

NP02: Land to the west of The Paddocks

Size:
0.5 hectares

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
The site would require linking into the village by the provision of a 2.0m wide footway. However, it is difficult to see how a footway could be provided to connect the site with existing footway provision around the Little Top Lane junction within the existing public highway. The village speed-limit will require extending passed the site if the footway issue could be overcome by way of acquisition of land.

BDC Conservation comments:
No heritage assets affected. Therefore, Conservation has <u>no concerns</u> .

NP02: Land to the west of The Paddocks

AECOM assessment summary:

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.

The site was found suitable with respect to the following policy and material considerations:

- Site is on the urban edge of Lound village and moderately located to local village amenities;
- Consultation is needed with the Highways Authority with regard to site access and roadway capacity for proposed housing;
- 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.

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.

NP05: Land to the west of Little Top Lane

Size:
1 hectare

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
Little Top Lane and Town Street will require improvement around the site frontage including the provision of footways and carriageway widening. It would need to be demonstrated that adequate visibility splays can be achieved from any potential point of access. The village speed-limit will require extending passed the site.

BDC Conservation comments:
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.

NP05: Land to the west of Little Top Lane

AECOM assessment summary:
<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 site within the Neighbourhood Plan.</p>

NP06: Land to the west of Little Top Lane

Size:
0.4 hectares

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
This site would only be supported if Little Top Lane is made up including carriageway widening and the provision of footways unless the site can be access through NP04.

BDC Conservation comments:
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: Land to the west of Little Top Lane

AECOM assessment summary:
<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>

NP12: Land at Cherry Tree Farm, Town Street

Size:
2 hectares

Landowner support:
<p>Site NP12 is being put forward on the basis of the following statement from the Landowner:</p> <p><i>“As the new Landowner of the field opposite Cherry Tree Farm, which has been identified in the Neighbourhood Planning process as a site (Reference NP12 / BDC LAA215) possibly suitable for residential housing development, I have been asked to clarify my views on the future use of this land as follows:</i></p> <p><i>For many years we have operated a family equestrian business in Lound from stables on Neatholme Lane. As well as the field opposite Cherry Tree Farm, where we have already recently established paddocks for our horses by the erection of fencing and the planting of hedges, we now own connecting land between this and the Neatholme Lane site. Lound is our home and we want to continue to run our business, with the employment opportunities that it provides, here in Lound. Accordingly, we have no wish to put this new plot of land by Cherry Tree Farm forward for multiple housing development of the type that has been previously proposed. However, for some time we have wanted to build a suitable family home much nearer to the centre of our operations, from which to control the business and to directly watch over our very valuable animals. Our ideal location for such a house would be on the Cherry Tree Farm field away from the road. We believe that this could provide a good solution, both for the long term future of our business in Lound and for our neighbours in the Village.</i></p> <p><i>In addition, the development of this land in the way I have described would allow us to establish our main entrance on the corner between Cherry Tree Farm and the Pinfold bus stop. This would almost eliminate heavy traffic on the narrow Neatholme Lane and the difficulties of large vehicles turning at the junction of the Lane with Town Street.”</i></p>

NCC Highways comments:
<p>The private road to Lound Grange, amongst other things, will require making up to highway adoption standard including the provision of footways to a point beyond where the site is to be accessed.</p>

BDC Conservation comments:
<p>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>.</p>

NP12: Land at Cherry Tree Farm, Town Street

AECOM assessment summary:
<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 to the north of Neatholme Road

Size:
0.2 hectares

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
In order to serve additional development, Neatholme Road would require making up to all-purpose highway adoption standard and visibility would need to be improved for vehicles emerging onto Town Street. Neither look to be possible.

BDC Conservation comments:
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.

NP13: Land to the north of Neatholme Road

AECOM assessment summary:
<p>The site is currently 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 to the south of Daneshill Road

Size:
0.2 hectares

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
It would appear to be impossible to provide an access onto Town Street that affords adequate visibility. The site would therefore have to be accessed from Daneshill Road. A footway would be required up to the cross roads.

BDC Conservation comments:
<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>

NP16: Land to the south of Daneshill Road

AECOM assessment summary:

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;

The site was found suitable with respect to the following policy and material considerations:

- Site is on the urban edge of Lound village and favourably located to local village amenities;
- Consultation is needed with the Highways Authority with regard to site access (proximity to crossroads);
- 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;

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.

NP18: Land to the south of Chainbridge Lane

Size:
0.84 hectares

Landowner support:
Original site area has been reduced at the landowner request: <i>"After receiving the Public Consultation leaflet distributed to the whole village we would like to amend the area of our land to be considered for proposed development as indicated on the attached copy of your village map. The area hatched in red closest to the village to be identified for a sympathetic, small scale development leaving the remaining paddocks for our horses. I trust this amendment is acceptable. The original letter from Bassetlaw District Council was rather ambiguous with regard to the extent of proposed development and we would not wish to develop the whole of our property to the detriment of our enjoyment of living in our home".</i>

NCC Highways comments:
The Highway Authority has strong reservations with respect residential development served from Chainbridge Lane. It currently carries a high proportion of heavy industrial traffic and agricultural vehicles, lacks the provision of footways, and affords extremely limited visibility for vehicles emerging at the junction with Town Street. It is therefore unlikely that the Highway Authority would be in a position to support a planning application in the interests of highway safety.

BDC Conservation comments:
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. Conservation would have <u>no concerns</u> with the principle of development, subject to details (including the retention of the boundary hedge).

NP18: Land to the south of Chainbridge Lane

AECOM assessment summary:
<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: Land at Yew Tree Farm, Town Street

Size:
0.97 hectares

Landowner support:
<p>Site NP19 is being put forward on the basis of the following statement from the Landowner:</p> <p><i>"I have offered Yew Tree Farm yard for consideration as a possible site for development. The reasons for this are as follows:</i></p> <p><i>We have considerable problems negotiating Town Street with lorries and farm traffic so would like to make a road from the back of the farm to either Daneshill Road or Mattersey Road. This road would be for HGV and tractor traffic only.</i></p> <p><i>The concrete farm buildings were designed for animal housing and are obsolete.</i></p> <p><i>Permission to replace these buildings with a small number of dwellings (min 5 max 9) on the site would fund the new farm road thereby reducing any friction caused by large vehicles trying to negotiate Town Street. (260 HGV's/yr).</i></p> <p><i>Access to the dwellings would be by one or both of the existing entrances off Town Street."</i></p>

NCC Highways comments:
Vehicular access should be limited to the southern Town Street frontage. Pedestrian provision to link the site with the footway on the opposite side of Town street will be required.

BDC Conservation comments:
<p>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.</p>

NP19: Land at Yew Tree Farm, Town Street

AECOM assessment summary:
<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>

NP21: Land to the east of Town Street

Size:
0.3 hectares

Landowner support:
The landowner has confirmed that the site is available, and that they are happy for it to be considered.

NCC Highways comments:
The footway will require widening to 2.0m across the site frontage. The village speed-limit will require extending passed the site.

BDC Conservation comments:
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).

NP21: Land to the east of Town Street

AECOM assessment summary:
<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>

General Comments (All Sites)

BDC Surface Drainage comments:
<p>There is no history of major flooding in Lound with no rivers or main watercourses giving rise to fluvial flooding.</p> <p>The only incidents I can recall are when intense storms have led to overloading of the public surface water sewers leading to highway flooding in low spots.</p> <p>The prevailing ground conditions in Lound are predominantly of a sandy/gravelly nature which would support SUDs for disposal of surface water on any new developments.</p> <p>On the basis of the above I have no objection to the allocation of the sites proposed.</p>