Existing social or community value (provide details)	<b>No</b>	

<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Flat</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No.</b>
<b>Any other comments?</b>	The site is outside the Settlement, where the principle of development is strictly controlled.

### **3.0. Availability**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### **Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	The site is potentially available
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

### **4.0. Summary**

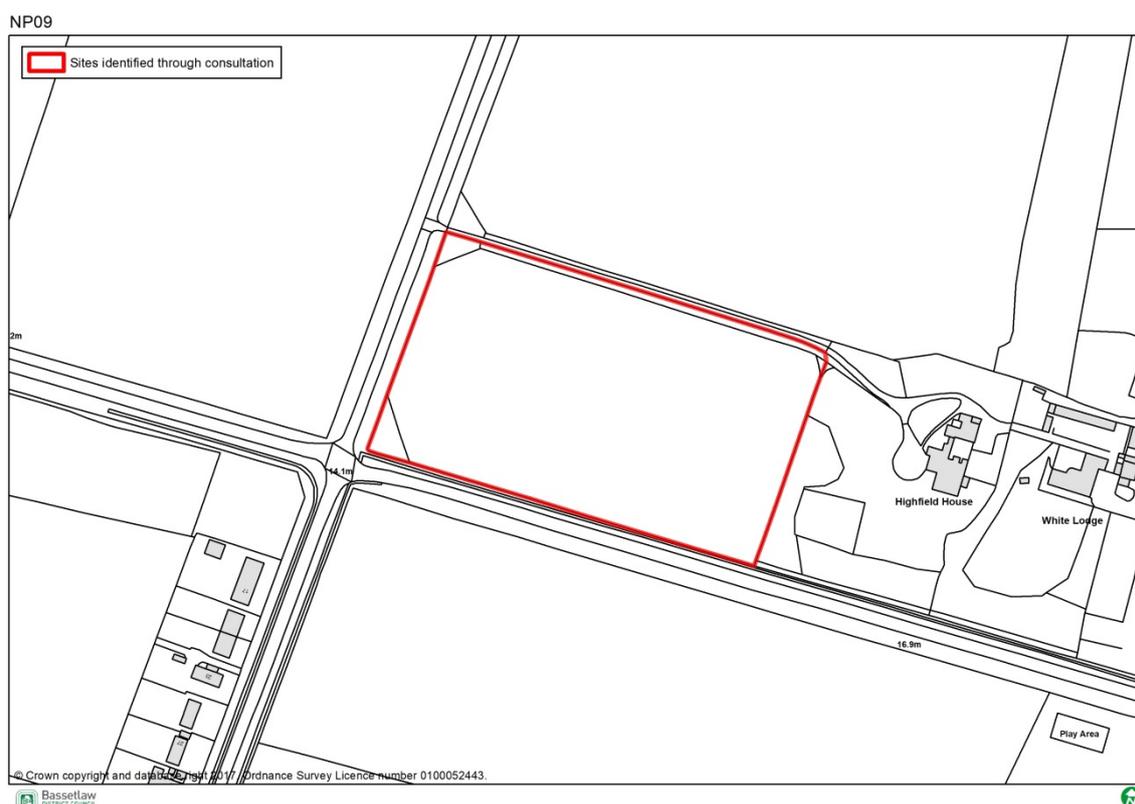
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	24
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is on the urban edge of Lound village and moderately located to local village amenities;</li> <li>• The site has access constraints. The site is accessed through a single land carriageway laneway, that has potential to be upgraded to an appropriate two way road;</li> <li>• Consultation is needed with the Highways Authority with regard to site access and roadway capacity for proposed number of housing;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is strictly controlled in accordance with Local Plan policy;</li> <li>• The site is not known to be currently available. There is potential to develop the site if access issues can be mitigated and the land becomes available.</li> </ul>

## Site Assessment Pro-forma – NP09

### General information

<b>Site Reference / name</b>	NP09
<b>Site Address (or brief description of broad location)</b>	Land on the north side of Daneshill Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2.2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Validated Sun 19 Jan 2003                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>Current access to the site from Daneshill Road is in close proximity to Mattersey Road junction, which has potential to be flagged as a safety issue upon consultation with the Highways Authority. There is potential for access further down Daneshill Road, however this may have potential to impact on the character of this tree-lined gateway to the village.</p>
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>The site is 625m distance to nearest bus stop, which has an infrequent bus service to Retford. The site is approximately 3km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species as there are mature trees on the site boundary; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features.</p>

		<p>Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>There are views into the site when approaching the village along Daneshill Road. There are also views of the immediate surroundings out of the site and especially of the Listed Highfield House demesne.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Sensitive design and landscaping would be required due to proximity to heritage assets.</b></p>	<p>The site is adjacent to the Grade II listed building, Highfield House.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>poorly located</b></p>	<p>The site is poorly located and is largely removed from the urban edge, however is in close proximity to the village playing fields. Bus services are every second hour during working hours. Primary services and amenities are largely located in Retford.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	No	
Would development lead to the loss	Unknown	There are no priority habitat designations on the site;

<b>of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?</b>		however a detailed ecological assessment would need to be carried out before the submission of any planning application.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
<b>Characteristics which may affect development on the site:</b>		<b>Comments</b>	
<b>Topography:</b> Flat/ gentle slope/ steep gradient		<b>Flat</b>	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.		<b>No</b>	
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>		<b>Yes. Proposed development would be removed from the village and would introduce a sense of sprawl to the western side of the village, and has the potential to detract from the visual character of the western gateway to the village along Daneshill Road</b>	
<b>Any other comments?</b>		The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

<b>problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>			
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

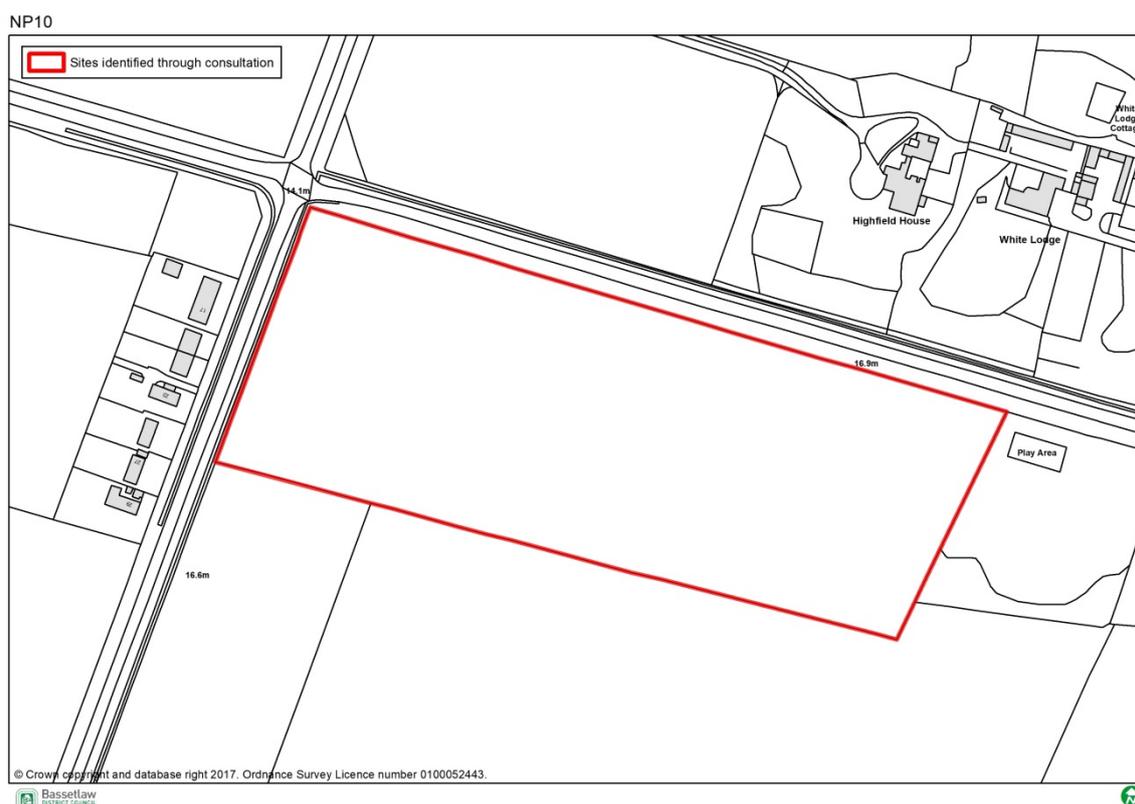
#### Conclusions

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	66
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is in a poor location on the western edge of the village, introducing an element of sprawl to the western side and character of the village;</li> <li>• Development has the potential to have impact on the character and setting of heritage assets and setting of village gateway;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP10

### General information

<b>Site Reference / name</b>	NP10
<b>Site Address (or brief description of broad location)</b>	Land on the south side of Daneshill Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	4.3
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Reference 29/94/00014 Reference 31/02/00024 Alternative Reference Not Available Application Received Thu 19 Dec 2002 Application Validated Sun 19 Jan 2003 Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY Status Decided Decision No Objection  Application Received Thu 08 Dec 1994 Address Land At, Chainbridge Road, Lound, Retford, Nottinghamshire Proposal CHANGE OF USE TO EQUESTRIAN CENTRE AND CONSTRUCT ACCESS Decision Grant			



## Suitability

### Site Characteristics

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	There is potential for access onto Daneshill Road. This would require consultation with the Highways Authority.
<b>Is the site accessible?</b> Provide details of site's connectivity	The site is 500m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.1km from the A638. The nearest train service is from Retford.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be</p>

		<p>required to play a key role in conserving and reinforcing these qualities.</p> <p>From Mattersey Road there are views across the site of the wooded setting of the village. There are also expansive views from the site to the south east.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	<p>Site is in close proximity to a Grade II listed building - Highfield House.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>moderately located</b></p>	<p>The site is moderately located to amenities as is on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound. Site is isolated by playing fields from the urban edge of the village.</p>

**Other key considerations**

<p>Are there any Tree Preservation Orders on the site?</p>	<p><b>None</b></p>	
<p>Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland,</p>	<p><b>Unknown</b></p>	<p>There are no priority habitat designations on the site, however site is an agricultural field with hedgerows and would need a detailed ecological assessment to be carried out before the submission of any planning application.</p>

hedgerows and waterbodies?			
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
Characteristics which may affect development on the site:		Comments	
Topography: Flat/ gentle slope/ steep gradient		Flat	
Coalescence Development would result in neighbouring settlements merging into one another.		No	
Scale and nature of development would be large enough to significantly change size and character of settlement		Yes Size of development would have the potential to change the size of the settlement	
Any other comments?		The site is outside the Settlement Boundary, where the principle of development is strictly controlled.	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	The site is potentially available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

availability? 0-5 /6-10 / 11-15 years.			
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#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

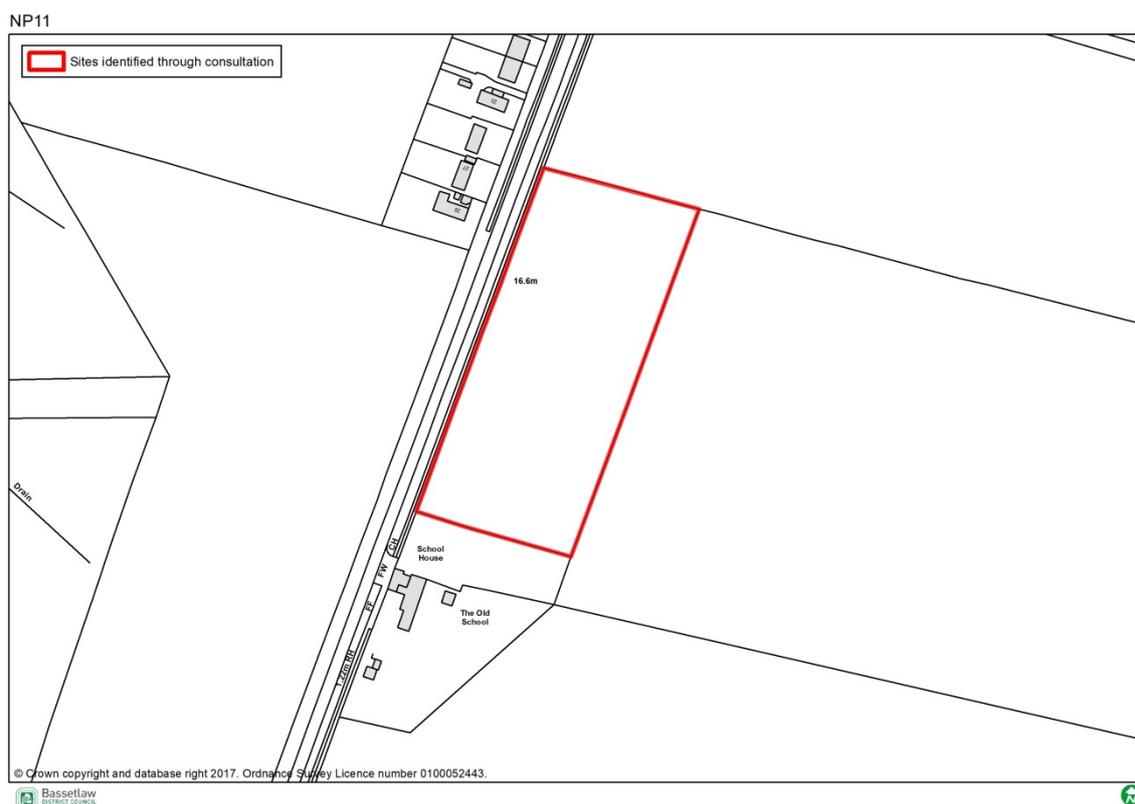
#### Conclusions

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	129
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is removed from the urban edge of Lound village and moderately located to village amenities;</li> <li>• Scale and nature of development would be large enough to significantly change size and character of settlement, and has potential to have a high visual impact in an area of high landscape sensitivity. Development of the site has potential to impact on landscape and townscape character of the western gateway to the village;</li> <li>• The site is outside the settlement, whereby the principle of development is strictly controlled in accordance with Local Plan policy.</li> </ul>

## Site Assessment Pro-forma – NP11

### General information

<b>Site Reference / name</b>	NP11
<b>Site Address (or brief description of broad location)</b>	Land to the east of Mattersey Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Validated Sun 19 Jan 2003                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is currently no access from the site onto Mattersey Road. There is potential for access to be created.</p>
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>The Site is approximately 2.6km from the A638. The nearest train service is from Retford. The Site is 650m distance to bus stop with infrequent bus service to Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Ancient Woodland</li> <li>Area of Outstanding Natural Beauty (AONB)</li> <li>National Park</li> <li>European nature site (Special Area of Conservation or Special Protection Area)</li> <li>SSSI Impact Risk Zone</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>

<ul style="list-style-type: none"> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species as there are mature trees on the site boundary; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High landscape sensitivity</b></p> <p><b>High visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>From Mattersey Road there are views across the site of the wooded setting of the village. There are also expansive views across and from the site</p>

		to the south east.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Sensitive design and landscaping would be required due to proximity to heritage assets.</b></p>	<p>The site is adjacent to the non-designated heritage asset, The Old School House.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>poorly located</b></p>	<p>The site is poorly located and is isolated from the village. Bus services are every second hour during working hours.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.
Public Right of Way	<b>No</b>	
Existing social or community value (provide details)	<b>No</b>	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>
		<b>Comments</b>

<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes. Development at this site would not be in keeping with the character and growth of the village as site is removed from the urban envelope and edge of the village.</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.

### 3.0. Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

## 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

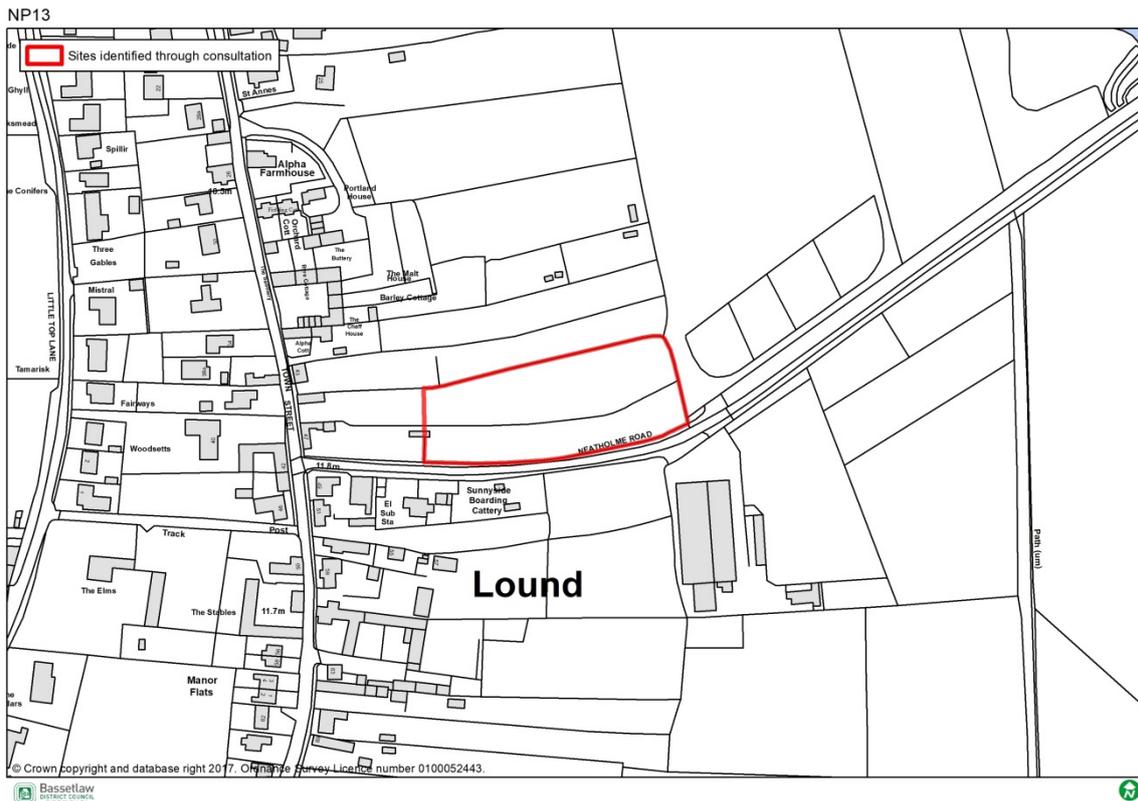
### Conclusions

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	36
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is in poor location and removed from the western side of the village;</li> <li>• Development would not be keeping in character with the village and has potential to have high visual impact in an area of high landscape sensitivity;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan;</li> <li>• The site is not considered suitable for allocation.</li> </ul>

## Site Assessment Pro-forma – NP13

### General information

<b>Site Reference / name</b>	NP13
<b>Site Address (or brief description of broad location)</b>	Land north of Neatholme Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



Correction: Site is only southern half of redline above.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Reference 31/02/00024 Application Received Thu 19 Dec 2002 Application Validated Sun 19 Jan 2003 Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY Status Decided Decision No Objection			



## Suitability

<i>Site Characteristics</i>	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	There is potential for access onto Neatholme Lane. As this is a single carriageway lane this would require consultation with the Highways Authority. Current access from Neatholme Lane to the village is not adequate for housing, however the lane has potential for upgrade to services a small number of dwellings.
<b>Is the site accessible?</b>  Provide details of site's connectivity	The site is 300m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.8km from the A638. The nearest train service is from Retford.

<b>Environmental Considerations</b>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p> <p>The site is in close proximity (130m) to Local Wildlife Site.</p>
<p><b>Ecological value?</b>            Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>There are no significant views into or out of the site. Neighbouring properties have a view of the site</p> <p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has</p>

		good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land

**Heritage considerations**

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	<p>The western edge of the site is within a conservation area. The site is within close proximity to a 'Positive building in Conservation Area. Development proposals would have to be sympathetic to the setting of the CA.</p> <p>The site is within an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>favourably located</b>	<p>The site is favourably located on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>None</b>	
Would development lead to the loss of habitats with the potential to	<b>Unknown</b>	There are no priority habitat designations on the site, however site is an agricultural field with hedgerows and

<b>support protected species, for example mature trees, woodland, hedgerows and waterbodies?</b>		would need a detailed ecological assessment to be carried out before the submission of any planning application. There is a 130m buffer between this site and a Local Wildlife Site.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
<b>Characteristics which may affect development on the site:</b>		<b>Comments</b>	
<b>Topography:</b> Flat/ gentle slope/ steep gradient		<b>Flat</b>	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.		<b>No</b>	
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>		<b>No</b>	
<b>Any other comments?</b>		The site is outside the Settlement, where the principle of development is strictly controlled. Development of the site will increase car usage coming into / through the village.	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>			
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

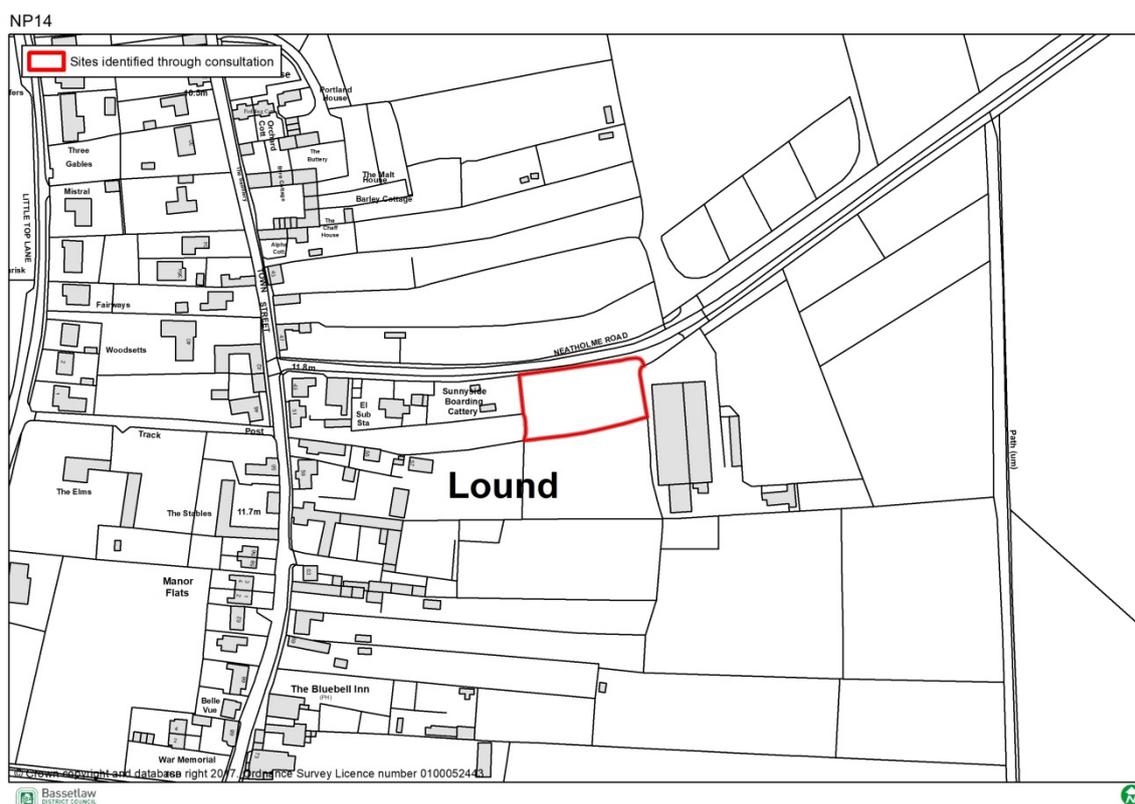
#### Conclusions

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	6
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available</li> <li>• The site is on the urban edge of Lound village and favourably located to local village amenities;</li> <li>• The site has access issues as is on a narrow single carriageway laneway. A substantial upgrade to the lane to allow two way entrance and egress to the site would be required. Consultation with the highways authority would be needed to confirm if this is feasible to provide access to 6 dwellings;</li> <li>• The site is outside the settlement, whereby the principle of development is strictly controlled in accordance with Local Plan policy.</li> </ul>

## Site Assessment Pro-forma – NP14

### General information

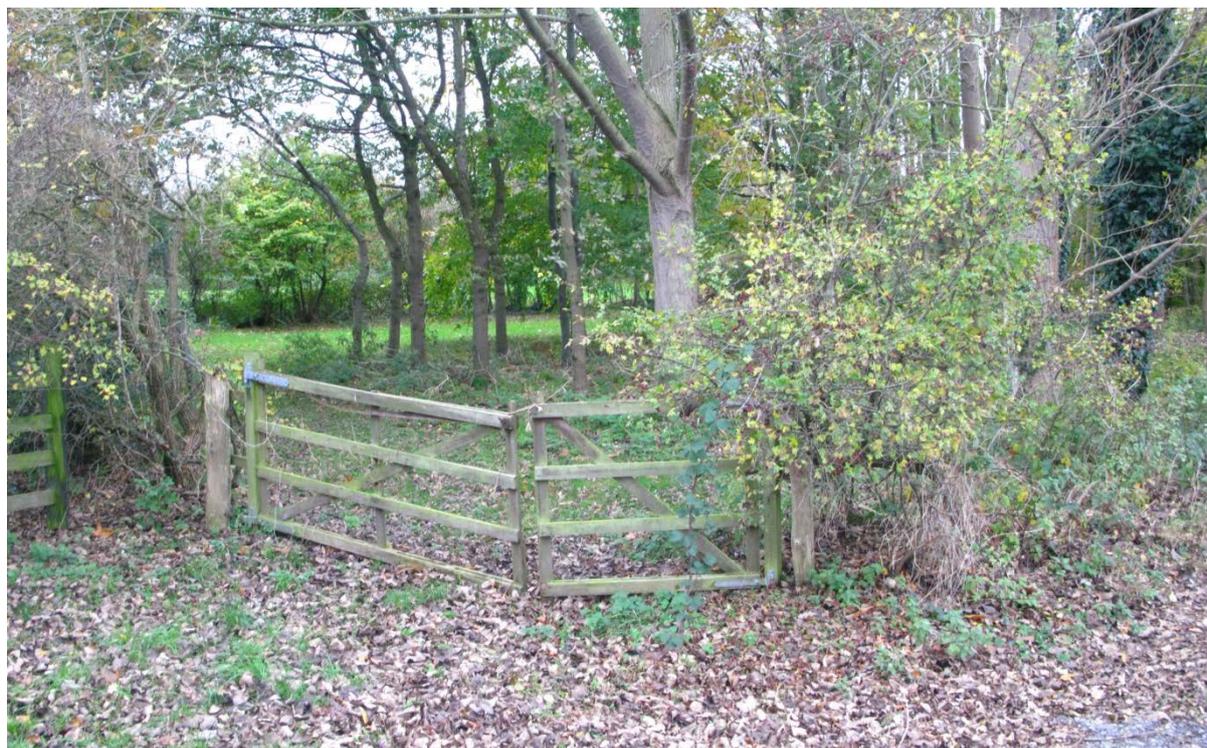
<b>Site Reference / name</b>	NP14
<b>Site Address (or brief description of broad location)</b>	Land south of Neatholme Lane
<b>Current use</b>	Garden
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Reference	31/02/00024
	Application Received	Thu 19 Dec 2002
	Application Validated	Sun 19 Jan 2003
	Address	UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire
	Proposal	SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY
	Status	Decided
	Decision	No Objection



## Suitability

### Site Characteristics

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	There is potential for access onto Neatholme Lane. As this is a single carriageway lane this would require consultation with the Highways Authority. Current access from Neatholme Lane to the village is not adequate for housing. The lane has potential for upgrade to service a small number of dwellings.
<b>Is the site accessible?</b>  Provide details of site's connectivity	The site is 300m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.8km from the A638. The nearest train service is from Retford.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>Green Belt</li> </ul>	<b>Site lies within Impact Risk Zone of one/two SSSIs</b>	The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor

<ul style="list-style-type: none"> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p> <p>The site is in close proximity (130m) to Local Wildlife Site.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>There are no significant views into or out of the site. Neighbouring properties have a view of the site.</p> <p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features.</p>

		Proposed development will be required to play a key role in conserving and reinforcing these qualities.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	<p>The site is within close proximity to a 'Positive building in Conservation Area. Development proposals would have to be sympathetic to the setting of the CA.</p> <p>The site is within an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>favourably located</b>	<p>The site is favourably located on the edge of the village, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>None</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however site is an agricultural field with hedgerows and would need a detailed ecological assessment to be carried out before the submission of any planning application. There is a 130m buffer between this site and a Local Wildlife Site.
Public Right of Way	<b>No</b>	
Existing social or community value	<b>No</b>	

(provide details)			
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is open vegetated space.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Characteristics</i>			
Characteristics which may affect development on the site:		Comments	
<b>Topography:</b> Flat/ gentle slope/ steep gradient		Flat	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.		No	
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>		No	
<b>Any other comments?</b>		The site is outside the Settlement Boundary, where the principle of development is strictly controlled. Development of the site will increase car usage coming into / through the village	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<i>Availability</i>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

## 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

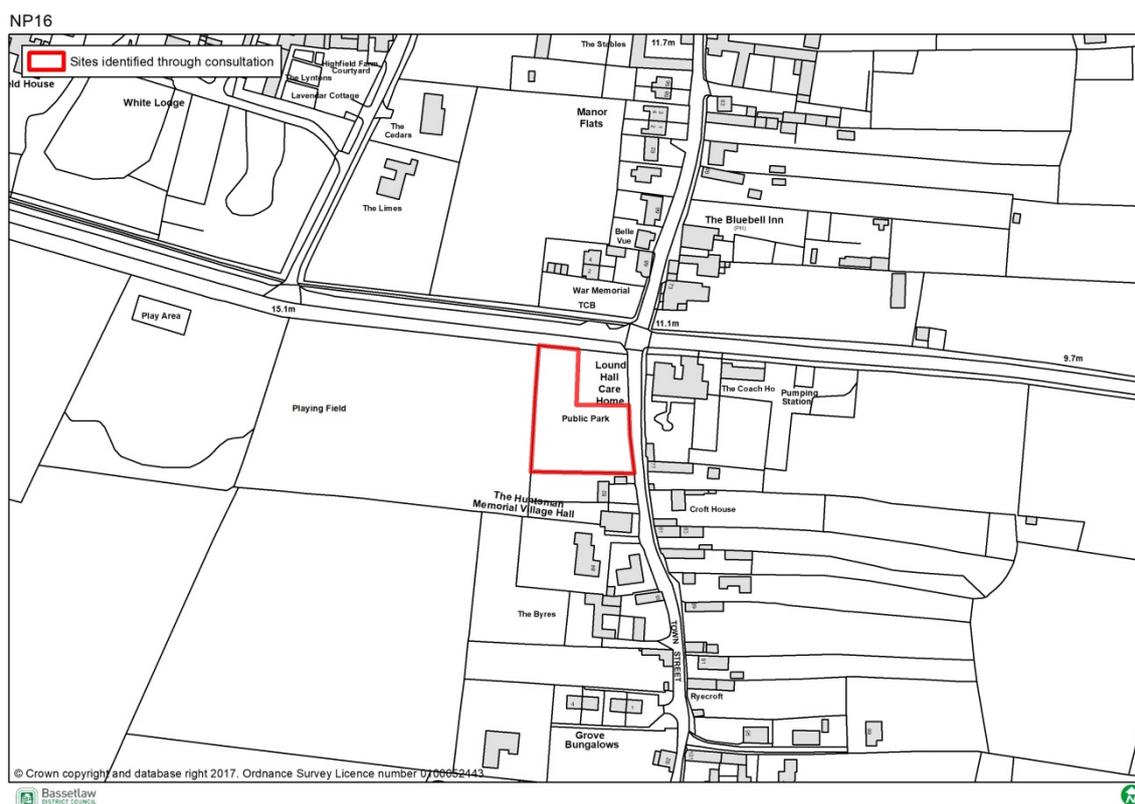
### Conclusions

		Please tick a box
<b>The site is appropriate for allocation</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	6	
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is on the urban edge of Lound village and moderately located to local village amenities;</li> <li>• The site has access issues as is on a narrow single carriageway laneway, whereby development is not likely to be approved for 6 houses by the Highways Authority unless substantial upgrade is made highways authority to provide a two way carriageway;</li> <li>• The site is outside the settlement boundary and in open countryside, whereby the principle of development is strictly controlled in accordance with Local Plan policy.</li> </ul>	

## Site Assessment Pro-forma – NP16

### General information

<b>Site Reference / name</b>	NP16
<b>Site Address (or brief description of broad location)</b>	Land lying to the south of Daneshill Road
<b>Current use</b>	Garden
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.1 (developable area)
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	29/80/00003 Land Adjacent To, Town Street, Lound, Retford, Nottinghamshire SITE FOR HOUSE AND DOUBLE GARAGE AND CONSTRUCT ACCESS
	29/79/00003 Land Adjacent To, Town Street, Lound, Retford, Nottinghamshire SITE FOR HOUSE AND DOUBLE GARAGE AND CONSTRUCT ACCESS



## Suitability

### Site Characteristics

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	There is currently no access onto Town Street or Daneshill Rd. There is potential for access onto both streets. There is a strip of land kept for access at the back of the village green at the northwest point of the site. Consultation is required with the highways authority as potential site access point is in close proximity to a crossroad.
<b>Is the site accessible?</b>  Provide details of site's connectivity	The site is 100m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.5km from the A638. The nearest train service is from Retford.

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>Green Belt</li> </ul>	<b>Site lies within Impact Risk Zone of one/two SSSIs</b>	The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor

<ul style="list-style-type: none"> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		<p>constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p>

		There are no significant views into or out of the site.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in use as a garden.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	<p>The site is within a conservation area. The site is adjacent to a listed building and a pocket park. Development proposals would have to be sympathetic to the setting of these heritage assets.</p> <p>The site is within an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>favourably located</b>	<p>The site is favourably located, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound. Site is adjacent to a public park and playing fields.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>Yes</b>	TPOs are present on the northern part of the site on the access strip.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site, however site is contains trees and would need a detailed ecological assessment to be carried out before the submission of any planning application.	
Public Right of Way	<b>No</b>		
Existing social or community value (provide details)	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>

<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is open vegetated space.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Southern part of site slopes gently from west to east. Site is on raised ground from street level.</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No.</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary, where the principle of development is strictly controlled. Development of the site will increase car usage coming into / through the village.

**3.0. Availability**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Availability**

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

**4.0. Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Conclusions**

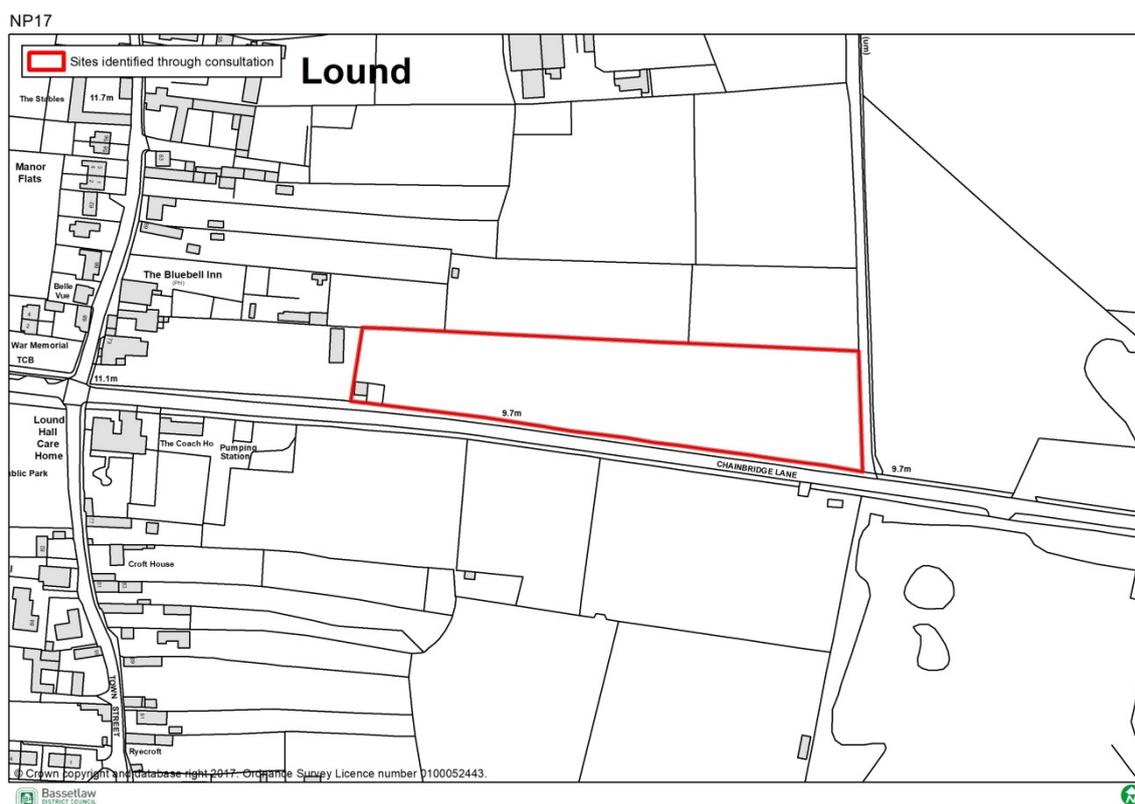
Please tick a box

<b>The site is appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	3
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available;</li> <li>• The site is in favourable location close to bus stop and village amenities;</li> <li>• The site has potential to have access issues that would require consultation with the highways authority;</li> <li>• The site is within the Conservation Area and in adjacent to a listed building, whereby development would require sensitive design to enhance the character of the villages setting;</li> <li>• The site is outside the settlement boundary and in open countryside, whereby the principle of development is strictly controlled in accordance with Local Plan policy.</li> </ul>

## Site Assessment Pro-forma – NP17

### General information

<b>Site Reference / name</b>	NP17
<b>Site Address (or brief description of broad location)</b>	Land to north of Chainbridge Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.1
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Validated Sun 19 Jan 2003                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection                  Decision Issued Date Thu 23 Jan 2003</p> <p>Could not access any other applications, namely:                  29/75/00003                  Land Adjacent To, Chainbridge Lane, Lound, Lound, Retford, Nottinghamshire                  ERECT 5 DWELLINGS</p>
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## Suitability

<i>Site Characteristics</i>		
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is currently no access onto Chainbridge Lane, however there is potential to open access onto the Lane.</p>	
<p><b>Is the site accessible?</b>                   Provide details of site's connectivity</p>	<p>The site is 300m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.8km from the A638. The nearest train service is from Retford.</p>	
<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following</b></p>	<p><b>Site lies within Impact</b></p>	<p>The site lies within SSSI</p>

<p><b>policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p><b>Risk Zone of one/two SSSIs</b></p>	<p>impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p> <p>The site is located adjacent to a Local Wildlife Site.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>There are no significant views into or out of the site. Neighbouring properties have a view of the site.</p> <p>The site is within the Idle Lowlands Landscape Character Area. The site can be viewed from the adjacent roadway.</p> <p>Development proposals would have to accord with Policy DM9 which requires that development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape</p>

		Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	The western edge of the site is within an Area of Archaeological Interest.

**Community facilities and services**

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<b>moderately located</b>	<b>Observations and comments</b> The site is moderately located in terms of proximity to local amenities, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.
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**Other key considerations**

Are there any Tree Preservation Orders on the site?	<b>No</b>	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	<b>Unknown</b>	There are no priority habitat designations on the site; however a detailed ecological assessment would need to be carried out before the submission of any planning application.

<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Powerlines run along the southern boundary of the site and lane.
<b>Characteristics</b>			
<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>		
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Flat</b>		
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>		
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No.</b>		
<b>Any other comments?</b>	<p>The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.</p> <p>The site is adjacent to a concrete casting plant, whereby noise, dust and heavy truck traffic have the potential to have impacts on the site. There is potential for noise and dust issues if site is developed while this concrete casting site is in operation. Heavy truck traffic also passes the site on route to the anaerobic digester plant (approximately 0.5 miles from the site).</p> <p>Development of the site will increase car usage coming into / through the village.</p>		

### 3.0. Availability

#### Availability

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

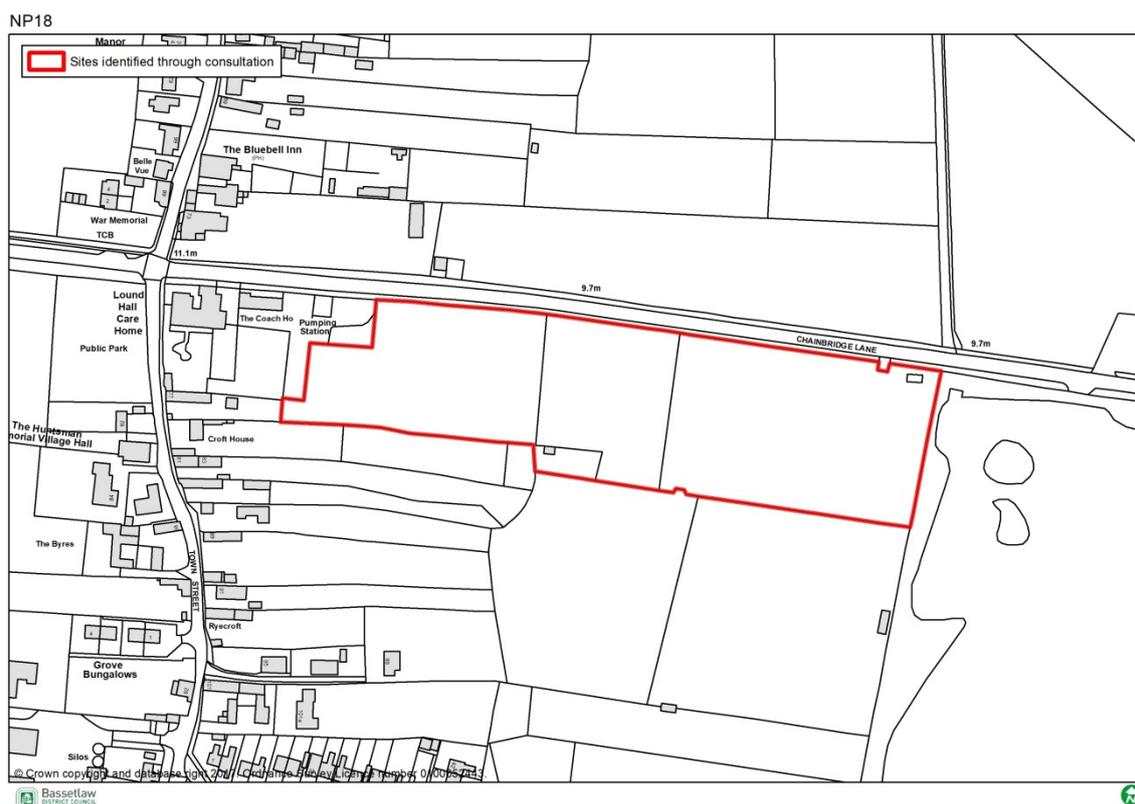
#### Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):	33
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> <li>• The site is available.</li> <li>• The site is in moderate location close to bus stop and village amenities, and close to the urban edge of the village;</li> <li>• The site is adjacent to concrete casting plant that has potential to have noise and dust issues. Chainbridge Lane is highly used with heavy truck traffic serving the concrete casting plant and anaerobic digester plant;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP18

### General information

<b>Site Reference / name</b>	NP18
<b>Site Address (or brief description of broad location)</b>	Land to south of Chainbridge Lane
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b>                  Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Reference 31/02/00024                  Application Received Thu 19 Dec 2002                  Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire                  Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY                  Status Decided                  Decision No Objection                  Decision Issued Date Thu 23 Jan 2003</p> <p>Could not access any other applications, namely:                  29/88/00022                  Land Adjacent To, Chainbridge Lane, Lound, Lound, Retford, Nottinghamshire                  CHANGE OF USE OF LAND TO SPORTS FIELD</p> <p>29/88/00019                  Land Adjacent To, Chainbridge Lane, Lound, Lound, Retford, Nottinghamshire                  ERECT CHANGING ROOM AND CONVERT NEW VEHICULAR ACCESS</p> <p>29/84/00008                  Land Adjacent To, Chainbridge Lane, Lound, Lound, Retford, Nottinghamshire                  CHANGE OF USE OF LAND FROM AGRICULTURAL TO MANUFACTURE OF</p>
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## Suitability

<i>Site Characteristics</i>	
<b>Is the current access adequate for the proposed</b>	There is potential to upgrade access onto Chainbridge

<b>development? If not, is there potential for access to be provided?</b>	Lane.
<b>Is the site accessible?</b> Provide details of site's connectivity	The site is 300m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.8km from the A638. The nearest train service is from Retford.

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>Site lies within Impact Risk Zone of one/two SSSIs</p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p> <p>The site is located adjacent to a Local Wildlife Site.</p>
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>Neighbouring properties have a view of the site.</p> <p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or</p>

		<p>creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to play a key role in conserving and reinforcing these qualities.</p> <p>There are no significant views into or out of the site.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>Site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p>The western half of the site is within an Area of Archaeological Interest.</p> <p>The southwestern edge is located within the Conservation Area.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>moderately located</b></p>	<p>The site is moderately located, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.</p>

<b>Other key considerations</b>			
Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Unknown	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Characteristics</b>			
<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>		
<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat		
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No		
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	Yes <b>Development of the site would not be in keeping with the size and character of the village</b>		
<b>Any other comments?</b>	<p>The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.</p> <p>The site is adjacent to a concrete casting plant, whereby noise, dust and heavy truck traffic have the potential to have impacts on the site. There is potential for noise and dust issues if site is developed while this concrete casting site is in operation. Heavy truck traffic also passes the site en route to the anaerobic digester plant (approximately 0.5 miles from the site).</p> <p>Development of the site will increase car usage coming into / through the village.</p>		

### 3.0. Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

### 4.0. Summary

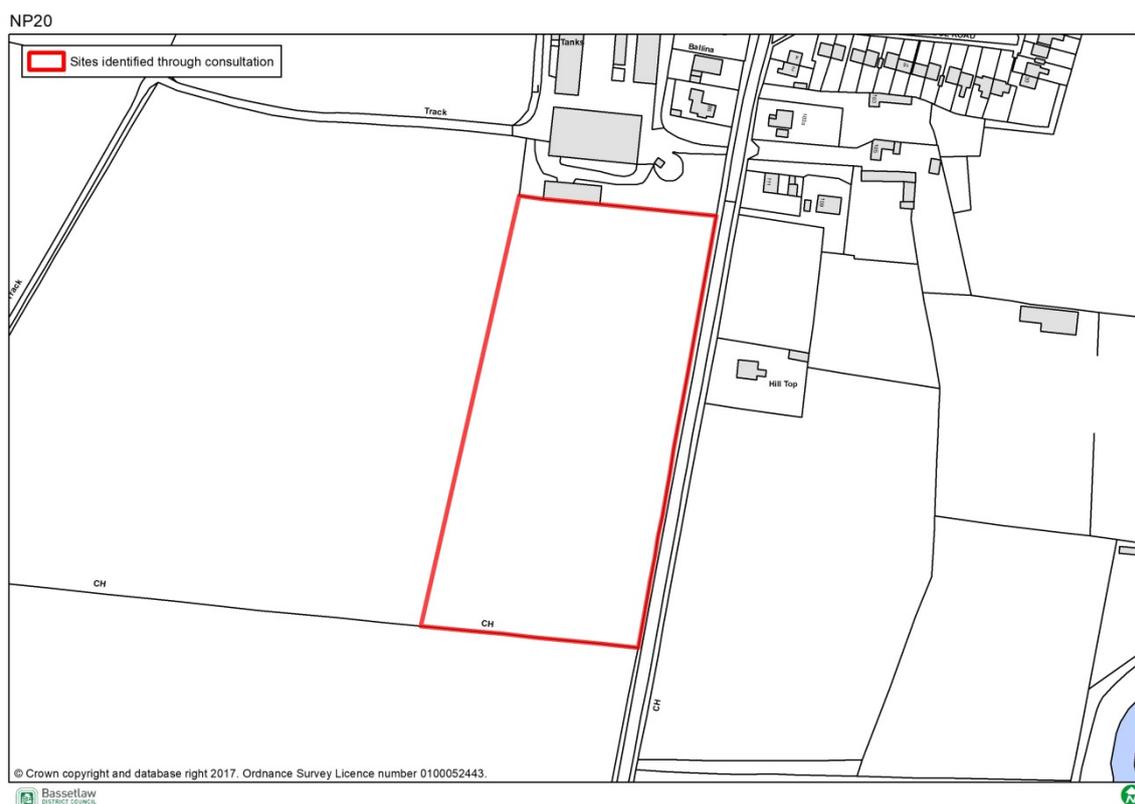
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>	
	Please tick a box
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	60
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available</li> <li>• The site is in a moderate location in terms of proximity to bus stop and village amenities;</li> <li>• The site is adjacent to concrete casting plant that has potential to have noise and dust issues. Road is heavily used with heavy truck traffic serving the concrete casting plant and anaerobic digester plant;</li> <li>• Development of the site would not be in keeping with the size and character of the village.</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP20

### General information

<b>Site Reference / name</b>	NP20
<b>Site Address (or brief description of broad location)</b>	Land to the west of Town Street
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None known</p>
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## Suitability

<i>Site Characteristics</i>	
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is currently no access from the site onto Town Street. There is potential for access, however an undulating road has the potential to give rise to safety issues in consultation with the highway authority.</p>
<p><b>Is the site accessible?</b>  Provide details of site's connectivity</p>	<p>The site is approximately 3km from the A638. The nearest train service is from Retford.</p>

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>

<p><b>Ecological value?</b>                  Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species as there are mature trees on the site boundary; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>There are views eastward and westward over open countryside.</p> <p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p>
<p><b>Agricultural Land</b>                  Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p>moderately located</p>	<p>The site is moderately located in terms of proximity to village amenities on the southern edge of the village. Site is 200m from nearest bus stop with infrequent bus service to Retford. Bus services are every second hour during working hours. Primary services are located in Retford.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Unknown	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
Significant infrastructure crossing the site i.e. power lines/ pipe lines,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

or in close proximity to hazardous installations			
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**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Flat</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes. Although the site is on the urban edge of the village, development would elongate the village to the south past the natural boundary of the village at Yew Tree Farm. Development of the site would not be in keeping with the size and character of the village</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.  Development of the site will increase car usage coming into / through the village.

**3.0. Availability**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Site is potentially available
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

**4.0. Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

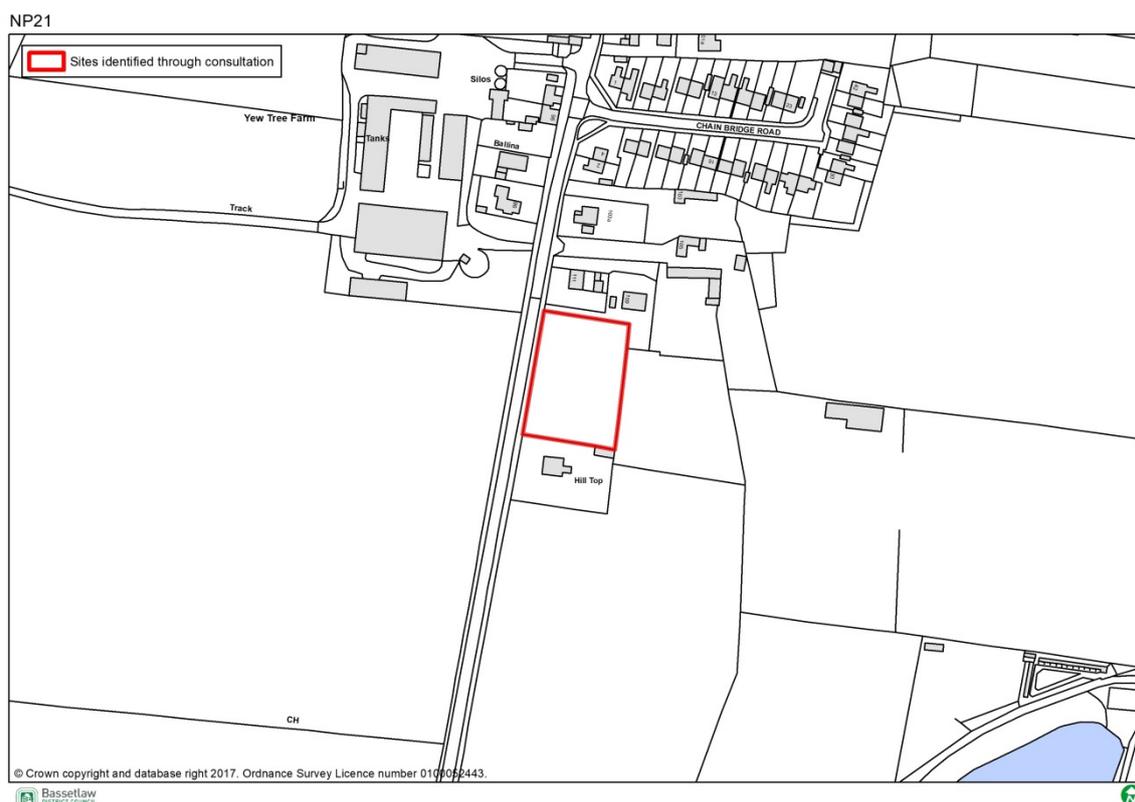
**Conclusions**

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	60
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in a moderate location on the southern edge of the village, introducing an element of sprawl to the southern side of the village;</li> <li>• The site has potential to have access issues.</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Proforma – NP21

### General information

<b>Site Reference / name</b>	NP21
<b>Site Address (or brief description of broad location)</b>	Land to the east of Town Street
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.3
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

and any associated infrastructure.				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Reference 31/02/00024 Application Received Thu 19 Dec 2002 Address UK Coal Ltd, Lound, Mattersey And Everton, Retford, Nottinghamshire Proposal SEISMIC SURVEY TO MAP GEOLOGICAL STRUCTURE OF RESERVES FOR HARWORTH COLLIERY Status Decided Decision No Objection Decision Issued Date Thu 23 Jan 2003			



## Suitability

<i>Site Characteristics</i>	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	There is potential to upgrade access onto Town St. Site is located near brow of hill, whereby access onto Town St. has potential to be in a blind spot. This has potential to be an access issue when consulting with the highways authority.
<b>Is the site accessible?</b>  Provide details of site's connectivity	The site is 130m distance to bus stop with infrequent bus service to Retford. Site is approximately 3.1km from the A638. The nearest train service is from Retford.

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments

<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed</p>

		<p>development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>There are views eastward across the site towards woodland and the tree screened wetland area.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>moderately located</b></p>	<p>The site is moderately located in close proximity to village amenities, and is within walking distance to a bus stop. Bus services are however every second hour during working hours. Services and amenities are largely located in Retford, 9km from Lound.</p>

**Other key considerations**

<p>Are there any Tree Preservation Orders on the site?</p>	<p><b>No</b></p>	
<p>Would development lead to the loss of habitats with the potential to support protected species, for</p>	<p><b>Unknown</b></p>	<p>There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning</p>

example mature trees, woodland, hedgerows and waterbodies?		application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>Characteristics</b>	
Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Southern half of site suddenly slopes from southwest to east</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	No.
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.  Development of the site will increase car usage coming into / through the village.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown



problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5-15

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

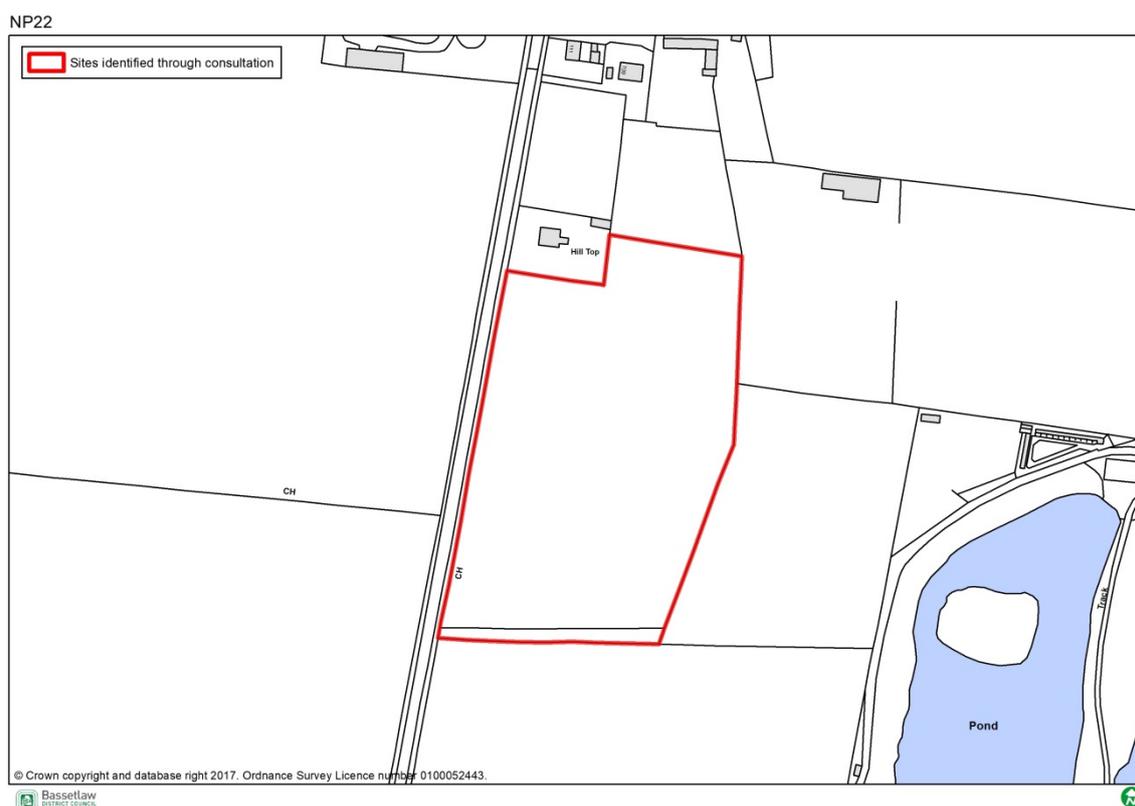
Please tick a box

<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	9
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is available</li> <li>• The site is in a moderate location close to bus stop and village amenities;</li> <li>• The site is likely to have safety implications due to access being near brow of hill;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-forma – NP22

### General information

<b>Site Reference / name</b>	NP22
<b>Site Address (or brief description of broad location)</b>	Land to the east of Town Street
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None known</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access from the site onto the southern end of Town Street. Safety issues exist due to undulating roadway creating blind spots for oncoming traffic. Consultation is required with the highways authority to confirm feasibility of creating safe access for proposed housing development.</p>
<p><b>Is the site accessible?</b> Provide details of site's connectivity</p>	<p>The site is approximately 3km from the A638. The nearest train service is from Retford. The site is 200m distance to bus stop with infrequent bus service to Retford</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Green Belt</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>

<ul style="list-style-type: none"> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species as there are mature trees on the site boundary; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>There are views eastward across the site towards woodland and the tree screened wetland area.</p> <p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p>

<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified as the best and most versatile agricultural land.</p>
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**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	<p>Site is adjacent to an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p><b>poorly located</b></p>	<p>The site is poorly located in terms of proximity to village amenities and removed from the southern edge of the village. Site is not on the urban edge, whereby more favourably located sites lie between Site 22 and the village. Site is 300m from nearest bus stop. Bus services are every second hour during working hours. Primary services are located in Retford.</p>

**Other key considerations**

<p>Are there any Tree Preservation Orders on the site?</p>	<p><b>No</b></p>	
<p>Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?</p>	<p><b>Unknown</b></p>	<p>There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.</p>
<p>Public Right of Way</p>	<p><b>No</b></p>	
<p>Existing social or community value (provide details)</p>	<p><b>No</b></p>	
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p><b>Yes</b></p>	<p><b>No</b></p>
		<p>Unknown. An assessment would need to be</p>

<b>Ground Contamination</b>	<input type="checkbox"/>	<input type="checkbox"/>	undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	<b>Southern half of site has large slope to the south east</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes</b> <b>Development of the site would not be in keeping with the size and character of the village. Site is outside the village and removed from the urban edge.</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.  Development of the site will increase car usage coming into / through the village.

### 3.0. Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Site is potentially available
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

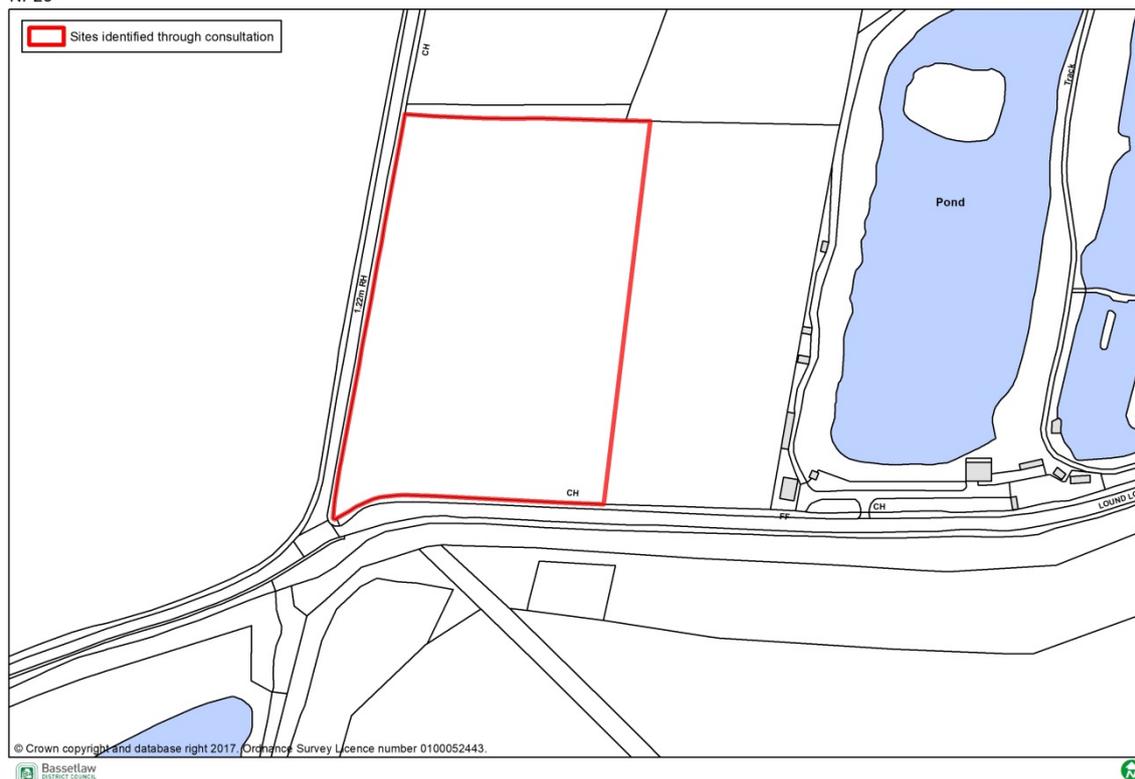
Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	60
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in a poor location and removed from the southern edge of the village, introducing an element of sprawl to the southern side of the village;</li> <li>• A large slope to the south-eastern edge of the site has the potential to reduce the developable area of the site;</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

## Site Assessment Pro-Forma – NP23

### General information

<b>Site Reference / name</b>	NP23
<b>Site Address (or brief description of broad location)</b>	Land to the east of Town Street and to the north of Lound Low Road
<b>Current use</b>	Agricultural
<b>Proposed use</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2.2
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	NP Call for Sites 2017

NP23



### Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?</p>	<p>None known</p>
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## Suitability

### Site Characteristics

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is currently no access to the site. There is potential for access onto the road leading onto Town Street, however an undulating road has the potential to give rise to safety issues in consultation with the highway authority. There is potential to create access onto the Lound Low Road, and the road would require surfacing from its present loose surface condition.</p>
<p><b>Is the site accessible?</b>  Provide details of site's connectivity</p>	<p>The site is approximately 3km from the A638. The nearest train service is from Retford.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> </ul>	<p><b>Site lies within Impact Risk Zone of one/two SSSIs</b></p>	<p>The site lies within SSSI impact risk zones, but considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>

<ul style="list-style-type: none"> <li><b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Ecological value?</b>          Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There could be potential for protected species as there are mature trees on the site boundary; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium landscape sensitivity</b></p> <p><b>Medium visual impact</b></p>	<p>The site is within the Idle Lowlands Landscape Character Area.</p> <p>Development proposals would have to accord with Policy DM9 which requires that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.</p> <p>The site is within the Policy Zone 07: Lound which has good landscape condition and moderate landscape sensitivity overall. The Landscape Actions for the area are to conserve and reinforce landscape (natural boundaries) and built (traditional character; local vernacular) features. Proposed development will be required to can play a key role in conserving and reinforcing these qualities.</p> <p>There are significant views across the site towards Lound Village and to the west from the Low Lound Road.</p>
<p><b>Agricultural Land</b>          Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is in agricultural/equestrian land use, however is not classified</p>

		as the best and most versatile agricultural land.
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**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site lies within an Area of Archaeological Interest.</p>

**Community facilities and services**

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p>poorly located</p>	<p>The site is poorly located and removed from the southern edge of the village. Site is not on the urban edge, whereby more favourably located sites lie between Site 23 and the village. The site is next to bus stop with infrequent bus service to Retford Services and amenities are largely located in Retford, 9km from Lound.</p>

**Other key considerations**

Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Unknown	There are no priority habitat designations on the site, however a detailed ecological assessment would need to be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is an agricultural green field.

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	<b>Yes</b> <b>Development of the site would not be in keeping with the size and character of the village. Site is outside the village and removed from the urban edge.</b>
<b>Any other comments?</b>	The site is outside the Settlement Boundary and so would conflict with Local Plan Policy with regard to permitting residential development in open countryside.  Development of the site will increase car usage coming into / through the village.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Site is potentially available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

## 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Conclusions

Please tick a box	
<b>The site is appropriate for allocation</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is not appropriate for allocation</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity (30 dph in accordance with the 2017 BDC LAA):</b>	66
<b>Key evidence (3-4 bullet points) for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is not known to be currently available;</li> <li>• The site is in a poor location and removed from the southern edge of the village, introducing an element of sprawl and fragmentation to the southern side of the village. Development of the site would not be in keeping with the size and character of the village;</li> <li>• The site does not currently have access, with potential for new access likely to have significant safety issues that would need to be consulted upon with the highways Authority;</li> <li>• Services and amenities are largely located in Retford, 9km from Lound.</li> <li>• The site is outside the settlement boundary, whereby the principle of development is not permitted in accordance with Local Plan policy. A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan.</li> </ul>

