

## **SELECTION OF SITES FOR NEW HOUSING DEVELOPMENT IN LOUND - How they were chosen.**

### **Suggestions from Residents**

The Lound Neighbourhood Plan Steering Group ("Steering Group") have had substantive consultation with residents regarding potential sites on which to develop additional housing.

The Residents' Survey of 2016 asked for suggestions of areas of land within the Parish which might be considered suitable for new housing development.

**13** areas of land were identified from the **443** suggestions in reply to this question. As some of these pieces of land were owned by several different landowners, the **13** areas became **23** specific sites. These are shown in BLUE on the following map and each has an identification number prefixed "NP".

### **Initial Site Assessment**

In 2015 Bassetlaw District Council ("BDC") had made a call to landowners throughout the district to ascertain what land might be available for housing development. This was to encourage the release of land to address a housing shortfall in Bassetlaw. From this call, **2** sites in Lound were offered as available by their owners and assessed by BDC as having potential for development. These are NP12 and NP19 on the map below, having also been suggested by the later Residents' Survey. However, the owners were not encouraged to submit development plans as there was an embargo on new building in the Parish at that time.

During 2017, BDC was asked by the Steering Group to write to the owners of the **23** sites to ascertain whether they were available for development. **12** replied they had some land available, **3** said theirs was not available, whilst no response was received regarding **8** sites.

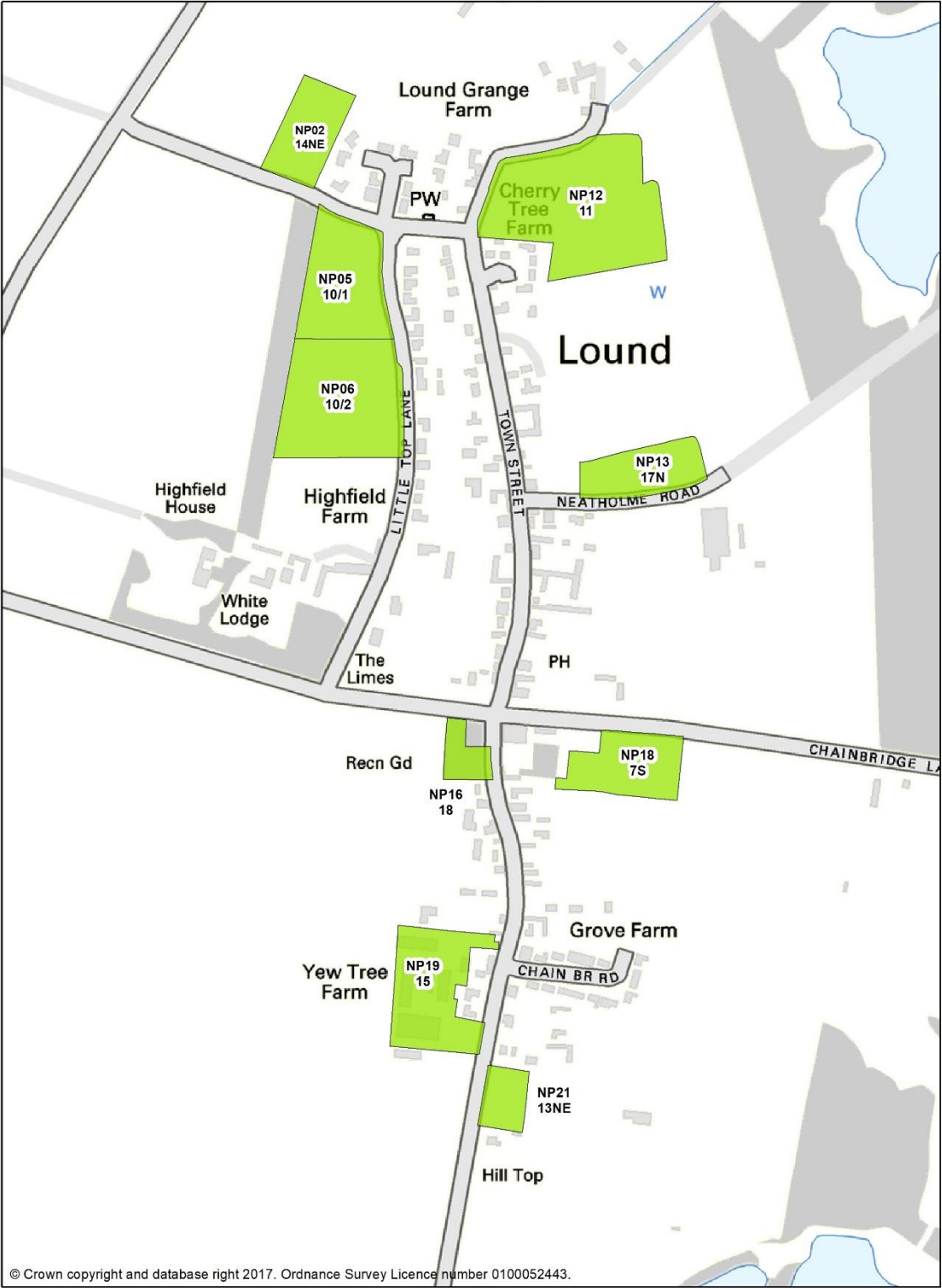
In May 2017, AECOM, a firm of independent planning consultants, was engaged to undertake a technical survey of **21** of the **23** sites. The **2** sites which were definitely known to be unavailable at that time were excluded. Normally this survey would have been made by BDC, but at the time their resources were already stretched and the Steering Group was advised to employ AECOM. Their Report was published in January 2018 and added to the village website.

## Lound Neighbourhood Plan



In early 2018, BDC undertook a consultation with the Statutory Bodies in respect of all **23** sites. As a result, of the **12** sites that were available, **3** were eliminated by BDC Planning Policy Department as being "detached from the built form". This left **9** sites remaining for further consideration. These sites are shown in GREEN on the map below.

Lound Neighbourhood Plan: Sites to be taken forward for public consultation



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## Public Consultation on Sites

In June 2018 the Steering Group hand delivered an Information Sheet to every residence in the Parish which:

- Described how the **23** sites they suggested had been reduced to **9** which were considered both available and had potential for development
- Invited parishioners to two Public Consultation events held in the Village Hall: one on a Saturday afternoon, the other on a Thursday evening, in mid-June and early July respectively.
- Detailed how parishioners could influence the Site Selection Process by obtaining a Preference Form and recording their preferences, for or against, each of the **9** proposed sites and, more importantly, suggest the style, type and number of dwellings which might be developed on each site.

At the two Public Consultation events (and by hand delivery where parishioners were unable to attend the events) **208** Preference Forms were issued to residents from **92** households. Of these, **163** forms were completed and returned from **78** households.



The analysis of the Preference Forms showed the following numeric results and these were advised to residents via the Crier: The full analysis including residents' comments on each site appear on the village website under "Consultation".

Site	Yes	No	Undecided	Total
NP02	84	74	5	163
NP05	56	97	10	163
NP06	46	107	10	163
NP12	88	70	5	163
NP13	44	112	7	163
NP16	34	120	9	163
NP18	72	83	8	163
NP19	123	35	5	163
NP21	100	56	7	163

There were **4** sites clearly preferred, another **4** which did not find favour and the final **1** was only marginally not preferred.

The Steering Group decided it would be prudent to subject the Comments made regarding the **4** chosen and **1** marginal sites to full analysis. This was completed in October and a Public Notice showing summaries on each site was circulated to homes with the November 2018 issue of the Crier.

### Further Statutory Consultation

BDC undertook a further consultation with additional Statutory Bodies in respect of all **9** sites and their Report was made available on the village website in October 2018.

### Design Code

In August 2018, representatives of AECOM were commissioned by the Steering Group to examine the selected sites and produce a Design Code to help create policies under which the sites would be developed. AECOM advised that all **9** sites taken to Public Consultation should be included in their review. They produced drafts of their report during September and October with the final version in November and this is also on the website.

## **Discussions with Landowners**

Once the Site Selection Analysis, Reports of Statutory Bodies and draft Design Code were available, a sub-committee comprising three members of the Steering Group held discussions with owners of the **5** most preferred sites. The meetings, held individually (or in one case an exchange of ideas by email), were to share and clarify the expectations of all parties. Reports of the meetings/dialogue were compiled for the benefit of landowners, the Steering Group and its advisers.

These are summarized below:

### **NP02 - Field to the north of Town Street and west of The Paddocks**

The landowner confirms the site is available for sale to a developer and research suggests building **5** high-quality, 4-bed detached houses with garages and off-street parking. Two-storey, within character and not over-shadowing neighbouring properties.

Timescale - target date - within **5** years.

### **NP12 - Fields opposite Cherry Tree Farm and north of Pinfold Close**

The landowner wishes to build a large, two-storey, family home on the eastern edge of the land. The substantial remainder of the 2 hectare (5 acre) site to continue its existing use as paddocks forming part of the equestrian business.

Timescale - target date - within **5** years.

### **NP18 - Land to south of Chainbridge Lane**

Proposal to build a small development of 9 dwellings - four 4-bed, one smaller 3/4-bed detached and two pairs of semi-detached houses, all two-storey with garages and off-street parking.

Timescale - target date - 10-15 years.

### **NP19 -Yard and site of old buildings at Yew Tree Farm, off Town Street South**

Removal of old buildings and development of 5 detached dwellings.

Timescale - target date - 10-15 years.

### **NP21 - Field to east of Town Street South and north of Hill Top.**

Intention to build 2 large, family homes on individual plots and each with its own access onto Town Street.

Timescale - target date - 7-15 years.

Subsequently, in June 2019, it was agreed this site which comprises two separate titles of equal land area, each in sole ownership, would be treated as **NP21 (north)** and **NP21 (south)**.

**NP21 (north)** to be built with 1 dwelling as above.

**NP21 (south)** to accommodate 3 small bungalows, south facing and with access from the landowners existing drive (Hill Top) onto Town Street. Timescale - 2-5 years.

## Site Allocation

The Bassetlaw draft Local Plan requires the Parish to provide **21** new dwellings in the period 2020-2035.

Figure 6 on page 66 of the draft Local Plan shows five housing delivery routes. A significant sentence here reads "Neighbourhood plan areas choosing routes 3, 4 or 5 will be less vulnerable to unplanned housing development because it would positively address the requirements of the NPPF (National Planning Policy Framework) and PPG (Planning Policy Guidelines)." Route 3 is where Neighbourhood Plans make allocations for a number of dwellings below the Requirement figure and the difference up to the Requirement is made up by "Windfall growth". This has the advantage that additional planning applications for projects that have not been allocated can still be handled under the "rules" of the Lound Neighbourhood Plan up to the Required number of dwellings. The Steering Group believe Route 3 is appropriate for Lound's site allocation.

Windfall growth. The NPPF defines windfall sites as "Sites not specifically identified in the development plan".

Currently, there is **1** planning permission which contributes to Lound's target of **21** new homes. Thus, to complete the target, Sites **NP02, NP12, NP19, NP21 (north) and NP21 (south)**, which collectively provide **15** new dwellings together with **5** additional homes under the "Windfall" provisions have been allocated into the Neighbourhood Plan. This is summarised as follows:-

Development	Number of Dwellings (Approximate *)	Timeline
Current Permissions	1	Current
Site NP02	5 *	Within 5 years
Site NP12	1	Within 5 years
Site NP19	5 *	10 – 15 years
Site NP21 (north)	1	7 – 15 years
Site NP21 (south)	3	2-5 years
Windfall Policy	5	-
<b>Total</b>	<b>21</b>	-

Full consideration was given to site **NP18** which the landowners suggested might provide **9** dwellings including **2** pairs of semi-detached houses. This site was rejected in the Public Consultation but only by a small majority. It was agreed that to allocate it in the Site Selection would be contrary to parishioners wishes on two counts; (a) it was not a preferred site and (b) adding **9** properties to the above figures would be unacceptably high given the conclusions of the Residents' Survey. Additionally, the landowners were considering a potential development date towards the end of the NP. There is a strong argument to identify **NP18** in the draft NP as a "reserve" site should there be changes in the allocation in future years, though some concern was expressed regarding the proposed building density, which is higher than the immediate developed area.

Site plans of the allocated sites can be viewed in the AECOM Design Code Report on the website.