

Bassetlaw District Council			
Heritage/Conservation Consultation			
From: Simon Britt/Aimee Dobb/Michael Tagg Conservation Officer			To: Luke Brown/Will Wilson Neighbourhood Planning Officer
Neighbourhood Plan: Lound Neighbourhood Plan			Date: 23 rd February 2018
Issue:		Potential housing allocation sites	
BDC ref:	Lound Ref:	Location	Conservation constraints and comments:
NP01	21	North of Loundfield track	No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .
NP02	14NE	West of Paddocks	No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .
NP03	14NW	East of Mattersey Road (north)	No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .
NP04	14S + 16N	East of Mattersey Road (middle)	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of views from Mattersey Road and in altering its rural setting. Conservation would therefore have concerns with development on this site.
NP05	10/1	North field, Little Top Lane	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of views from Little Top Lane and in altering its rural setting. Conservation would therefore have concerns with development on this site.
NP06	10/2	Middle field, Little Top Lane	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of views from Little Top Lane and in altering its rural setting. Conservation would therefore have concerns with development on this site.
NP07	6	Plot east of Little Top Lane	No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .
NP08	10/3	South field, Little Top Lane	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of views from Little Top Lane and in altering its rural setting. Development here may also impact upon the setting of the Conservation Area. Conservation would therefore have concerns with development on this site.
NP09	8N	North of Daneshill Road	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of views from

			Mattersey Road and Daneshill Road and in altering its rural setting. The site is also alongside the main entrance into the village, within which is the Conservation Area. This stretch of road forms a part of the Conservation Area's rural setting, being tree-lined and characterised by open views either side, overall providing a park/estate character to the roadway. Conservation would therefore have concerns with development on this site.
NP10	8S	South of Daneshill Road	The site is in the setting of a Listed Building (Highfield House). Development on this site may affect the setting of the Listed Building, especially in terms of altering its rural setting. The site is also alongside the main entrance into the village, within which is the Conservation Area. This stretch of road forms a part of the Conservation Area's rural setting, being tree-lined and characterised by open views either side, overall providing a park/estate character to the roadway. Conservation would therefore have concerns with development on this site.
NP11	16S	East of Mattersey Road (south)	No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .
NP12	11	Field north-east of Town Street	This is identified as an area of archaeological interest. An archaeological survey would be required as part of any application on the site. Notwithstanding this, Conservation has <u>no concerns</u> .
NP13	17N	North of Neatholme Lane	The site is in the setting of the Conservation Area. As such, any development should seek to preserve or enhance that setting. In addition, this site is identified as an area of archaeological interest. An archaeological survey would be required as part of any application on the site. Conservation has <u>no concerns</u> , subject to details.
NP14	17S	South of Neatholme Lane	The site is in the setting of the Conservation Area. As such, any development should seek to preserve or enhance that setting. In addition, this site is identified as an area of archaeological interest. An archaeological survey would be required as part of any application on the site. Conservation has <u>no concerns</u> , subject to details.
NP15	9	Field behind The Elms	<p>The site is in the Conservation Area and in the setting of Listed Buildings. Mature trees exist around the boundary, with further large trees on the interior. The site is mostly grass. As an open space, the site currently makes a positive contribution to the character of the Conservation Area and setting of Listed Buildings, especially in winter months when views through the trees are more open. The unbroken grassed verge and tree belt alongside the road is especially important.</p> <p>The loss of the open space, any trees and the interruption of the verge/tree boundary, may harm the character of the</p>

			Conservation Area and setting of Listed Buildings. Therefore, Conservation would have concerns with development on this site.
NP16	18	Plot next to Village Green	<p>The site is in the Conservation Area and in the setting of Listed Buildings. The site is characterised by a traditional brick wall along Town Street, with a combination of brick wall and mature trees alongside Daneshill Road. The site wraps around the small public park, an open space that has a positive impact on the Conservation Area and setting of Listed Buildings. Much of the site is overgrown, although contains a number of mature trees, some of which are covered by a TPO. The southern part of the site was historically a garden/orchard associated with the farm opposite (now 77 Town Street).</p> <p>Development on this site is likely to result in the loss of historic walls and may require the removal of mature trees. This may cause harm to the character of the Conservation Area and the setting of Listed Buildings. Therefore, Conservation would have concerns with this site being developed.</p> <p>There may also be archaeological constraints given the proximity to the centre of the village and the building that used to occupy the site in the 18th century (shown on the 1778 map).</p>
NP17	7N	North of Chainbridge Lane	<p>The site is in the setting of the Conservation Area and several Listed Buildings. The site is currently fields/paddocks, although in terms of the Listed Buildings, is separated from those by a post and rail fence and outbuildings, therefore appearing as part of the open countryside. The hedges and grass verges alongside the road front contribute positively to that setting.</p> <p>Conservation would have <u>no concerns</u> with the principle of development, subject to details (including the retention of the boundary hedge).</p>
NP18	7S	South of Chainbridge Lane	<p>The site is in the setting of the Conservation Area and several Listed Buildings. The site is currently fields, separated from the curtilages of buildings to the west by hedges. The hedges, trees and grass verges alongside the road front contribute positively to that setting.</p> <p>Conservation would have <u>no concerns</u> with the principle of development, subject to details (including the retention of the boundary hedge).</p>
NP19	15	Farm yard west of Town Street	The site is in the setting of a Listed Building and is partly within and partly in the setting of the Conservation Area. A series of large modern (c1950s) agricultural buildings cover much of the site, with the rest mostly hardstanding. The

			development of this site could, subject to details, help to enhance the setting of the Listed Building and the character and setting of the Conservation Area. Therefore, Conservation would have <u>no concerns</u> , subject to details.
NP20	13W	West of Town Street	This site is in the setting of a Listed Building & the Conservation Area. It comprises open fields, separated from the Listed Building by modern dwellings and part of the modern farm. The hedge alongside the road contributes positively to that setting. Conservation would have <u>no concerns</u> with development on this site, subject to details (including the retention of the boundary hedge).
NP21	13NE	East of Town Street (north)	This site is in the setting of a Listed Building & the Conservation Area. It comprises a large paddock. The hedge alongside the road contributes positively to that setting. Conservation would have <u>no concerns</u> with development on this site, subject to details (including the retention of the boundary hedge).
NP22	13SE	East of Town Street (middle)	This site is in the setting of a Listed Building & the Conservation Area. It comprises agricultural fields. The hedge alongside the road contributes positively to that setting. Conservation would have <u>no concerns</u> with development on this site, subject to details (including the retention of the boundary hedge).
NP23	13SE	East of Town Street (south)	This is identified as an area of archaeological interest. An archaeological survey would be required as part of any application on the site. Notwithstanding this, Conservation has <u>no concerns</u> .

These are the views of the Conservation Team only and should be taken into account alongside other planning considerations in assessing proposed development sites.