

Pre - Submission Draft

Lound Neighbourhood Plan 2020-2035



***Produced by Lound Neighbourhood Plan Steering Group on behalf of Lound Parish Council
and residents***

14/07/2020

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1 Foreword

Lound is a small village but a vibrant community, much appreciated by its residents. There is a strong feeling to protect and preserve the quality of life and the environs that parishioners currently enjoy.

In December 2015, Lound Parish Council were requested by residents to create a Neighbourhood Plan with the intention that they should have some influence over future development in the village. The Lound Neighbourhood Plan has been produced on behalf of Lound Parish Council by a Steering Group comprising Parish Councillors and community volunteers, assisted and advised by independent consultants and facilitated by Bassetlaw District Council personnel. It has been funded by grants from The Big Lottery and Locality.

The Lound Neighbourhood Plan reflects community-wide comments, observations and concerns about the future of the village. It combines census information with strategic and statistical evidence to provide viable solutions to balance the residents' desire to limit development in Lound against the needs of the country and Bassetlaw in particular for additional housing.

Once made, the Lound Neighbourhood Plan will become part of the formal planning process of Bassetlaw District Council. It will determine the location, style and quality of residential development in Lound until 2035.

Colin Beaumont

On behalf of Lound Neighbourhood Plan Steering Group



2 The Lound Neighbourhood Plan

- 1 The Lound Neighbourhood Plan (LNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Bassetlaw District Council it will form part of the Development Plan for Bassetlaw District Council, which will be applicable within the Neighbourhood Plan Area and also includes the Core Strategy and the Nottinghamshire County Council (NCC) Minerals and Waste Strategy. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Lound Neighbourhood Plan will be used by
 - a) Planners at Bassetlaw District Council (the planning authority) in assessing future planning applications; and
 - b) Developers as they prepare planning applications for submission to Bassetlaw District Council.
- 2 The Plan area includes the whole of Lound Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was submitted for designation by Bassetlaw District Council in Summer 2016.
- 3 Planning policy is formulated and delivered by Bassetlaw District Council and this body will continue to have the legal duty to provide this.
- 4 This Neighbourhood Plan is required to be in general conformity with the National Planning Policy Framework (NPPF), County and District policy (the latter refers to District policy which is the Bassetlaw Core Strategy 2011 – 2028.) The Neighbourhood Plan is also supported by the evidence base for the emerging Draft Bassetlaw Plan – which is currently at public consultation stage. The time frame for the Lound Neighbourhood Plan is aligned to the Plan period of the emerging Local Plan (which is expected to cover the period up to 2035).
- 5 A number of District – wide reports, that support the preparation of the emerging Local Plan, have been used to support the preparation of the LNP. These are:
 - a) Strategic Housing Market Assessment (SHMA) Objectively Assessed Need (OAN) 2013 and Update 2017¹
 - b) Residential Design Successful Places: Supplementary Planning Document 2013²
- 6 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Steering Group). These are:
 - c) Site Assessment Reports 2018³
 - d) Lound Design Code 2018⁴

¹ See <https://www.bassetlaw.gov.uk/media/3806/north-derbyshire-and-bassetlaw-shma-oan-update.pdf>

² See <https://www.bassetlaw.gov.uk/media/2117/successfulplacespd.pdf>

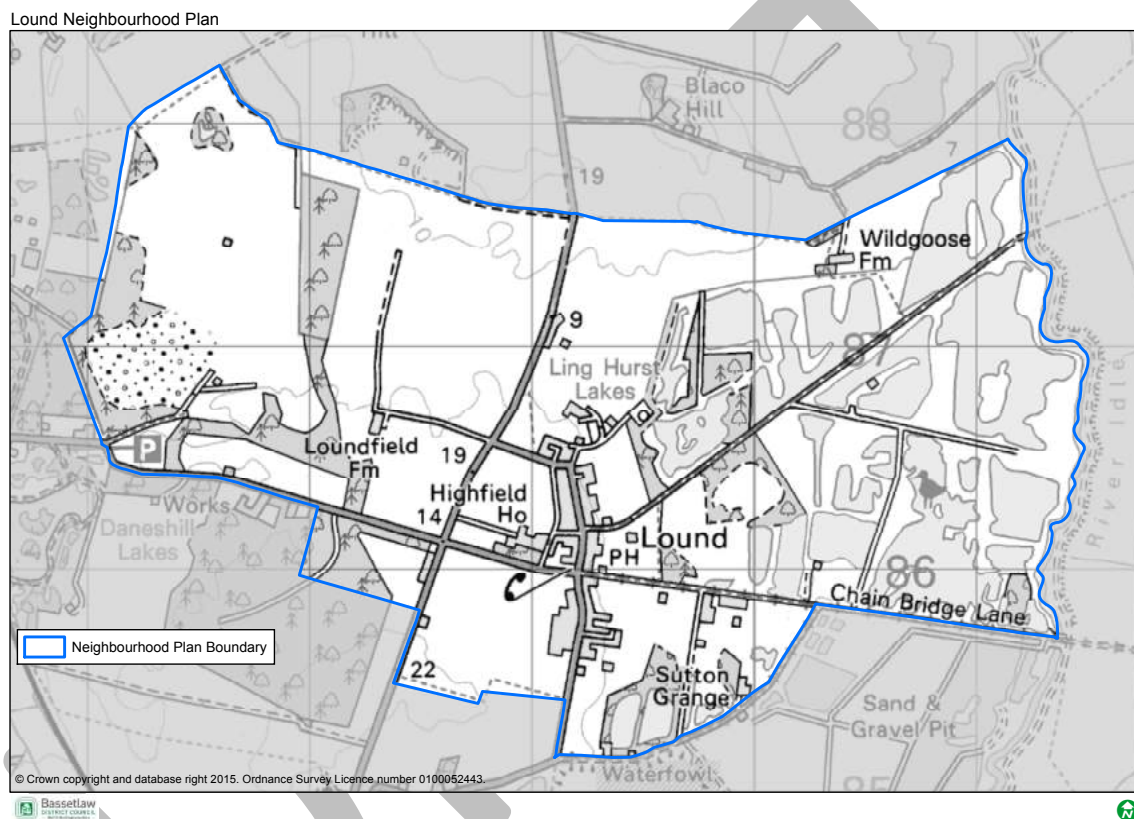
³ See <http://www.loundvillage.co.uk/wp-content/uploads/2019/06/Lound-NP-Site-Assessment-Final-Report-with-BDC-assessments.pdf>

⁴ See http://www.loundvillage.co.uk/wp-content/uploads/2019/01/Lound-NP-Design-Codes_Optimized.pdf

- e) Residents' Survey 2017⁵
- f) Survey of Businesses, Clubs and Associations 2017⁶
- g) Sustainability Appraisal – Scoping Report 2019

7 Documents a and b are on BDC's web site; c to g are on the Lound Neighbourhood Plan tab of the Parish Council web site.

Map 1 Lound Parish and Neighbourhood Plan Area



8 All policies should be read in conjunction with the adopted policies in Bassetlaw District Council's Core Strategy. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

⁵ See <http://www.loundvillage.co.uk/neighbourhood-plan/residents-survey/>

⁶ See <http://www.loundvillage.co.uk/neighbourhood-plan/business-survey/>

3 The need for a Neighbourhood Plan

- 9 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with Bassetlaw District Council to help shape how Lound will grow up to 2035.
- 10 The emerging Local Plan encourages site allocation through Neighbourhood Plans. This is due in part to the National Planning Policy Framework requirement that Local Planning Authorities should deliver 10% of dwellings on sites of 1 hectare or less.
- 11 The emerging Local Plan identifies a housing requirement for Lound of 21 dwellings (a 10% increase in housing stock). Local opinion confirmed that the 10% growth figure will be the scale of growth considered sustainable and is proportionate given the extent of local facilities. A higher figure was opposed by a large majority of respondents.
- 12 The intention of Lound Parish Council is to allocate sites, where possible, to meet the 10% housing requirement, reflecting the community feedback for limited growth. Allocating sites in the Neighbourhood Plan to the housing requirement maximises the role of local people in shaping where the limited growth will be.

4 Consultation

- 13 A questionnaire sent out in Autumn 2015 asked if residents wanted to do a neighbourhood plan – the decision was confirmed at an open meeting in December 2015. The Steering Group recognised that consultation was key to successfully developing a Neighbourhood Plan for Lound Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.
- 14 Consultation ranged from a Residents' Survey undertaken in 2016, that was hand delivered and got a response rate of 82%, to public meetings, drop in sessions and regular update articles on the village web site and in the Parish newsletter. A Survey of Businesses, Clubs and Associations was also undertaken. The extensive consultation is described on the Lound Neighbourhood plan web page.⁷
- 15 Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes of Steering Group meetings are available on the Lound Parish Council web site.⁸ This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.

Residents' Survey Key Findings

- 93% of respondents wish to keep the village relatively unchanged

⁷ See <http://www.loundvillage.co.uk/neighbourhood-plan/consultation-and-public-notice/>

⁸ see <http://www.loundvillage.co.uk/neighbourhood-plan/>

- Special character of Lound highly valued – diversity of architecture, rural setting, Linghurst Lakes and Idle Valley Nature Reserve, pub and village hall
 - There is support for a village shop
 - The Bluebell Inn, Idle Valley Nature Reserve and Linghurst Lakes are the most used – by greater than 90% of respondents
 - 57% believed no additional housing was needed in Lound
- 16 Analysis of the age of the respondents to the survey revealed that 31% of them were aged 65 and over and 74% were over 40.
- 17 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement ⁹.

5 Status of Projects and Actions

- 18 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and, whilst they are not part of the Neighbourhood Plan, they are listed in Appendix A.

6 Lound in Context

Location

- 19 Lound is situated on an undulating, gravelly ridge, 10-15m above sea level and just above the western edge of the floodplain of the River Idle. Lound is a linear village with the main artery, the old medieval road, now Town Street, running roughly north to south. It is sheltered from the prevailing westerly wind by the land which rises slightly to the west. The highest point at 32 metres is the prominent hill of Blaco just beyond the northern edge of the parish.
- 20 Lound (4 miles north of the market town of Retford) is situated in predominantly open, arable agricultural land. There is relatively little woodland apart from Linghurst Wood.
- 21 East of the village, the Idle floodplain contains valuable sand and gravel deposits, which were quarried over many decades. These have now largely been worked out and quarrying activities have ceased. Some of the old workings have been reclaimed using power station ash, others restored to open water with islands like Linghurst Lakes or turned to leisure activities such as water skiing and fishing.
- 22 During the 20th century and to the present day, Lound's location within the wider area has been an important factor in its more recent development. It is within commuting distance of

⁹ this will be available on the parish council web site when the Plan is submitted to Bassetlaw District Council

larger towns and cities such as Doncaster, Nottingham, Lincoln and Sheffield, is close to the A1 and has good access to the M1, M18 and M62. Only a few miles away are two major transport hubs, the mainline east coast railway station at Retford and Robin Hood Airport.

People

- 23 Table 1 below shows that in 2011 there were 210 dwellings in the Parish¹⁰ and a population of 470. Significantly, compared to 2001, in 2011 there were 19 more dwellings but 22 fewer residents. This can be explained by the ageing population of the Parish with fewer houses occupied by families.
- 24 In 2011 in Lound Parish compared to national averages there were 5% fewer young people and 8% more older people.

Table 1 Age Profile of the Local Population

	2001	2011
Households	191	210
Residents	493	471
Under 16 (%)	17	14
Working Age (%)	66	62
Over 65 (%)	17	24

Parish Analysis

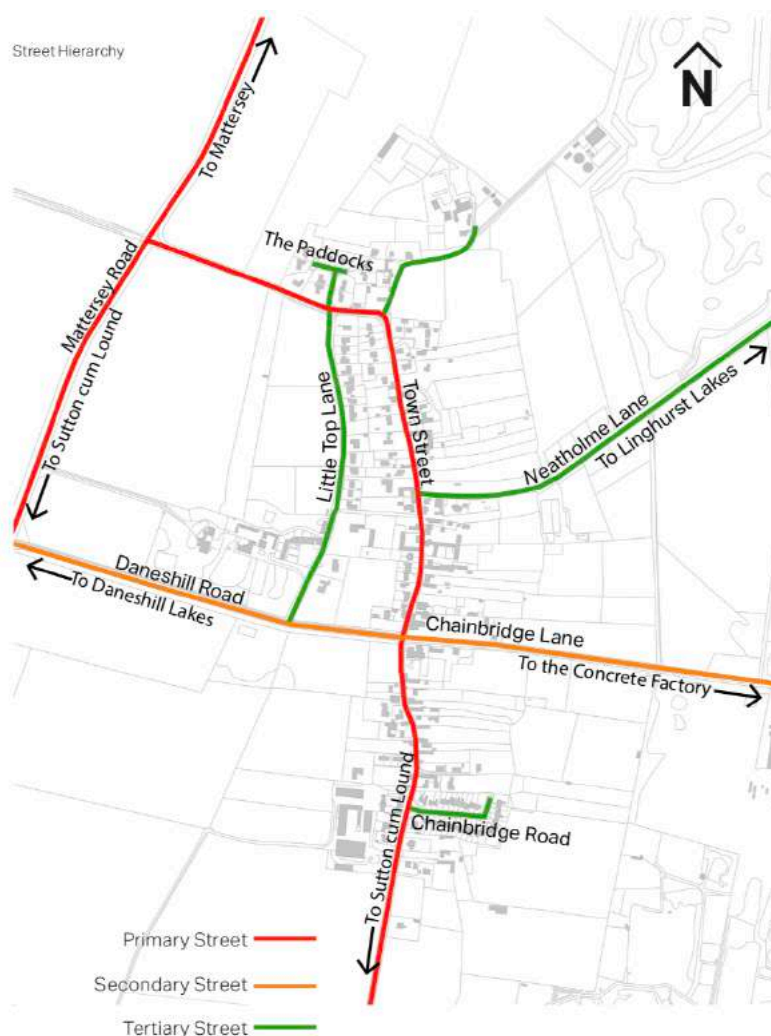
- 25 The village follows a linear development pattern along Town Street which was Lound's historic centre. The road has slight kinks and turns which are remaining features of the trackway which ran north to south through the village when the Danes settled in Lound some 1,500 years ago.
- 26 The village has grown throughout several eras with differing architectural styles providing established and definable character areas. The main street is typified by the red brick and pantile roofed buildings in a tight grain which sit closely beside the road. This development pattern follows the same alignment to that when the village was occupied by the Danes in wooden huts positioned within 'toft' plots. These elongated plots allowed for dwellings to have a well, keep an ox and bee hives as well as plant herbs and an orchard. The red brick and pantile buildings present today replaced the original ones between 1780 and 1820.
- 27 During the Georgian and Victorian eras, the village expanded outward, establishing larger detached properties which sit well back from the road within the privacy of walled or hedged plots. Much later housing developments include housing around The Paddocks and Pinfold Close to the north of the village, Little Top Lane which runs parallel to the west of Town Street and Chainbridge Road at the most southerly part of the village. These later

¹⁰ Census 2011

additions have been developed with more modern architectural styles and layouts which sit apart from Lound's historic village character.

- 28 Town Street is the primary spine road which runs from north to south through the village providing access from Sutton cum Lound and Retford to the south and Mattersey to the north.
- 29 Daneshill Road is a secondary street which runs west to east crossing Town Street half way through the village. Daneshill Road provides access to Daneshill Lakes as well as the small village of Torworth, which is on the Great North Road.
- 30 At the junction of Daneshill Road and Town Street the road continues eastward on to Chainbridge Lane, which is a formally surfaced road until it reaches a concrete factory. From here onwards the road becomes an unsurfaced track leading on towards the village of Hayton.
- 31 The vehicles coming to and from the concrete factory and the anaerobic digester at Sutton Grange Farm avoid driving through the village along Town Street by using Chainbridge Lane and Daneshill Road.
- 32 Mattersey Road is the primary road connecting Sutton cum Lound and Mattersey and most traffic by passes Lound Village. With the exception of the lorry traffic generated by the concrete factory and the anaerobic digester this has allowed Lound to retain its quiet village character.
- 33 With the exception of two small stretches of road at the Daneshill Road junction and a section of road to the north, Town Street has a pavement on only the east side of the road. This is as a result of the very narrow track that the village's buildings historically developed along. Paving of one side of the road is a characteristic that is common on Lound's other streets as well as having no paving at all and even no street surface such as on Little Top Lane, which is only partially surfaced to the south with tarmac.
- 34 The absence of paving on both sides of the street contributes to Lound's rural character. The streets of The Paddocks and Chainbridge Road have both sides of the street paved which does not adhere to the historic and rural character of the rest of the village.

Map 2 Street Hierarchy



Built Environment

- 35 Types and design features of the oldest buildings within the village reflect its geographical setting. Generally made from local materials, they were predominately dwellings and outbuildings for farmers, farm workers and allied trades. The first buildings were wattle and daub structures running at right angles to the track and either down to the fen or up to the 'back lane' (Little Top Lane). These buildings were rebuilt with the same orientation (windows facing south). By the 18th century the rebuilds were in more permanent red brick and locally made clay pantiles. As the village economy developed, more farms were created and some later Georgian, Regency and Victorian residences plus a number of chapels, retail and farm related businesses were established.
- 36 Between 1780 and the 1920's, the extent of residential building changed little, except for the addition of some large houses (e.g. Highfield House, The Elms, Alpha House). However, at the time of the 2nd World War, a large munitions factory was built between Mattersey Road and the main east coast railway line.
- 37 The 20th century then saw an improved sewage and drainage system, which allowed for more development outside the Conservation Area. The first developments were council built

housing to the north end of the village and, in the 1950's, Chainbridge Road at the south. This was followed by privately developed housing at The Paddocks around 1970 and Pinfold Close later in the 70's.

- 38 Over the same period and more recently, a number of old farm sites, barns, the chapels and village shop have been renovated and their uses changed to houses. Similarly, many of the toft houses and cottages, which originally consisted of a row of several homes, have been redeveloped to provide a larger, single dwelling. Other houses have been built on infill sites and there has been a gradual linear development on the east side of Little Top Lane. A detailed description of the historic development of the built environment of the Parish is at Appendix G.

Local Businesses

- 39 The business survey identified 15 enterprises which have employees, by far the largest being Charcon, who produce heavy concrete castings. There is a diversity of employment ranging from nursing care, catering and alternative education, though many jobs are part-time. The land in the Parish is still the most significant factor for many local businesses with farming, equestrian activities and energy generation being key.
- 40 Half of the businesses have had operations in the Parish for more than 20 years and 75% feel certain they will be in business through the next 15 years. Only a small proportion of the workforce are resident in the Parish.
- 41 Most of the working population travel to surrounding towns and villages for employment.
- 42 The Residents' Survey identified some frustration about the driving of HGVs and farm vehicles and danger at key junctions. Both the business respondents and residents in their surveys provided a range of practical suggestions (improving cross road markings and signage, limiting on street parking near junctions, etc) to address this.
- 43 A Community Action (see Appendix A) is for the Parish Council to work with BDC, Nottinghamshire County Council Highways Department and local businesses to seek solutions to the issues of traffic dangers at key junctions.

Village Amenities

- 44 Amenities include indoor and outside provision; although the village is small with limited amenities the responses to the Residents' Survey report showed how much they are used.

Table 2 Use of Community Amenities

Amenity	Which ones do you use?
The Bluebell Inn	295
Linghurst Lakes	280
Idle Valley Nature Reserve	237
Village Hall	208
Playing Fields	174
Play Area	142
Outdoor Gym	103
Post Office Service	100

- 45 The Bluebell Inn is the principal commercial amenity. The introduction of quality evening meals and Sunday lunches has transformed its popularity with village residents and visitors. Most evenings the bar is a bustling meeting place with everyone receiving a warm welcome. Land to the side and rear provide good car parking, beer garden with children's play area and substantial caravan facilities. It is a Caravan Club registered site. Additionally, there are cottages for B & B.
- 46 A Post Office service is provided in the Village Hall on one afternoon each week by a neighbouring postmaster.
- 47 The Village Hall, formerly a chapel, is extensively used. The active management committee organises various social events and fund raisers, also hiring out the Hall to a number of regular groups and for private functions.
- 48 Other amenities include the playing fields with play area and outdoor gym, Linghurst Lakes and the Idle Valley Nature Reserve, which are described in the "Open Spaces" section.
- 49 Lound Water Ski Club owns its custom-built facilities east of the village with perimeters on Neatholme Lane, Cross Lane and abutting the Nature Reserve. The Ski Club, which recently celebrated its 50th Anniversary, had villagers amongst its founders, but now draws its membership from much further afield. Thus, the complex hosts several dozen caravans in addition to a permanent club house, LPG fuel tanks and jetties for mooring the ski boats.
- 50 Additionally, there are lakes in private ownership offering fishing and an equestrian centre at Loundfield Farm.

7 Community Vision

- 51 This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

Over the next 16 years Lound village will continue, relatively unchanged, to provide a safe, desirable place to live for parishioners of all ages. New housing development will be limited reflecting the sensitive historic and natural environment of the Parish.

8 Community Objectives

- 52 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary areas of focus for this Neighbourhood Plan.

Community Objective 1: To allow sustainable housing development that is limited in scale reflecting the size of the settlement and the capacity of local infrastructure (e.g. roads, drainage), but that provides a varied housing stock to meet local housing need.

Community Objective 2: To maintain the low density and historic character of the built environment so that new housing integrates into the village to preserve its rural character.

Community Objective 3: To protect and enhance the village landscape, its green spaces and surrounding open countryside, recognising the value of long views and vistas into and out of the rural setting of the Village.

Community Objective 4: To ensure all development is designed to a high quality.

Community Objective 5: To reduce the impact of road traffic on residents and property.

Community Objective 6: To contribute to an improving quality of life for its residents by seeking opportunities to maintain and enhance the social vitality of the Parish by supporting the existing facilities and expanding the range of local services within the Parish where possible.

Community Objective 7: To ensure that heritage assets are protected and, where possible, enhanced.

Community Objective 8: To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.¹¹

Community Objective 9: To create a framework for co-operation with and support to businesses, clubs and associations, which operate within the Parish.

¹¹ This objective is about improving the process of engaging with the community on planning matters

Neighbourhood Plan Policies

9 Engaging with the Community: A Key Principle

- 53 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2020 and 2035. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 54 The Housing White Paper 2017 reinforces the value of pre-application engagement so that *'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'*¹²
- 55 The revised NPPF recognises the importance of early discussion between applicants and the local community. Para 128 states that *'Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.'*
- 56 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Bassetlaw District Council.
- 57 Domestic extensions are excluded from this approach as they are unlikely to significantly impact on the character of the Plan area.
- 58 Appendix C is a copy of the notification letter that would be used by the Parish Council.

Key Principle: Pre-Application Community Engagement

1. **Applicants submitting proposals for development (with the exception of domestic extension) are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to provide a short document with the planning application explaining:**
 - a) **how the developer has consulted with the community; and**
 - b) **how issues of concern raised by local people and the Parish Council have been addressed; and**
 - c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Lound Design Code or equivalent); and**
 - d) **(where the proposals are for housing development), how this meets local housing need.**

¹² Housing White Paper 2017 para A.65 [at https://www.gov.uk/government/publications/fixing-our-broken-housing-market](https://www.gov.uk/government/publications/fixing-our-broken-housing-market)

10 Sustainable Development and the Development Boundary

- 59 Local residents accept that with a growing and ageing population the housing needs across the District are changing. The NPPF and the existing and emerging District Policy support the location of development where it adjoins existing settlements and which avoids the most valuable agricultural land and areas of nature conservation. Development in the open countryside is not considered sustainable development except in certain circumstances.
- 60 The accepted Development Boundary in the Core Strategy 2011 was drawn around Lound in accordance with the Core Strategy approach, although the Boundary line was not in the adopted Core Strategy. The Development Boundary was intended to define the extent of Lound's existing built-up area with a District-wide approach that across all other settlements *'proposals for development of housing ...other than for conversion or replacement dwellings will not be supported'* Developments *'which deliver rural employment opportunities' and/or community buildings [sic] ' of a scale and type appropriate to the settlement will be supported'*.¹³
- 61 The Lound Neighbourhood Plan allocates sites to meet the agreed Housing Requirement and proposes a new Development Boundary that includes the site allocations but protects areas of valued landscape and open countryside around and within the village. Areas of landscape around the village that the community have identified as being especially sensitive to development are identified as Significant Green Gaps and are discussed in more detail in section 13. Areas that should be protected from development are identified as Local Green Spaces and are discussed in section 14.
- 62 Any additional development in Lound should be concentrated within the Development Boundary. The following criteria have been used by the Steering Group in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;
- a) current commitments by virtue of an existing planning permission for residential development; and
 - b) the presence of predefined physical features, such as walls, fences, hedgerows, roads and streams; and
 - c) open areas including informal recreation space which contribute to the character or setting of the settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2035 in accordance with National Policy; and

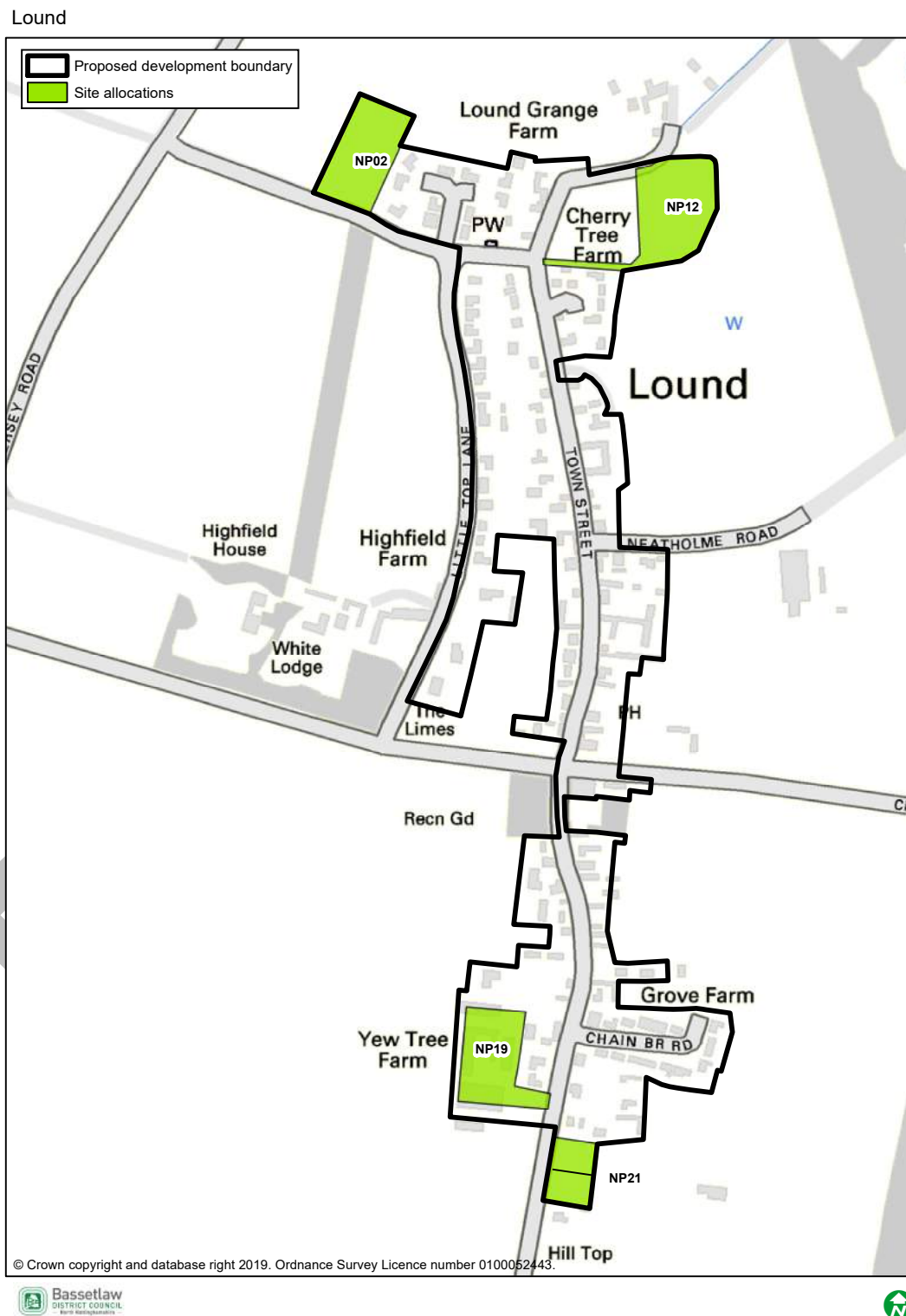
¹³ Policy CS9 All Other Settlements BDC Core Strategy

- f) a consideration of the findings of the 2018 Bassetlaw Rural Settlement Study (and that Lound had limited local facilities); and
- g) a consideration of the capacity of existing infrastructure (narrow historic lanes and existing sewerage/drainage capacity).

63 The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below.

Table 3: Development Boundary Assessment

Option 1	Reasoned Assessment
Tightly constrained development boundaries	This would not allow an appropriate response to proposals to meet local need and does not reflect existing planning permissions.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important significant views and significant green gaps. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

Map 3 Development Boundary¹⁴

¹⁴ The NP Site allocations are shown for clarity.

Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary

1. Development proposals that are within the Development Boundary defined on Map 3 will be supported where they can demonstrate that they satisfy the principles of sustainable development by;
 - a) meeting development needs as defined in District and Neighbourhood policies; and
 - b) being of a scale, density, layout and design that is compatible with the local rural character, appearance and amenity of that part of Lound Village in which it is located; and
 - c) not resulting in the loss of designated areas of nature conservation as identified on Map 5; and
 - d) not resulting in the loss of the sense of openness created by the Significant Green Gaps that are important to the character of the settlement as identified on Map 11; and
 - e) incorporating any natural or built features on the site that have heritage or nature conservation value into the scheme where possible; and
 - f) promoting walking, cycling and the use of public transport; and
 - g) including Sustainable Drainage Schemes (SuDS) that improve biodiversity as well as mitigating surface water flood risk; and
 - h) not exacerbating existing land drainage and sewerage problems in the Parish.
2. Outside the Development Boundary proposals will be limited to development that is necessary to support the rural economy in accordance with District countryside and other relevant policies in this Neighbourhood Plan reflecting the Parish's intrinsic open, rural character.

11 Infill Development

- 64 It is possible that, over the Plan period, sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area.
- 65 Not all gaps are appropriate for infilling. Early on in this neighbourhood plan process the community identified the protection of significant green gaps as a key issue – these are identified on Map 11. Part of the character of Lound is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character of the village.
- 66 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap capable of taking one or two dwellings only. A small restrictive gap should be comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwellings should be of a similar size, scale and massing to those in the area with amenity circulation space comparable to adjoining properties.
- 67 Given the local need for smaller market properties (see more on this in the section on house types below), downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to village amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported. Equally, smaller

properties in the centre of the village would also be suitable for young people looking to own or rent their first property.

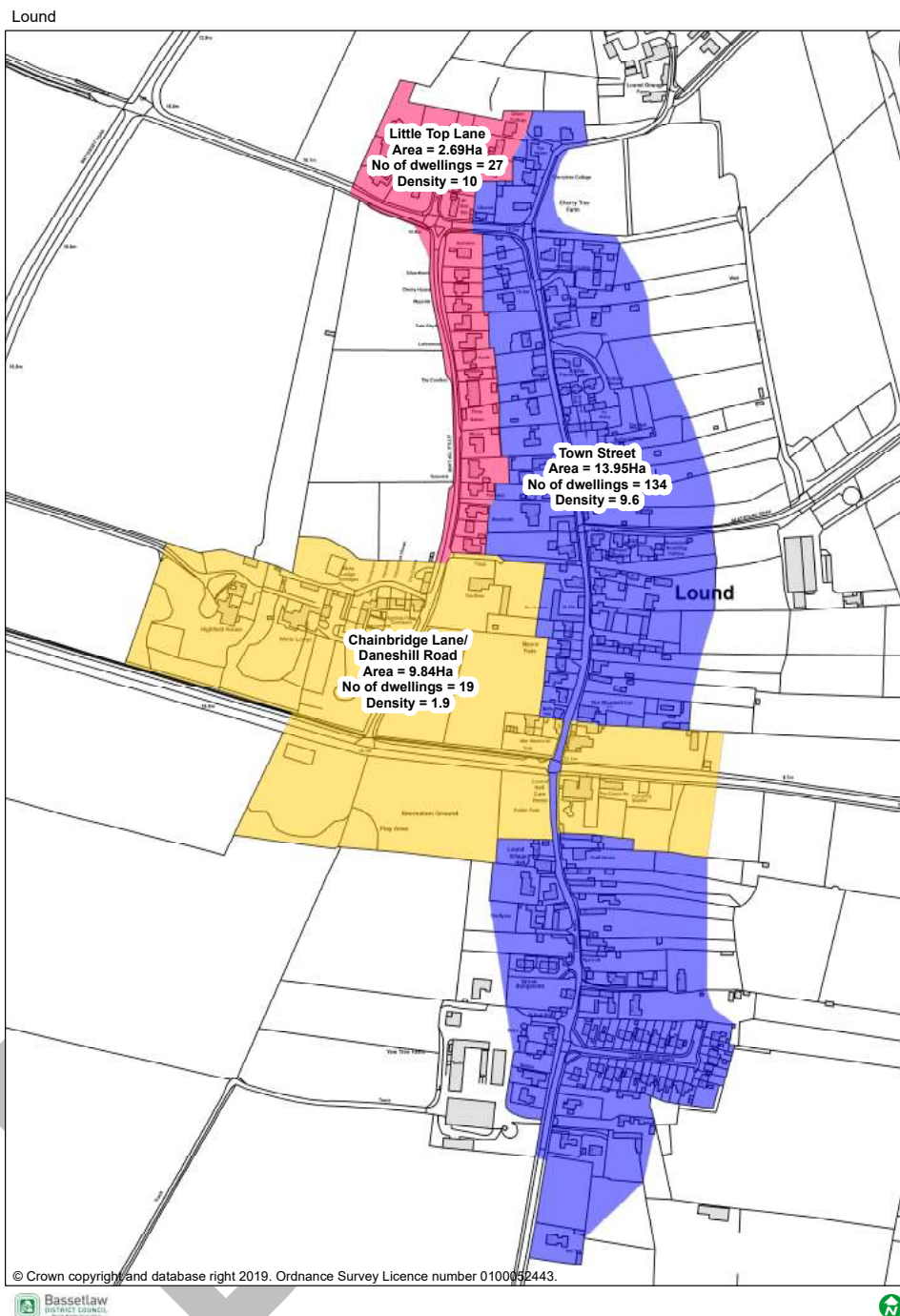
Neighbourhood Planning Policy 2: Infill Development

- 1. Applications for high quality residential developments on infill and redevelopment sites will only be supported where they meet all relevant requirements set out in other policies in this Plan and where development is;**
 - a) limited to one or two dwellings to fill a small restricted gap in an existing frontage or on other sites within the built-up area of the village where the site is closely surrounded by buildings; and**
 - b) in keeping with the character of the area particularly in relation to historic development patterns and building plot size.**
- 2. Infill proposals should not significantly reduce the privacy or amenity of adjoining properties.**

12 Density

68 Feedback from the Residents' Survey was clear that any housing development should be on a small scale and built at a low housing density. The NPPF at para 122 states that planning policies should make efficient use of land taking into account the '*desirability of maintaining an area's prevailing character and setting (including residential gardens)*' and '*the importance of securing well designed, attractive and healthy places*'.

69 Map 4 below shows the density of development in the built form of the character areas. Chainbridge Road (part of the Town Street character area) has the highest density at 30 dwellings per hectare, but the rest of Town Street and the other character areas have a much lower density. This provides a rural character and the long gardens give a soft transition to the open countryside. To reinforce local distinctiveness the density of development on the allocated sites should reflect the densities of the character areas which they adjoin or are within.

Map 4 Housing Density in Lound Village***Neighbourhood Plan Policy 3: Density***

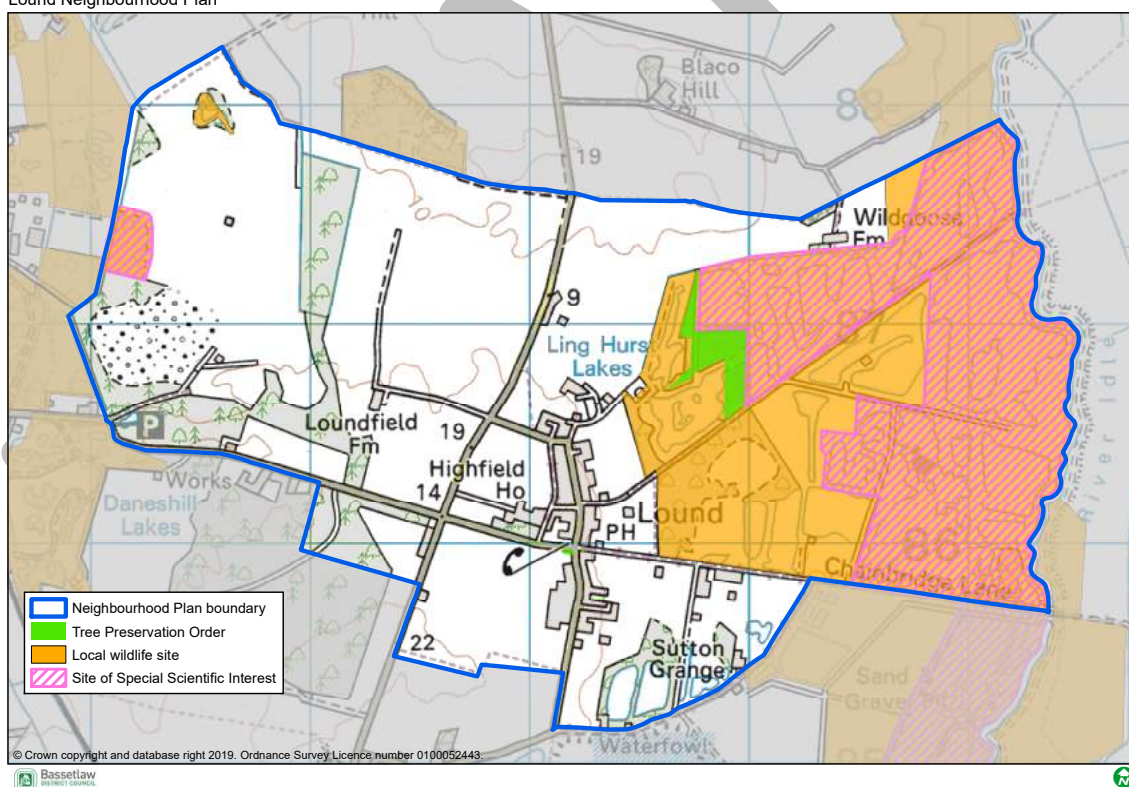
1. The density of development should reflect local distinctiveness. Development proposals should respect the (lower) density and urban grain shown in Map 4.

13 Protecting Biodiversity and the Landscape Character

- 70 A large part of the eastern side of the Parish is designated by BDC as a Local Wildlife Site¹⁵ and is part of the larger Idle Valley Nature Reserve, which extends into the Parish and is managed by the Nottinghamshire Wildlife Trust. Part of this area is also designated as a Site of Special Scientific Interest (SSSI) – it provides a natural habitat for birds and other wildlife. The Nature Reserve has assumed national importance in bird migration patterns.
- 71 Linghurst Lakes is the collective name of a 29 hectare part of the site and comprises land surrounding the two lakes, the lakes themselves and the remainder of Linghurst Wood. It was developed by Tarmac after the sand and gravel deposits had been exhausted during the 1990s. Thousands of trees were planted, wildflower areas created and grass paths defined. Tarmac gifted the land and an endowment toward its future maintenance to the village and management rests with a sub-committee of the Parish Council. (This area is designated a Local Green Space see NPP 8).

Map 5 Designated Areas of Nature Conservation

Lound Neighbourhood Plan



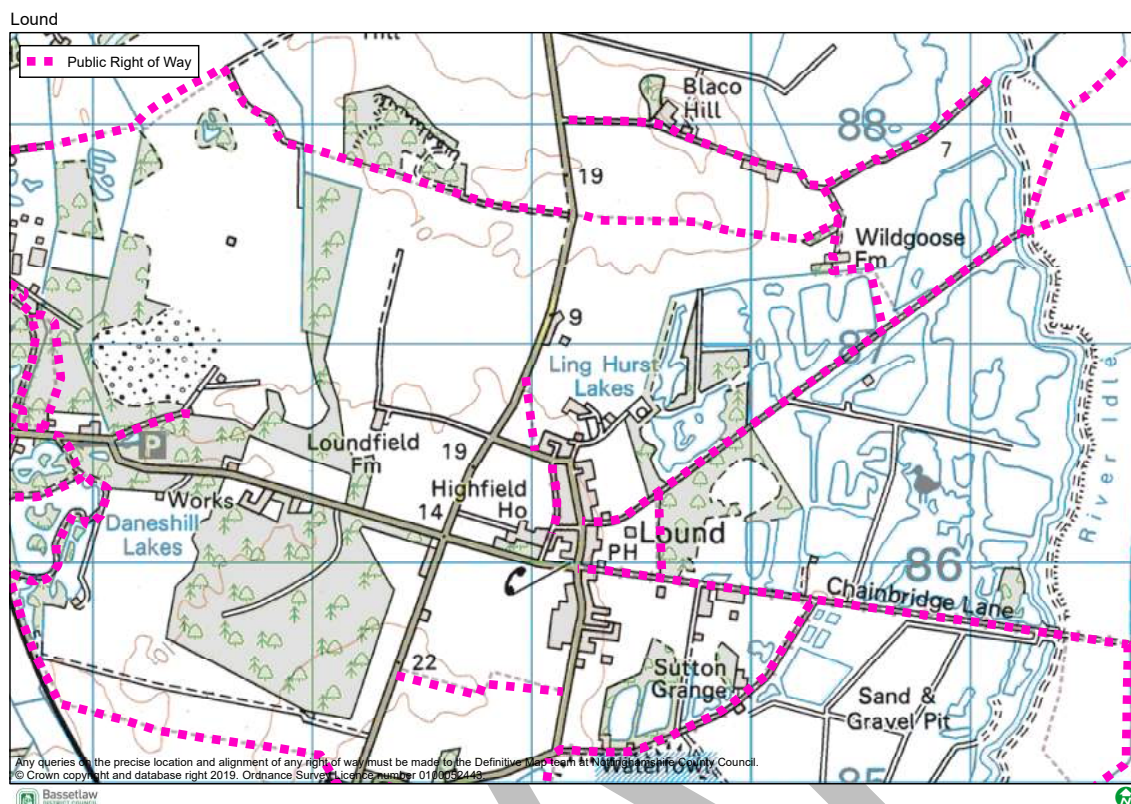
- 72 Map 6 below shows the public rights of way in the Parish are limited and linear. However, there are permissive walking routes around Linghurst Lakes and the wider Idle Valley Nature Reserve that do provide a network for walkers to access the eastern part of the Parish.

¹⁵ See ref 1/63 at <https://www.bassetlaw.gov.uk/media/2563/localnaturesiteswithinbassetlaw.pdf>

- 73 Neatholme Lane is a well-used bridleway. The first part, accessed from Town Street North, services four dwellings and a riding stables/horse breeding enterprise. After these, and beyond a gate, it becomes an attractive eastbound track with wide verges gradually narrowing to a bridge over the River Idle.
- 74 Poplar Walk connects Neatholme Lane in a southerly direction to Chainbridge Lane. It is a pretty tree lined path with views back towards the village. The Walk is below a canopy of long-established poplar trees. It allows residents a circular stroll away from traffic and gives access to Linghurst Lakes from the south. It is designated as a Local Green Space - see NPP 8.



Poplar Walk

Map 6 Footpaths Map (includes Public Rights of Way)

Industry, Agriculture and the Landscape

- 75 There remain two working farms in the Parish: Yew Tree and Sutton Grange Farms. Additionally, there is some land owned or worked by farms in neighbouring parishes. Several enterprises are run from Sutton Grange Farm, not least energy generation from an anaerobic digestion plant.
- 76 Aggregate extraction having run its course, the large industrial site along Chainbridge Lane, previously operated by Tarmac, has continued in the production of large concrete structures.
- 77 Most of the former sand and gravel workings have been reclaimed either for agricultural use or to form part of the Idle Valley conservation project managed by Nottinghamshire Wild Life Trust. This comprises mainly lakes and wetlands, with some grazing, forestation and established walks and viewing points.
- 78 Westwards along Daneshill Road beyond Mattersey Road there are industrial units on the south side which fall outside the Parish boundary. Further west and within the Parish a former refuse site is managed to capture methane gas and generate electricity.

79 The Bassetlaw Landscape Character Assessment¹⁶ provides a study of the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions). Lound parish falls in the Idle Lowlands Policy Zone 07. The following landscape actions have been established to conserve and reinforce the areas' character.¹⁷

Table 4

Landscape Actions	Built Features
<ul style="list-style-type: none"> • Conserve and reinforce hedgerows where these are gappy and in poor condition, replace fencing with new hedgerow planting. Seek opportunities to restore the historic field pattern/boundaries where these have been lost. • Conserve the ecological diversity and setting of the Sutton and Lound Gravel Pits SSSI and other designated Sites of Interest for Nature Conservation (SINCs) and reinforce as appropriate. • Seek opportunities to enhance and reinforce planting associated with the reclaimed spoil tips where appropriate. • Conserve pastoral farmland and seek to revert arable land to permanent pasture. • Conserve isolated woodland belts/blocks and tree avenues. 	<ul style="list-style-type: none"> • Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe and reinforce the local vernacular in any new development. • Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound • Create woodland to contain and soften built development, preferably in advance of new development. • Conserve and reinforce the historic field pattern by containing new development within historic enclosed field boundaries, restoring field boundaries where necessary. • Sensitive design and siting of new agricultural buildings.

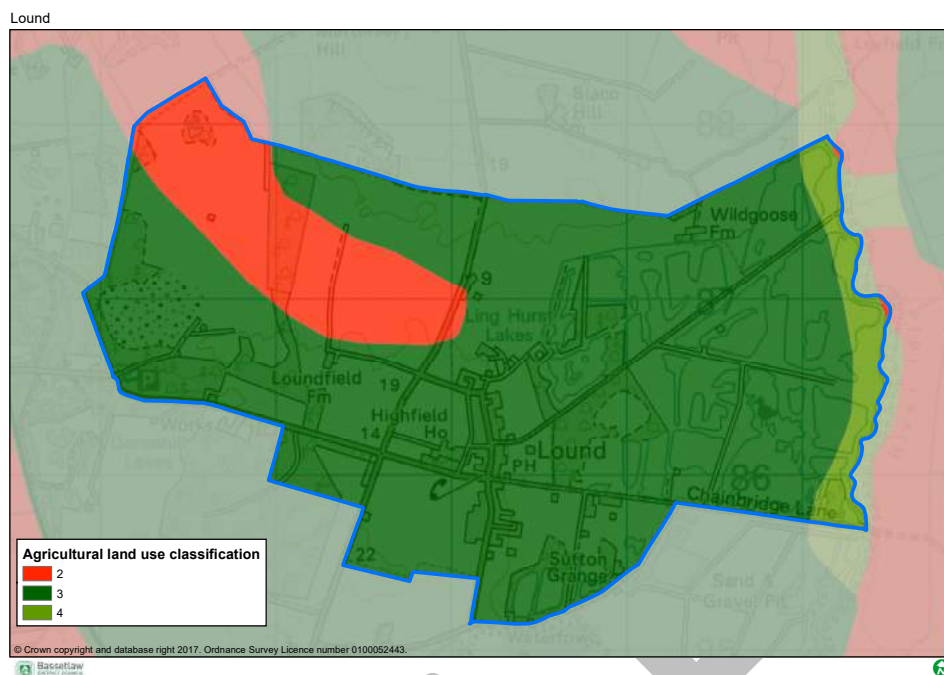
80 Map 7 below shows that most of the Parish does have either good or very good quality agricultural land. Classification 2 is very good and 3 is from good to moderately good.¹⁸

¹⁶ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

¹⁷ See <https://www.bassetlaw.gov.uk/media/3445/idle-lowlands-policy-07.pdf>

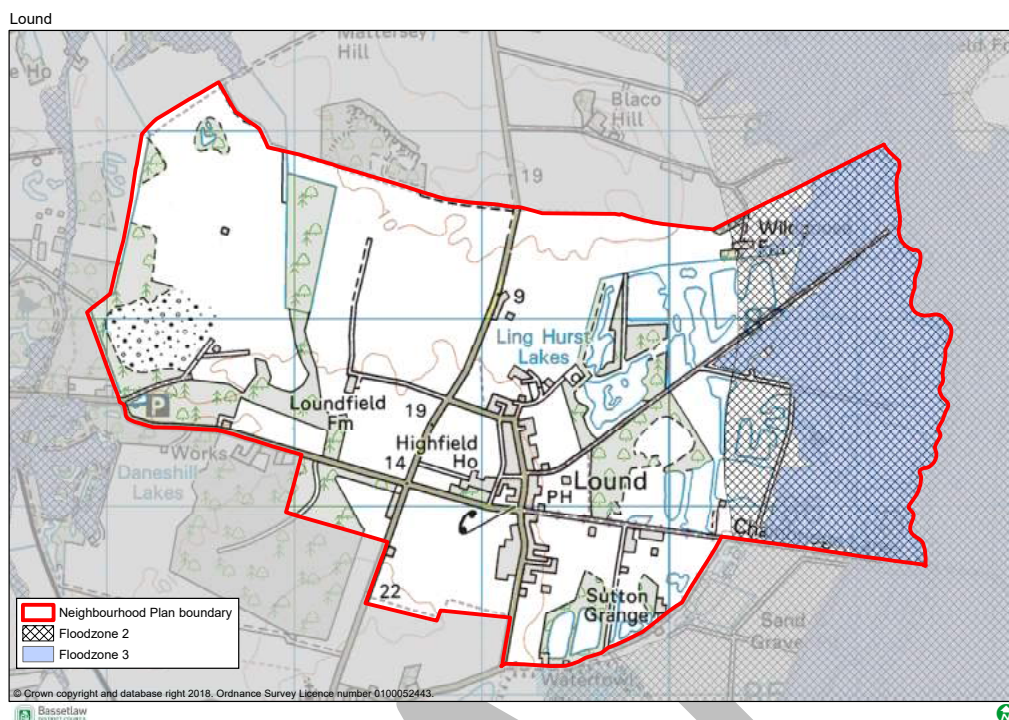
¹⁸ For more information see <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#alc-grades>

Map 7 Agricultural Classification



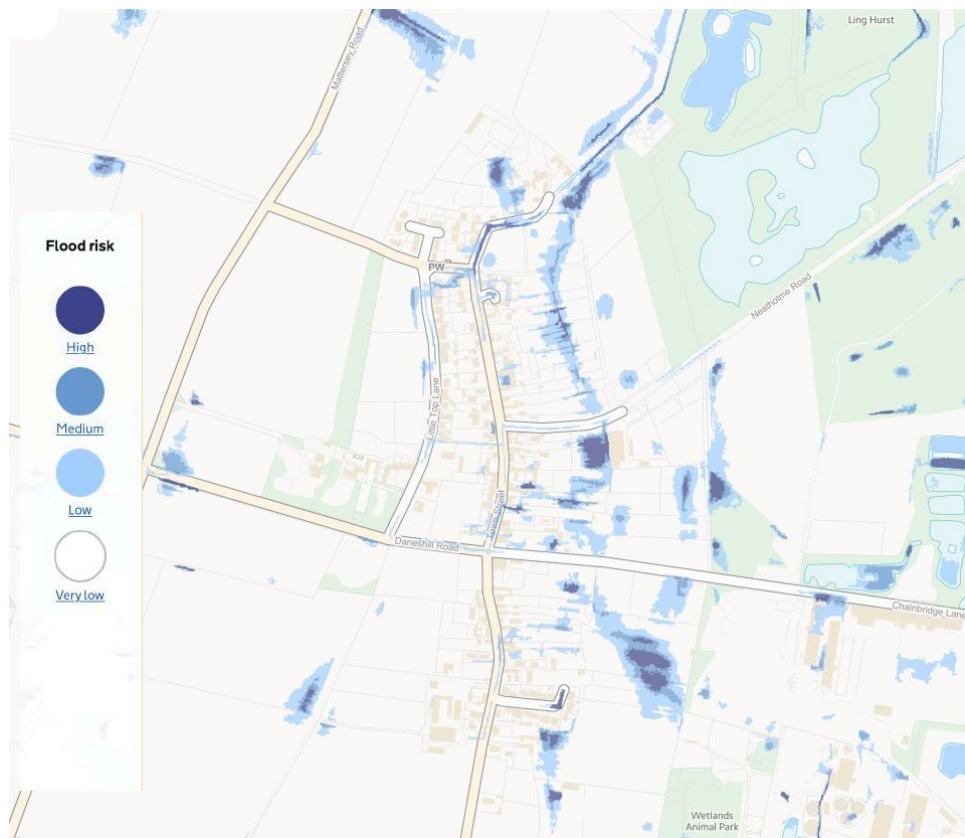
Flood Risk

- 81 The River Idle forms the eastern boundary to the Parish. The low lying nature of the eastern side of the Parish means that the presence of water is a key feature of the landscape – providing areas of recreation and biodiversity.
- 82 The Environment Agency (EA) Flood Zone Maps from 2018 show the urban settlement of Lound located in Flood Zone 1 – which has an annual low probability of river flooding (less than 1 in 1,000). However, a large area to the east is in Flood Zone 2 – which has a medium probability of river flooding and Flood Zone 3 – which has a high annual probability (1 in 100 or greater) of river flooding. Development in flood zone 2 or 3 is constrained.

Map 8a River Flood Zones

83 Map 8b below shows that there is a risk from surface water flooding. Local evidence from public consultation for the Neighbourhood Plan is that there is a problem with the capacity of the foul drains and surface water run off in parts of the village (particularly along Town Street.) Severn Trent Water have undertaken some remedial work to clear the drains, but there is local concern that this would not be adequate if there were additional dwellings in this part of the village.

84 Map 8b shows the areas that the Environment Agency have mapped showing where there is a risk from surface water.

Map 8b Risk of Surface Water Run Off¹⁹

- 85 A Community Project (see Appendix A) is for the Parish Council to continue to work with Severn Trent Water and affected residents to monitor and, where necessary, improve the sewerage and surface water capacity in the village.
- 86 National planning policy requires new development to not increase the risk of flooding and to use sustainable drainage systems – this is addressed in NPP 1 (g) and NPP 1 (h) above.

¹⁹ See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> accessed on 8.12.19.

Trees, Hedges and Grass Verges

- 87 Trees, hedges, grass verges and open spaces within the village are essential elements of its character and highly valued by the community. The Residents' Survey demonstrated the strength of support for their protection.
- 88 Amongst the aims of this Plan are the protection of mature trees, hedges and grass verges. Those lining the 3 entrances to the village are particularly important and they enhance the Parish's rural character and contribute to the rich wildlife habitat.
- 89 Map 9 shows the trees, hedges and grass verges that are character forming and contribute to the quality and biodiversity of the natural environment and are part of the landscape character.

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Map 9 Character forming Trees, Hedges and Grass Verges essential to the Character of Lound

- 90 The approach to the village from the west along Daneshill Road to the central crossroads, is dominated by the avenue of mature maples. Set in wide grass verges between high hedges and with a pathway on its northern edge, the avenue is enhanced in spring by a spectacular display of daffodils.
- 91 From the south along Town Street South, immediately after the 30mph sign, there is a small stand of mature trees in the field side. This, together with the roadside hedge and an internal hawthorn hedge, provide a screen which shrouds the edge of the developed area (and presently the old buildings on site NP 19). These should be preserved.
- 92 Photos of these approaches to the village (also identified as key views) are at Appendix B.
- 93 Around the main crossroads and in the Village Green are a number of mature trees including a large chestnut tree that is regarded as a defining feature.
- 94 Grass verges bounded by predominately hawthorn hedges line all the roads into the village and are important for flora and fauna. Daneshill and Mattersey Roads were constructed with wider verges during the 18th century Enclosures, but access by both southern and northern ends of Town Street is quite narrow. Of the thoroughfares to the east, Chainbridge Lane has a tarmac surface as far as the concrete works giving way to hardcore toward the "chain bridge" over the River Idle and beyond to Hayton, whilst Neatholme Lane is an unmade bridleway with restricted vehicular access.
- 95 Large numbers of new trees of many varieties were planted around Linghurst Lakes, which has a screen of well-established trees along its western and northern boundaries. It contains the remains of the older woodland of Linghurst Wood.
- 96 The impact of the mature trees, hedges and grass verges on the character of the village cannot be overstated.



Mature trees and grass verges frame the historic buildings at the cross roads of Town Street and Daneshill Road.

Open Spaces

- 97 Five open spaces are in or on the edge of Lound and are highly valued for their recreational use, biodiversity and contribution to landscape character. These are the Village Green, the Playing Fields, Poplar Walk, Linghurst Lakes (including Linghurst Wood) and the War Memorial. These are described in detail in section 14 and are proposed as Local Green Spaces see NPP 6.

Achieving Net Biodiversity Gain

- 98 BDC have a duty to have regard to the purpose of conserving biodiversity.²⁰ The Nature and Biodiversity part of the Environment Bill 2020 includes provisions to mandate net gain in biodiversity through the planning system, requiring a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. This Bill is currently progressing through parliament.
- 99 The Mitigation Hierarchy is a systematic approach to addressing environmental impact and its potential compensation. This is a stepwise approach first seeking to avoid impacts, then to minimise them, then take on-site measures to rehabilitate or restore biodiversity, before finally offsetting residual, unavoidable impacts.

²⁰ Section 40 Natural Environment and Rural Communities Act 2006

100 The stages of mitigation hierarchy are as follows:

avoid: provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option/site,

mitigate: where avoidance cannot be implemented, mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan,

compensate: where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures,

enhance: the assessment refers to planning policy guidance (e.g. NPPF) to relate to the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

Neighbourhood Plan Policy 4: Protecting and Enhancing Biodiversity

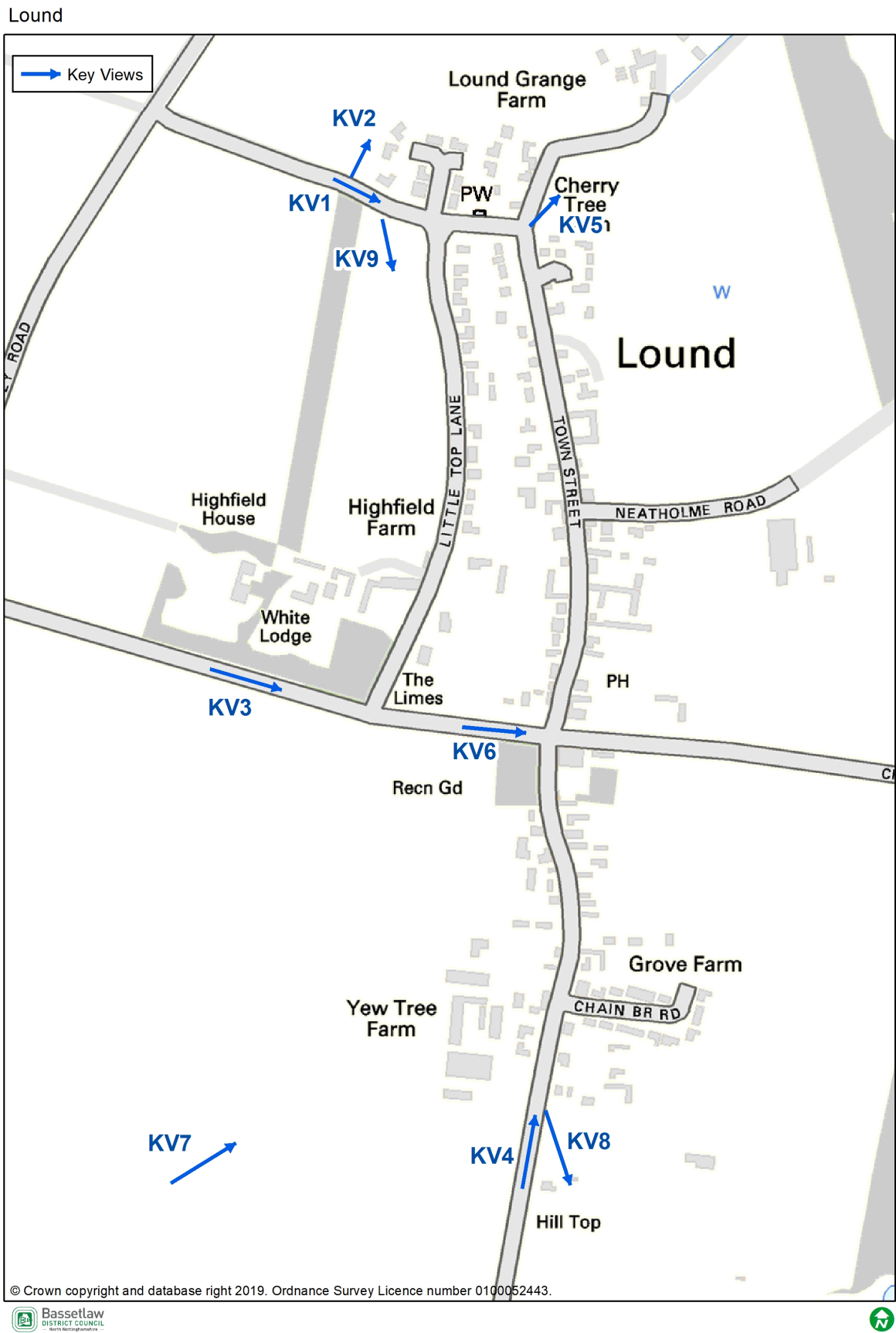
1. **Proposals that would result in the net loss of biodiversity will not be accepted.**
2. **A graduated approach relative to significance will be applied with sites of higher biodiversity value having the most protection in accordance with District and national policy. Development should achieve a net biodiversity gain.**
3. **Development proposals (excluding householder extensions) demonstrating they are in accordance with the principles established in the Lound Design Code will be supported where they demonstrate they have;**
 - a) **retained existing trees and hedges; and**
 - b) **used strong planting belts that run horizontal with the contours on sites close to the existing built form; and**
 - c) **proposed a landscape scheme that reflects the sensitivity of the landscape character and addresses the potential adverse impact on character if the proposal seeks to reduce or erode a Significant Green Gap within the village as identified on Map 11.**
4. **Proposals which improve existing environmental assets and enhance biodiversity are encouraged. This includes:**
 - a) **strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors'; and**
 - b) **planting wildflower meadows and strips; and**
 - c) **encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources; and**
 - d) **encouraging the creation of SuDS, (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate; and**
 - e) **the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallows, house martins and house sparrows.**

Key Views

- 101** The topography of the Plan area affords medium and long views into and out of the village and across the Parish. At both ends of the village, slightly higher land offers very different vistas; at the south end over open fields towards the church at Sutton and at the north end the significant landmark of Blaco Hill, in Mattersey Parish, which is visible for many miles around.
- 102** The AECOM Design Code identified 6 key views.²¹ The community provided further analysis and added three more. Map 10 below is based on local research and shows these key views from publicly accessible locations across the built-up area of the Parish. The open spaces within the character areas and long views from the edge of the settlement provide a sense of openness and a very rural sense of place. Appendix B provides photos and a description of each vista and view point.
- 103** The east side of Little Top Lane has been developed, but there are open views across fields to the west (see Key View 9 on Map 10 and at Appendix B).
- 104** At the north end of the village, where the main road turns sharp left opposite Cherry Tree Farm, there are fields with open views to north and east (see Key View 5 on Map 10 and at Appendix B).

²¹ See AECOM Lound Design Code page 14

Map 10 Key Views

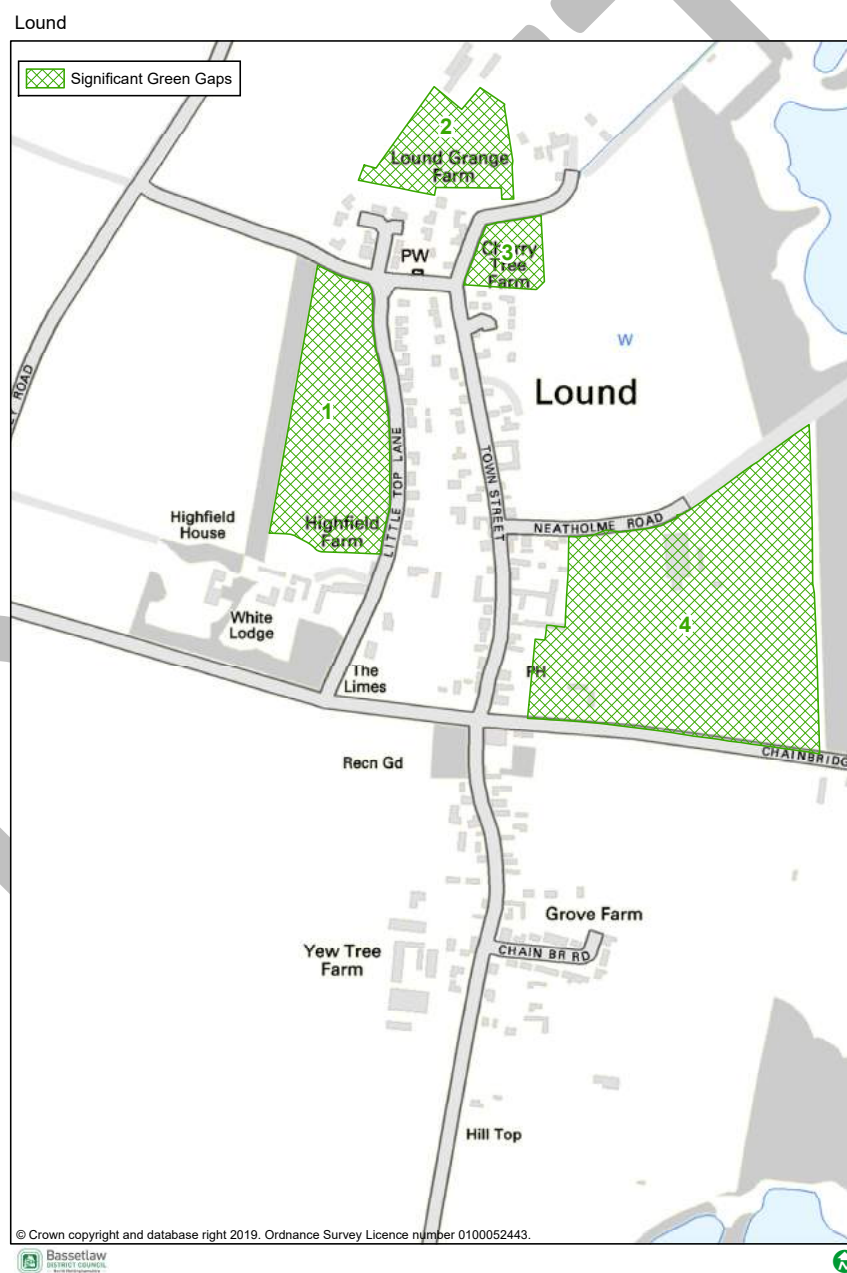


Significant Green Gaps

105 The main village characteristic is the open space within and around the settlement. Map 11 shows the significant green gaps that are character forming and a valued landscape feature around the built form. These are

1. Fields west of Little Top Lane
2. Area between The Paddocks and Lound Grange Farm
3. Land in front of NP12
4. Land east of the Development Boundary as far as Poplar Walk and bounded by Neatholme Lane in the north and Chainbridge Lane to the south

Map 11 Significant Green Gaps



106 Proposals on the allocated sites and any infill sites will need to demonstrate they have taken into account the landscape character of the Plan area.

Neighbourhood Plan Policy 5: Protecting and Enhancing the Landscape Character

1. Development should contribute to the distinctive landscape character of the Parish as demonstrated in the key views on Map 10.
2. The quality and accessibility of the natural environment in Lound Parish is its greatest attribute, highly valued by local residents. Development across Lound Parish is required to demonstrate that;
 - a) it is sympathetic to the local character and landscape setting as defined in the Lound Design Code 2018; and
 - b) it does not represent a significant visual intrusion into the landscape setting, particularly the significant middle and long-distance vistas and viewpoints into and out of the village that are highlighted in Map 10 and that are valued by local people.
3. Mitigation planting and boundary treatment should include native species recommended for the Idle Lowlands Landscape Character Area policy zone 07.²²
4. Development in Lound Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.
5. Development that will affect the key views including the sense of openness and/or the sense of place are encouraged to include an objective assessment of the effects the proposals will have on the character area identified in the Lound Design Code 2018.
6. The Significant Green Gaps identified on Map 11 contribute to the open rural character. Development in or near these gaps will need to demonstrate that the proposal will not erode the character of the area to which they adjoin or are within.
7. Mature trees identified as significant to the character of the village should be retained. Where this is not possible as a result of development they should be replaced at a ratio of at least 2:1. Where it is not possible to secure this new or replacement tree planting within the site, the trees should be planted at a suitable location outside the site. Planning conditions or legal agreements will be used to secure this.

14 Local Green Spaces

107 The National Planning Policy Framework²³ affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond.

108 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services.'*

109 The community have identified spaces that meet the NPPF criteria – they are shown on Map 15 and described with photos below.

²² See and <https://www.bassetlaw.gov.uk/media/1952/bslandscapecharacteroverview.pdf>

²³ NPPF para 99-101

Map 15 Local Green Spaces Designations

1 Village Green	Description	Test against LGS criteria in the NPPF
Village Green 925 square metres, owned by the Parish Council	A walled garden, a central area of the village, maintained by enthusiastic volunteers. Opposite Lound Hall Nursing Home, it contains pathways and seats under mature trees. It is well used and highly valued by the residents of the care home opposite.	It is at the heart of the village and provides highly valued public space to sit and relax. It provides an area of tranquillity and is rich in flora and fauna. The land is close to the community it serves, demonstrably special to the local community and is local in character.



Village Green

2 Playing Fields	Description	Test against LGS criteria in the NPPF
Playing Fields Situated along the south side of Daneshill Road behind a hawthorn hedge. Approximate size 2.3 hectares, owned by the Parish Council	Comprises a football pitch, large grassed area, children's play park, hard surfaced area for ball games and outdoor exercise equipment for all ages, including a zip-wire. Highly valued by young and old alike and the location for various community events throughout the year.	The land is close to the community it serves, demonstrably special to the local community and is local in character.



Playing Fields

3 Poplar Walk	Description	Test against LGS criteria in the NPPF
Poplar Walk and adjacent wood 0.82 hectares, owned by the Parish Council	A gated public right of way between Chainbridge Lane and Neatholme Lane, the Walk is below a canopy of long-established poplar trees and supports a wide variety of wildlife.	It allows residents a circular stroll away from traffic and gives access to Linghurst Lakes from the south. The land is close to the community it serves, demonstrably special to the local community and is local in character.

**Poplar Walk**

4 Linghurst Lakes	Description	Test against LGS criteria in the NPPF
Linghurst Lakes including the Wood 29 hectares, owned by the Parish Council and managed by a sub-committee of the Council.	The area provides a diverse area of "parkland" containing walks and seating areas. A tranquil setting with pleasant views over the lakes and an exclusion of motorised traffic. It adjoins a SSSI which includes extensive wetlands and managed nature reserves – it is rich in flora and fauna.	The land is close to the community it serves, demonstrably special to the community, local in character and has high biodiversity and recreational values.



Linghurst Lakes

5 War Memorial	Description	Test against LGS criteria in the NPPF
War Memorial and surrounding grassed area 36 square metres, owned by the Parish Council and maintained by a volunteer	The War Memorial is a Grade 2 listed structure – and is located on a small open grassed area at one corner of the main crossroads in the village – it is opposite the village green and makes a significant contribution to the historic rural character of the village core.	The land is close to the community it serves, demonstrably special to the community, local in character and has a high cultural/historic value.



War Memorial

110 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the likely expansion of the Village and the concern about proposed development elsewhere within the Parish, this policy demonstrates the significance of these spaces and the contribution they make to the character of the Village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

Neighbourhood Plan Policy 6: Designation of Local Green Spaces

- 1. The sites identified in Map 15 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity and richness of wildlife.**
- 2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except where the development clearly enhances the Local Green Space for the purpose for which it was designated.**

15 The Importance of Energy Efficiency and High-Quality Design

- 111 The government identifies the planning system as having a significant role to play in tackling climate change. This cuts across many aspects of the planning policy. An effective and easy way of reducing energy consumption is through the design of development. The design and layout of new development can affect the efficiency of buildings in terms of their energy use and needs. Effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems.
- 112 Heating in buildings and industry create 32% of total UK emissions²⁴. The government recognises the link between policies that deliver social and economic benefits beyond the imperative to reduce emissions. Higher quality, more energy efficient buildings are healthier places to live and work. Reducing the amount of heat wasted will reduce bills.
- 113 The Committee on Climate Change requires a 36% reduction in carbon emissions between 2016 and 2030 with a 20% reduction for the building sector as a whole. The UK Green building Construction (UKGBC) advocates energy use reduction before the use of renewables providing evidence that between 19 to 20% of improvement beyond current building regulations standards could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.
- 114 UKGBC have calculated the additional cost to be £2-3k for mid or end terrace home and £5-6k for a detached home.
- 115 Lound is located in an attractive rural setting and is a highly desirable place to live. It is reasonable to expect, therefore, that new development either within or on the edge of Lound should achieve a high quality of design, both in its appearance and in the way it functions.
- 116 The historic nature of much of the existing housing stock means that a large number of buildings have solid walls (without cavity wall insulation). This makes them costly to heat.
- 117 The National Planning Policy Framework para 148 stresses the role of planning policy to support renewable and low carbon energy and associated infrastructure. Sutton Grange Farm produces energy generation from an anaerobic digestion plant. This sort of agricultural diversification to deliver renewable energy is supported.
- 118 The National Planning Policy Framework paragraph 124 notes that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* and at para 56 that *'good design is a key aspect of sustainable development and is indivisible from good planning'*.

²⁴ See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

119 The National Design Guide 2019²⁵ identifies 10 characteristics of good design based on national planning practice guidance. The National Design Guide states that '*specific, detailed and measurable criteria for good design are most appropriately set at the local level.*'

120 The Lound Design Statement 2007 and the AECOM Design Code 2018 provides an analysis of the positive aspects of each character area, the issues to be addressed, those aspects of the Parish that are sensitive to change and character management recommendations. This forms the specific local criteria referred to in the National Design Guidance.

121 The AECOM Design Code identifies 4 character areas for Lound (these are based on the village zones in the Lound Design Statement 2007).

Town Street

This character area is defined by its historic origins, with a tight urban grain with buildings close to the street and a linear development pattern. The area encompasses the majority of Lound's conservation area and the materiality generally adheres to a palette of red brick buildings with pantile roofing.

Chainbridge Lane / Daneshill Road

This character area predominantly consists of larger Georgian and Victorian properties in a much looser grain, at a lower density. The buildings generally adhere to red brick material and roofs tend to be covered with slate, with a few examples of pantile roofing. The majority of the buildings sit within Lound's conservation area.

Little Top Lane

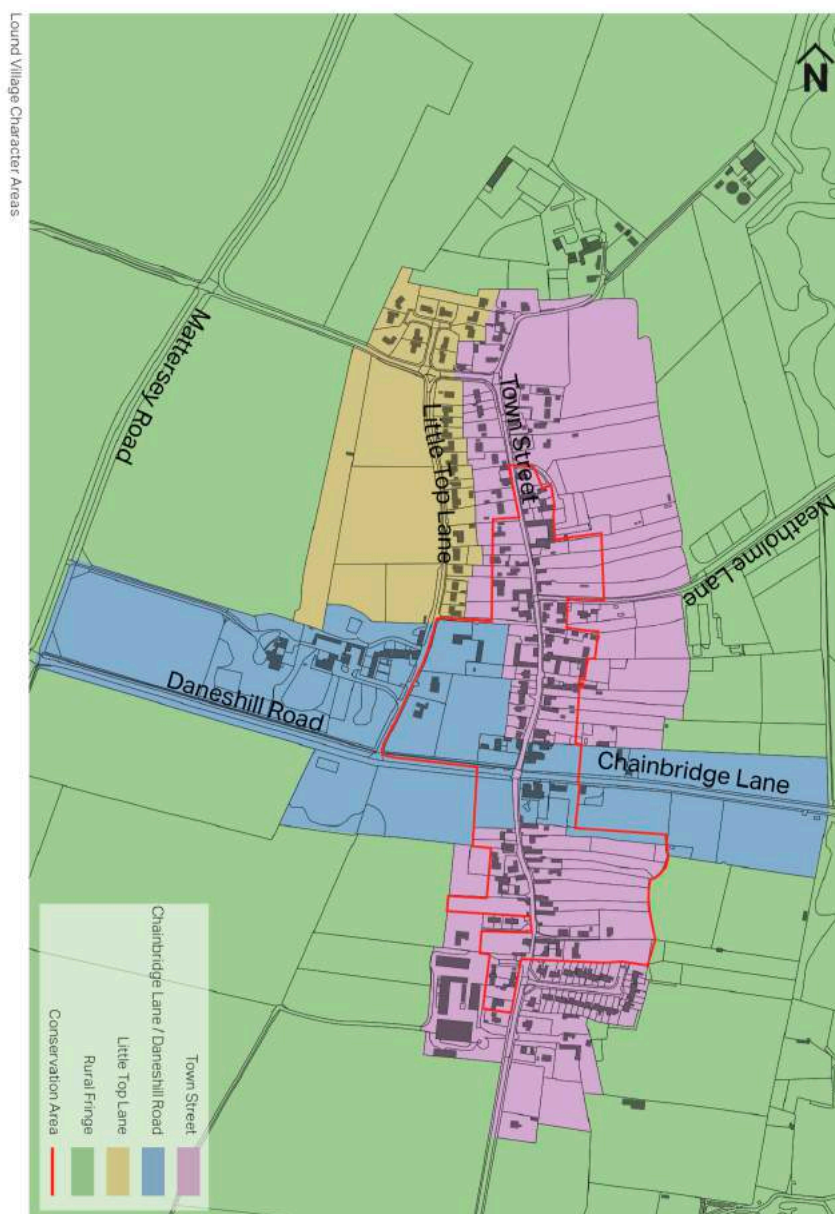
This character area includes modern bungalows to the north and two storey dwellings to the south, which don't typically conform to the architectural style and historic character of the village.

Rural Fringe

This character area comprises of the extent of the neighbourhood plan area outside of the village centre and consists of open countryside, agricultural fields, wetlands and very few buildings.

²⁵ See

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

Map 12 Lound Character Areas

122 Understanding the local distinctiveness provides the evidence for the following design codes.

Table 5 Design Code by Character Area (from the AECOM Design Code 2018)

Town Street

Block Structure, Orientation and Rhythm	<p>Housing should be positioned close to the roadside and organised in a variety of orientations including setting back properties with front elevations facing the street as well as positioning buildings with the gable end up against the roadside or pavement.</p> <p>Buildings should be a maximum of two storeys, unless roof/loft space is sensitively designed with conservation skylights or gable windows to create a third storey.</p>
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	To adhere to the granular character of Town Street, buildings should be either detached or semi-detached in a run of no more than four.
Boundary Treatments and Gardens	Respect local material palette – red brick walls, topped with hedging.
Parking	Road widths minimised to respect historic rural character. Parking should be provided for all dwellings on plot and should be located to the side or the rear of properties to reduce the visual impact of vehicles on the street. Garages which adhere to the vernacular materials palette will also be acceptable.
Building and Roof	Constructed using red brick, reclaimed where possible to provide differing tones and colours. Generally the front elevations of buildings should adhere to the red brick colour palette. For developments of multiple homes, it may be appropriate to paint or render the front elevation of some individual properties to provide breaks in the pattern of red brick frontages. Use red pantiles to retain existing roof scape.
Detailing	Building details should take reference from existing properties ²⁶ .
Chimneys and Eaves	New buildings should look to include a chimney either on the ridge or gable end. Generally, eaves lines should be relatively low in detail unless dentil brickwork or corbels are used. On gable ends, brickwork detailing should be applied, matching the character of existing properties in the village.
Town Street Palette	See page 23 of the Lound Design Code

Chainbridge Lane and Daneshill Road

Block Structure, Orientation and Rhythm	Housing should be set back from the street within larger plots. Buildings should be a maximum of two storeys high unless roof/loft space is sensitively designed with conservation skylights or gable windows to create a third storey. Buildings should have generous floor to ceiling heights, to maintain the grand street scene. Buildings are likely to be detached or semi-detached, set within larger plots.
Boundary Treatments and Gardens	Respect local material palette – red brick walls, or hedged boundaries with large front gardens to set buildings back from the road.
Parking	Wide tree line verges should be provided and the visual impact of cars on the street should be limited with parking provided for all dwellings on plot behind boundary treatments
Building and Roof	Red brick and for roofs slate or occasionally clay pantiles.

²⁶ See Lound Design Code page 22 for examples

Windows and Doors	White recessed sash windows or multipaned glazing would be acceptable.
Chimneys and Eaves	Tall chimneys are part of the local distinctiveness – eaves lines to include cornice or dentil brick work.
Chainbridge Lane and Daleside Road Palette	See page 27 of the Lound Design Code

Little Top Lane

Block Structure, Orientation and Rhythm	Lower density proposals (detached or semi detached) are required on this village edge location. Housing should be set back from the street with front gardens and driveways. Existing hedgerows and trees should be preserved and where possible integrated into new development. New streets should be lined with trees in order to promote the village edge character. Buildings should be a maximum of two storeys high and set within larger plots.
Boundary Treatments and Gardens	Respect local material palette – red brick walls, or hedged boundaries. Front gardens should be large enough to accommodate on plot parking.
Parking and Paving	Road and pavement widths should be minimised with opportunities to incorporate shared surfaces where appropriate. Parking should be provided on plot for all dwellings and should be located to the side of properties where possible to reduce the visual impact of vehicles on the street. Parking garages which adhere to the vernacular materials palette will also be acceptable, although these should be located behind the main building line.
Building and Roof	Red brick should be used. For developments of multiple homes, it may be appropriate to paint or render the front elevation of individual properties providing that this is done to break the predominant pattern of red brick frontages. For roofs slate or clay pantiles are suitable.
Chimneys and Eaves	Chimneys would provide a diverse roofscape, low eaves lines will be suitable – dentil brickwork or use of corbels would also reinforce local character.
Little Top Lane Palette	See page 31 of the Lound Design Code

Rural Fringe

For the location of dwellings in the rural fringe see Design Code page 33.	<p>There are a number of small clusters of isolated housing outside of the village centre which are either in groups of bungalows or standalone farm buildings.</p> <p>This area has a close relationship to The Paddocks. Therefore, future development here should apply the design code for Little Top Lane.</p>
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123 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document (SPD) “Successful Places a Guide to Sustainable Housing Layout and Design”. Bassetlaw District Council policy requires development across the District to be in accordance with the design principles within it. The SPD endorses the use of Building for Life 12 (BfL 12) stating that the use of BfL 12 as a *‘national standard for well-designed homes and neighbourhoods ... is about creating good places to live.’*

124 The importance of design and the use of design codes like BfL 12 in Neighbourhood Planning was further highlighted in the revised NPPF where it notes that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area’*.²⁷

125 This Plan requires the use of BfL 12²⁸ by developers in the preparation of their planning applications.

126 BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

127 BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood
 Creating a place
 Street and home

128 The BfL 12 questions are at Appendix H.

²⁷ See NPPF para 130

²⁸ See summary at Appendix H and <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

129 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers'
- c) Avoid 'reds'

130 The more greens that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design. Some ambers are acceptable but reds are not.

131 The importance of design and the use of design codes like BfL 12 in Neighbourhood Planning was further highlighted in the revised NPPF.²⁹ This Plan encourages the use of BfL 12³⁰ by developers to help shape design proposals and evidence of this should be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards and will retain and enhance the existing rural character.

132 Whilst BfL 12 only relates to housing it is expected that other development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 7 relates to all development.

Neighbourhood Plan Policy 7: The Importance of Energy Efficiency and High-Quality Design

1. **Proposals should demonstrate a high design quality that will contribute to the character of the Village. In order to achieve this, new development proposals should demonstrate how they will reinforce the local distinctiveness of the area as defined in the Lound Design Code 2018 and summarized in Table 5.**
2. **Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows and red brick walls) that reflect the surrounding character.**
3. **Materials, scale and massing should also reinforce the existing character area. Materials should reflect the local materials, style and colour palette of the character area in which it is located as demonstrated for each character area in the Design Code.**
4. **Proposals should demonstrate how:**
 - a) **the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
 - b) **the layout maximises opportunities to integrate new development with the existing settlement pattern; and**
 - c) **safe access, parking and servicing arrangements have been provided.**

²⁹ See NPPF para 129

³⁰ See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

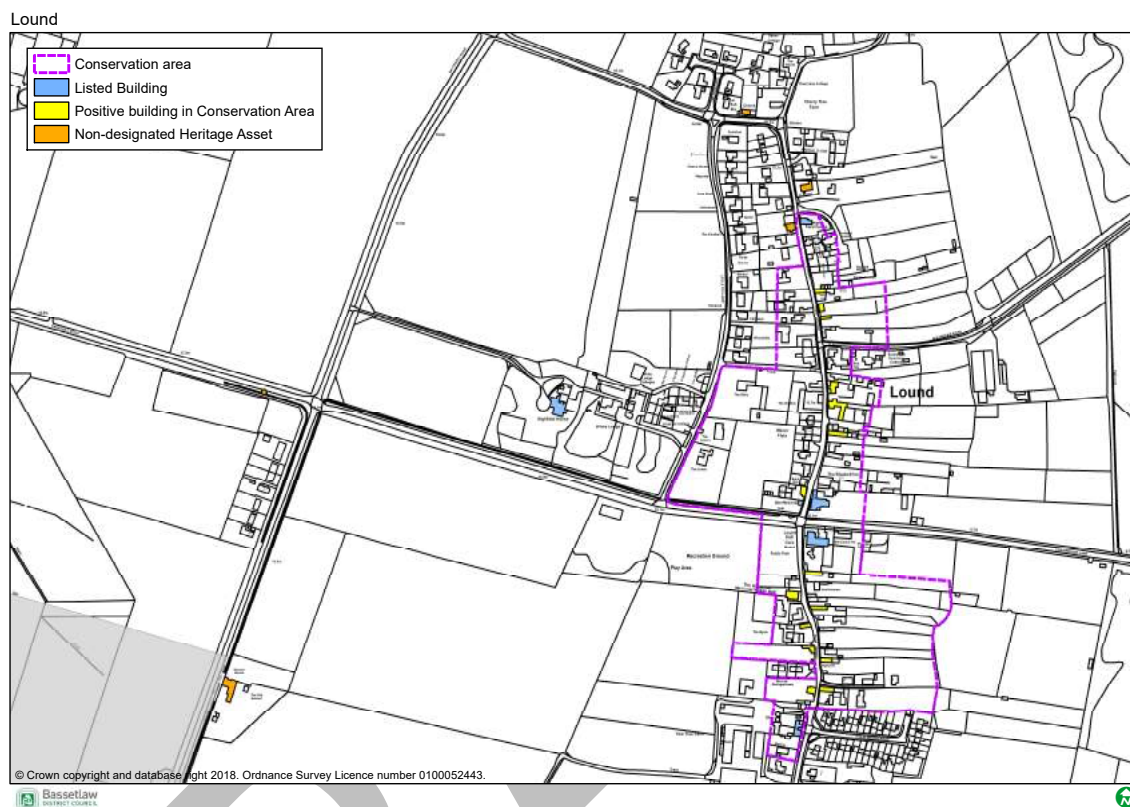
5. Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.
6. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels are encouraged including the use of high quality, thermally efficient building materials, the installation of energy efficiency measures such as loft and wall insulation and double glazing and the use of low carbon heating systems.
7. The sensitive retrofitting of energy efficiency measures in historic buildings will be encouraged including the retrofitting of listed buildings and buildings in the Conservation Area, provided that it safeguards the historic characteristics of these heritage assets. This could be achieved through;
 - a) measures to reduce heat loss; this could include double glazing in the Conservation Area or secondary glazing buildings with wooden windows that meet the latest relevant British standard; and/or
 - b) the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero emissions locally.
8. High quality design could be demonstrated by a report showing how the scheme accords with national design standards BfL12 or equivalent and would be expected to score in line with acceptable thresholds (usually 9 greens and no reds).

16 Protecting and Enhancing Lound's Heritage

133 Lound's Conservation Area encompasses the heart of the village. It comprises the buildings and land on Town Street from Yew Tree Farm in the south to Alpha Farm in the north. An area is designated a Conservation Area when it is considered to be of special architectural and historical interest, the character or appearance of which it is desirable to preserve or enhance.

134 Map 13 below shows the Conservation Area boundary, Listed Buildings and other buildings of local interest (called positive buildings if within the Conservation Area and Non-designated Heritage Assets if outside it).

Map 13 Heritage Assets



135 There are 6 listed buildings/structures in the Parish.³¹ Page 15 of the Lound Design Code has photos of a selection of these buildings and a map showing their location.

Table 6 Listed Buildings

1. Alpha Farmhouse (early 19th C)
2. Lound Hall (mid 18th C)
3. Highfield House dating from 1839 and 1928
4. The War Memorial dedicated to the villagers who lost their lives in both World Wars was erected in 1921 using donations from parishioners
5. Yew Tree Farmhouse (early 19th C)
6. Alpha House and Outbuildings (early 19th C)

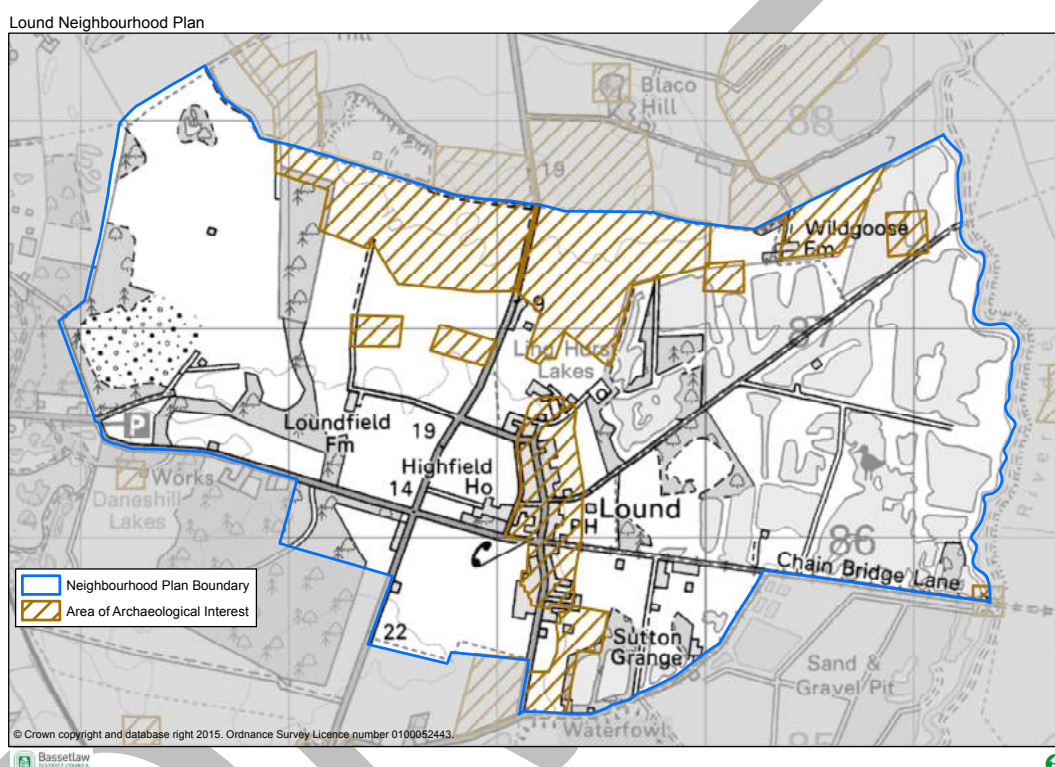
136 In addition to the listed buildings, there are numerous properties within the Conservation Area which contribute to the historic character of the village. In the main, these are the "toft" cottage developments.

³¹ For more detail on the listings and for the most up to date record see <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE%20Simple&search=Lound%20Nottinghamshire&page=&filterOption=filterValue&facetValues=&pageId=20973&searchResultsPerPage=20>

137 Outside the Conservation Area, BDC have identified 5 Non-designated Heritage Assets. These buildings of local historic or architectural interest are: 26 Town Street, the Primitive Methodist Chapel, St Anne's Church, The School House with the Old School (the latter being an extension of the former) and a Fire Hydrant on Daneshill Road (although this has now been removed). These are shown in orange on Map 13.

138 The Historic Environment Register also has 6 entries for field systems – earthworks indicating areas of archaeological interest. The extent of this is shown on the Map 14 below.

Map 14 Areas of Archaeological Interest



Neighbourhood Plan Policy 8: Protecting and Enhancing Heritage Assets

1. Gardens and open spaces form part of the special interest of Lound Conservation Area. Development will only be permitted on gardens and open spaces between buildings within Lound Conservation Area where development shall not harm the character and appearance of the Conservation Area.
2. Development adjacent to and within the setting of Lound Conservation Area should preserve the character and appearance of the Area and/or the significance of the setting of Listed Buildings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.
3. The retention of locally important heritage assets is encouraged and development proposals affecting these will need to accord with District policies.
4. The effect of a proposal on non-designated heritage assets, positive buildings or listed buildings will be considered based on their significance. Proposals should seek to minimise the conflict between the heritage assets' conservation and any aspect of the scheme.

17 House Types

139 The tables below show that 64% of dwellings in Lound are detached (the national average is 22%) and that 41% are in the council tax band E and above.

Table 7 House Type and Ownership³²

House Type		% ³³
Detached	135	64.3
Semi-detached	45	21.4
Terraced	24	11.4
Purpose-built flats	5	2.4
Caravan	1	0.5
Ownership		
Owner Occupied	169	82
Social Rented	22	11
Privately/other rented	13	4
Living rent free	4	2

140 An indication of house size can be deduced from the council tax banding which indicates that 71% of all properties are large or medium sized.

Table 8 Council Tax Bands

Band	Number	%
A	48	23
B	12	6
C	19	9
D	43	21
E	49	23
F	25	12
G	12	6
H	1	-

141 Census analysis for the Parish also shows that, in line with the District, 28% of residents live alone, 12% of whom are over 65. Table 1 showed that 24% of all Lound's residents were over 65 in 2011 compared to 16% nationally.

142 The demographics in the Parish are reflected in the wider geographical analysis in the Strategic Housing Market Assessment (SHMA) Objectively Assessed Need (OAN) Update 2017. Para 9.44 notes that there will be a 51% increase in the population aged 65+. Whilst this is a national and District-wide issue, future development in Lound needs to reflect the

³² Source Census 2011

³³ May not add due to rounding

needs of local residents, many of whom will be older... *'a quarter of households in the Housing Market Area (North east Derbyshire and Bassetlaw) contain older persons. ...Two thirds of these are owner occupiers... there is demand for bungalows and for specialist housing for older age groups.'*³⁴

143 The SHMA 2017 also notes there will be a 21% increase in people living with long term health problems and disability. M4(2) is the category of home that is accessible and adaptable; the SHMA notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The Communities and Local Government's Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £520 - £940 per dwelling.³⁵

144 In seeking M4(2) compliant homes, such homes could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.

145 The OAN Update 2017 notes at para 9.41 *'Based on the evidence, it is expected that the focus of new market housing provision will be on two and three bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2 and 3 beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.'*

146 The requirement to focus on the needs of older households was reinforced in the Neighbourhood Planning Bill 2017, which introduced a new statutory duty on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. *'Guidance produced will place clearer expectations about planning to meet the needs of older people, including supporting the development of such homes near local services.'*^{36 37}

147 The Planning and Health Strategic Statement for Nottinghamshire supports the need to encourage developers to design to lifetime standards that include facilities and features that enable people to live independently for longer.

148 Evidence has also shown³⁸ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep rural schools going, working age people may work within the community providing local services. Ensuring that Lound has a

³⁴ SHMA 2013 para 1.28

³⁵ SHMA OAN Update 2017 para 9.44 and 9.45

³⁶ Written Statement December 2017 Marcus Jones at <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2017-12-13/119410>

³⁷ The support for a local shop and the improved provision of other local services is set out in section 17

³⁸ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

balanced provision of house types to meet the needs of young and old people is an important aim of this Neighbourhood Plan.

149 Since 2001 a number of properties have increased in size. A recent, simple desk-top survey done by the Steering Group indicated that only about 10% of households in the Parish now have 2 bedrooms or less, with the remaining 90% having 3 bedrooms or more³⁹.

150 The Residents' Survey gave many and varied positive suggestions and covered a wide range of dwelling types; from the need for affordable housing or starter homes for young families to larger 4 bed-roomed houses to bungalows for downsizing. The Residents' Survey concluded that part of the need for additional dwellings would be the provision of smaller dwellings either as starter homes for young families or to allow down-sizing for older residents.

151 Given the foregoing analysis, it is important that future market housing in Lound provides life-time homes and a mixture of sizes, but with an emphasis on meeting the need for smaller dwellings suitable for older people.

152 This approach is in general conformity with adopted Policy DM5: Housing Mix and Density in the Core Strategy and with Policy 4 of the Draft Bassetlaw Plan.

153 Lound, with an overall average price of £307,500 for recent sales, was similar in terms of sold prices to nearby Everton (£296,973), but was more expensive than Retford (£170,055) and Ranskill (£211,523).⁴⁰ The additional cost of providing M4(2) standard houses is viable.

154 Local analysis by the Steering Group noted that the properties along Town Street vary considerably in both design and the accommodation they provide. Sale prices generally exceed £300k for all but the smallest dwellings.

155 Local Estate Agents have suggested properties in Lound command a premium in the District.

³⁹ Desk top survey undertaken by NPSG in 2018

⁴⁰ Rightmove accessed July 2019

Neighbourhood Plan Policy 9: A Mix of Housing Types

1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Lound Parish and Bassetlaw. In Lound, current up to date evidence demonstrates a need for 2-3 bed dwellings.
2. Proposals for 1-3 bed dwellings will be expected to be accessible and adaptable - M4(2) or equivalent meaning that:
 - a) reasonable provision must be made for people to
 - i. gain access to; and
 - ii. use the dwelling and its facilities
 - b) the provision made must be sufficient to
 - i. meet the needs of occupants with differing needs, including some older or disabled people; and
 - ii. allow adaption of the dwelling to meet the changing needs of occupants over time.⁴¹

18 Enhancing the Provision of Community Facilities

156 Lound offers a small range of indoor facilities namely the Village Hall and a pub. The weekly Post Office service is valued and the Residents' Survey showed support for a local shop (or farm shop).

157 The proximity of the Idle Valley Nature Reserve attracts visitors to the Parish as do the water ski club and the popular Bluebell Inn, which has B & B accommodation and full facilities for touring caravans. In the Residents' Survey, 49% supported encouraging visitors by promoting the nature trails. Whilst a slim majority did not want to support the promotion of the area for visitors, it is a commercial reality that existing valued facilities like the pub and the desire for a shop will depend on the number of people in the area.

158 Although the planned growth of the Parish is modest, the population will increase somewhat. With a growing number of older residents, easy access to some local facilities enhances the quality of life of existing and future residents and would contribute towards sustainable development.

Neighbourhood Plan Policy 10: Protecting and Enhancing the provision of community facilities

1. In order to promote a thriving village for all ages, the redevelopment of community facilities for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided elsewhere.
2. Proposals to improve community facilities within the Parish will be supported where;

⁴¹ See page 10

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

- a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and**
- b) the design and location of the scheme is in accordance with the other policies in this Plan.**
- 3. Proposals for new community facilities will be required to demonstrate that they;**
 - a) are appropriate in their location, scale and design in accordance with District and national policies; and**
 - b) would not be detrimental to the character and appearance of the natural and historic assets of the Plan area; and**
 - c) would not result in a significant increase in traffic volume.**

19 Site Allocations

159 The Steering Group have undertaken substantive consultation with local people to consider the suitability of sites for development and to provide comments on the sites proposed. The NPSG has commissioned site assessment studies with sustainability appraisals, to consider in more detail the issues on each of the sites to ensure that the policies;

- are viable
- are deliverable
- meet local housing needs
- do not diminish the heritage value of their surroundings
- are appropriate to the rural setting
- meet sustainability criteria

160 The site assessment process considered 23 sites which were suggested during the Residents' Survey undertaken in 2016. Two of these sites were already included in BDC's earlier Strategic Housing Land Availability Assessment (SHLAA) (NP12 and NP19). See Appendix E for the original 23 sites.

161 In May 2017 AECOM were commissioned to do a site assessment of the sites. The Site Assessment Report is on the Lound Parish Council web site under Neighbourhood Plan supporting documents.⁴²

162 Following consultation with landowners and statutory consultees as part of the site assessment process, 9 sites were identified as available for development. AECOM's Site Assessment Report was published in early 2018. Table 4 on page 17 of AECOM's Site Assessment Report sets out in full the assessment of each site.

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

⁴² See <http://www.loundvillage.co.uk/wp-content/uploads/2019/06/Lound-NP-Site-Assessment-Final-Report-with-BDC-assessments.pdf>

- Described how the **23** sites 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

164 A report explaining the Community Consultation on the Site Selection process is on the Lound Parish Council web site.⁴³

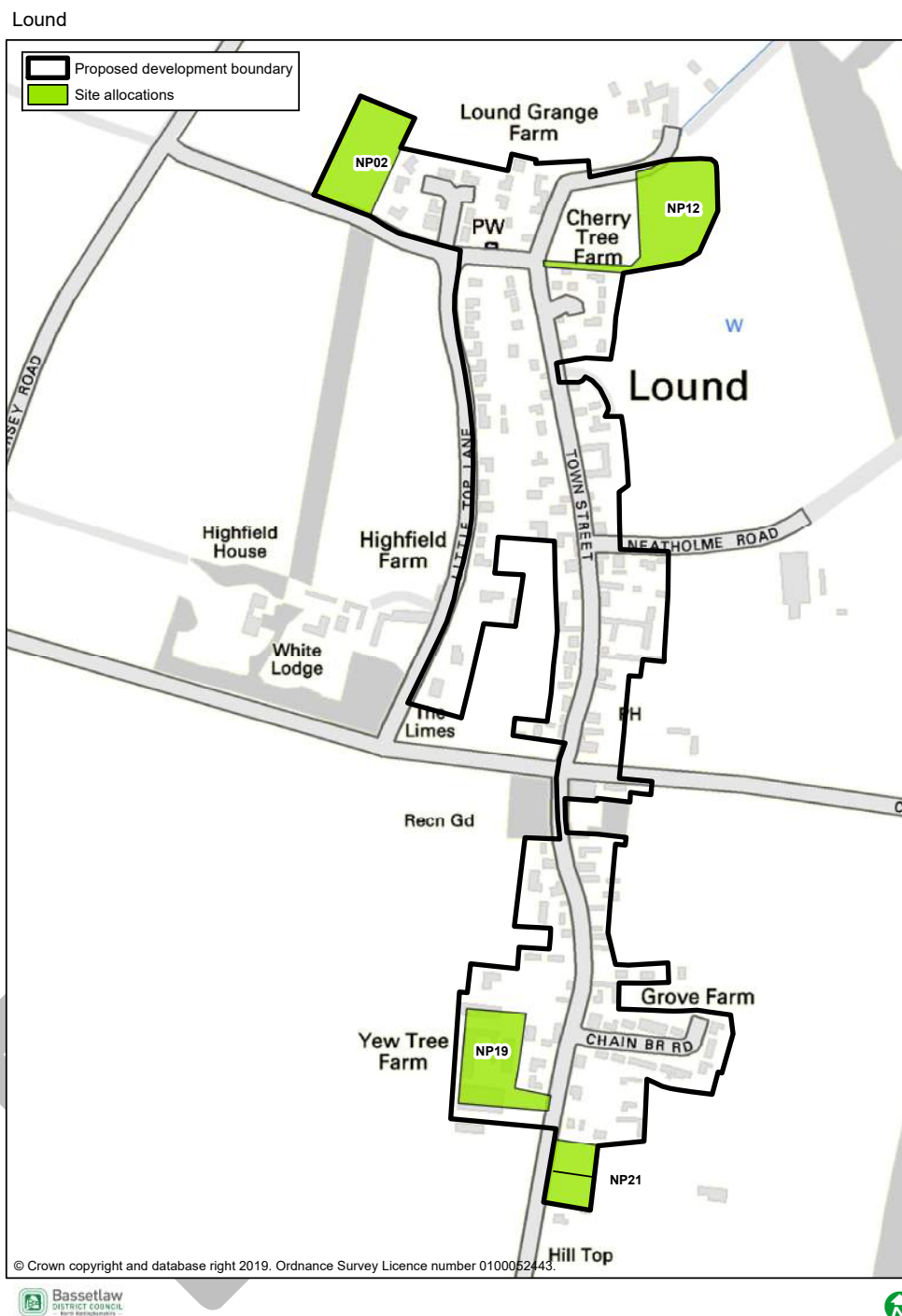
165 The sites in Table 9 below have been selected as being suitable, available, achievable and acceptable to the local community.

166 The accepted Development Boundary⁴⁴ for Lound Village, established through the Bassetlaw Core Strategy and Development Management Policies Development Plan Document (DPD) excludes the sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites are small and immediately adjoin the development boundary it is not considered that their development would materially affect the development strategy as set out in BDC's Core Strategy.

167 The Development Boundary has been revised to include the 4 development sites adjoining the built framework of Lound Village. The new boundary and the exact extent of the areas for development are identified in the Map 16 below.

⁴³ See <http://www.loundvillage.co.uk/wp-content/uploads/2019/05/Analysis-of-Public-Consultation-on-Sites--June-July-2018.pdf>

⁴⁴ This is the boundary identified by BDC as part of the Core Strategy preparation – this boundary was not included in the adopted Core Strategy

Map 16 Site Allocations and revised Development Boundary

168 Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.

169 There has been close collaboration with BDC's policy team since 2016, both as part of the work on the Neighbourhood Plan and as part of the consultation on the Local Plan. This

Neighbourhood Plan delivers in the region of 10% growth in accordance with local opinion, reflecting the extent of local facilities and the availability of suitable sites.

170 The Draft Bassetlaw Plan requires 10% of the housing requirement across the district to be on sites of 1 hectare or less. The Table 9 below shows that all the sites are less than 1 hectare.

Table 9 Sites

Site		Area (hectares)	Dwellings (approx. number) ⁴⁵	Development Timescales
Current permissions			1	Immediate
NP02		0.5	5	0-5 years
NP12		0.78	1	0-5 years
NP 19		0.97	5	10-15 years
NP21	NP21 (north)	0.15	1	10-15 years
	NP21 (south)	0.15	3	2-5 years
Windfall			5	0-15 years
Total dwellings			21	

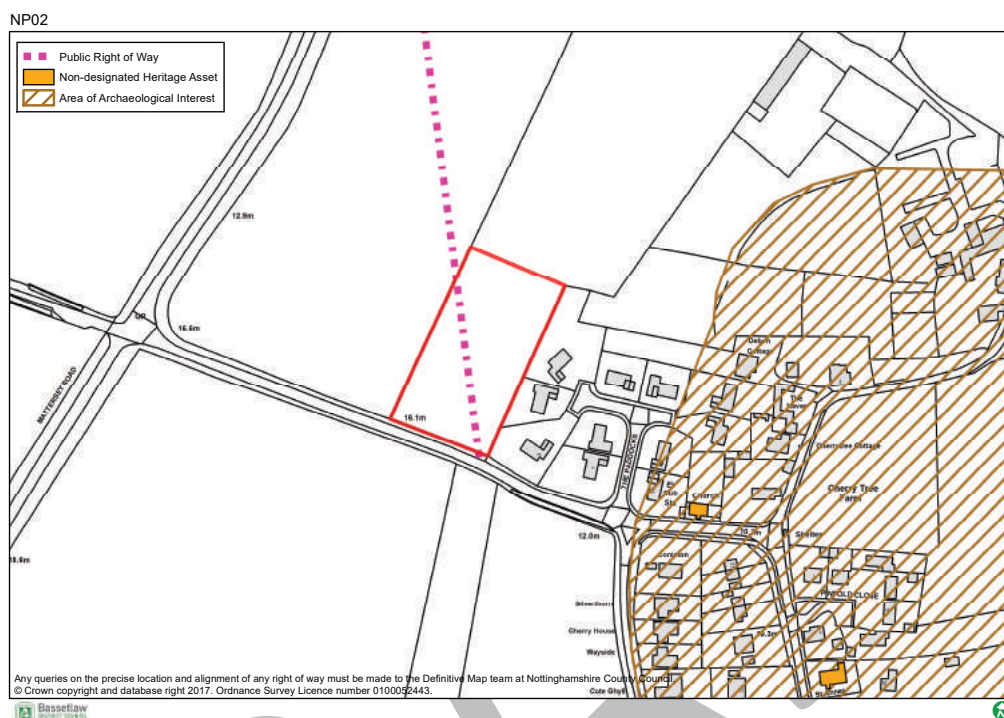
171 The housing allocation assumes there will be a further 5 dwellings on windfall sites⁴⁶ - this meets a new housing requirement figure provided by BDC of 21 dwellings, this being 10% growth from a base of August 2018 as set out in the Draft Local Plan. These windfall sites will be infill development and those planning applications will be decided in accordance with NPP 2.

⁴⁵ This is an indicative number based on community and landowner consultation, the density of the adjoining character area and the constraints on the site

⁴⁶ The term '**windfall sites**' is used to refer to those **sites** which become available for development unexpectedly and are therefore not included as allocated land in the neighbourhood development plan source ref <https://publications.parliament.uk/pa/cm199798/cmselect/cmenvtra/495/49524.htm>

NP02 Land north of Town Street adjacent to The Paddocks

Map 17 NP02 Site Boundary and District Planning Policy Constraints



172 This greenfield site is on the edge of Lound Village with housing on the east boundary and open countryside on the northern and western boundaries. The site is outside the accepted Development Boundary (as defined for the work on the Core Strategy). However, NPP 1 and Map 3 show how the Neighbourhood Plan proposes to amend the Development Boundary to include this site.

173 The existing access on to Town Street at this point is narrow and is also the entry point into Lound Village. The site has high landscape sensitivity with significant views to Blaco Hill to the north and expansive landscape to the north west. See Map 10 key view 2. The proposal is for approximately 5 detached dwellings.

174 The AECOM site assessment notes the 'Site is in an area of high landscape sensitivity'⁴⁷ but 'the visual impact is lessened due to the proximity to the urban edge of Lound.'⁴⁸

175 The site is adjacent to The Paddocks and boundary treatment and site layout should complement the rural character and low density of this character area. The layout of the site should retain key views north to Blaco Hill allowing glimpses between buildings from Town Street. A public footpath crosses the site and must be incorporated into the proposal. In accordance with highway standards and, to ensure safe pedestrian movement, the site should be linked by a footway to connect with the existing footway that runs from The

⁴⁷ AECOM site assessment page 17

⁴⁸ AECOM site proforma in site assessment page 36

Paddocks. The existing hedgerows have landscape and ecological value and should be retained, subject to ensuring suitable visibility for the safe access and egress of pedestrians and vehicles.

176In the June 2018 community consultation 52% of those who returned Preference Forms supported the development of this site, with 3% undecided.

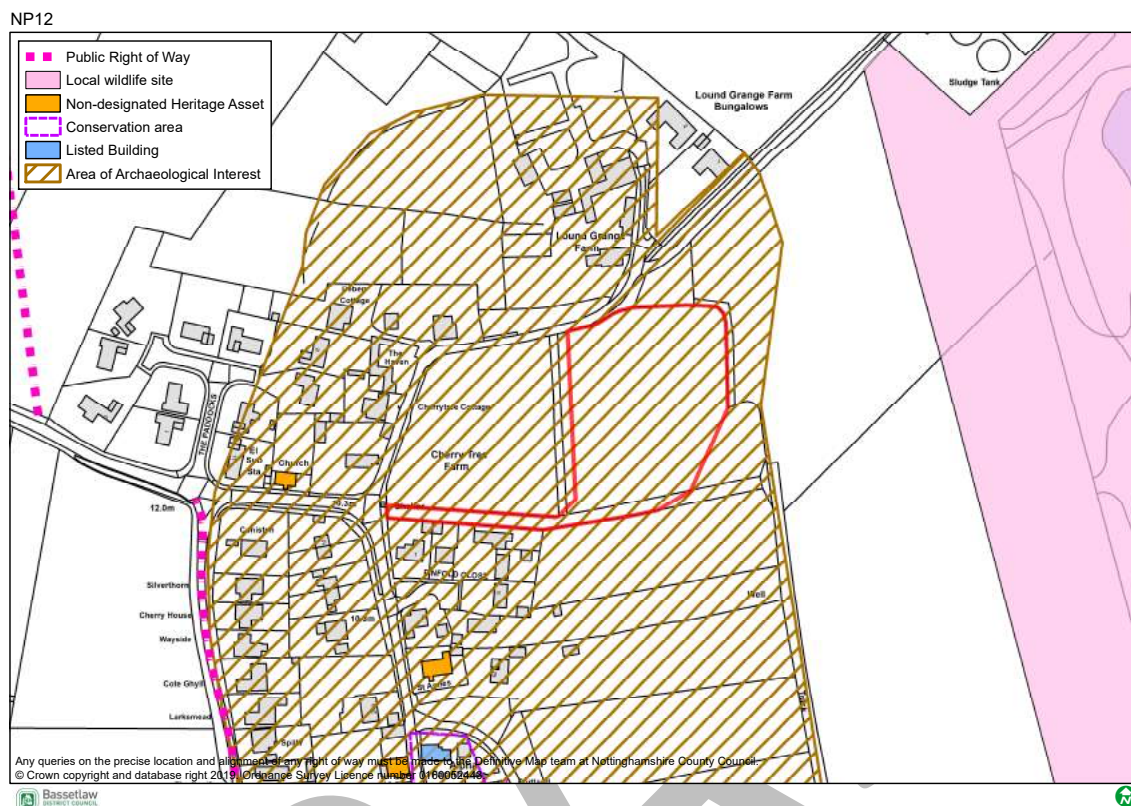
177The AECOM Design Code provides site specific guidance and application of the Design Code for NP02 and is extracted at Appendix D. Map 17 shows the extent of the site.

Neighbourhood Plan Policy 11: Development of NP02

- 1. High quality residential development will be supported for approximately 5 dwellings on the site shown on Map 17 where the proposals demonstrate;**
 - a) a layout that reinforces the positive attributes and sense of openness of the Little Top Lane Character Area as set out at Appendix D; and**
 - b) the use of materials and a narrow colour palette that compliments the Character Area as set out in the AECOM Design Code page 31; and**
 - c) to the front, boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
 - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside.**
- 2. The hedgerows on the site are part of the character attributes of the area on the approach to the village. The landscape scheme should demonstrate how the hedgerows have been retained and, where this is not possible, the scheme should minimise their loss.**
- 3. To meet NCC Highway standards proposals will need to show how;**
 - a) safe access can be achieved on to Town Street given the narrowness and bend of the road at this point; and**
 - b) a footway can be provided to ensure there is safe pedestrian movement from the site.**

NP12 Land east of Town Street opposite Cherry Tree Farm

Map 18 NP12 Site Boundary and District Planning Policy Constraints



178 This greenfield 0.78 hectare site is adjacent to the urban edge and the site assessment notes that it is *'favourably located in terms of proximity to village services and amenities, and has potential to form a natural progression to the village's growth'*. Note the original site area assessed was larger (2 hectares); the proposal for one dwelling reflects the landowner's aspiration supported by the community and the sensitivity of the site. The western area is identified as a Significant Green Gap.

179 The site was assessed as part of BDC's Land Availability Assessment in 2015. It was considered suitable for development as no significant constraints were identified. It is outside the accepted Development Boundary (as defined for the work on the Core Strategy) but this Neighbourhood Plan is proposing moving the Development Boundary so it will be within it (see NPP1 and Map 3).

180 Comments from Highways note that a single carriageway lane private access road to Lound Grange would require making up to highway adoption standard. However, access is proposed from Town Street, running adjacent to the rear of Pinfold Close.

181 The landowner wishes to build one detached dwelling in the north east corner of the land. The adjoining land will continue its existing use as paddocks forming part of the equestrian business. The paddock land is identified as a significant green gap (see Map 11) and is a key view number 5 (see Map 10).

182 In the 2018 community consultation, 54% of respondents supported this proposal, with 3% undecided.

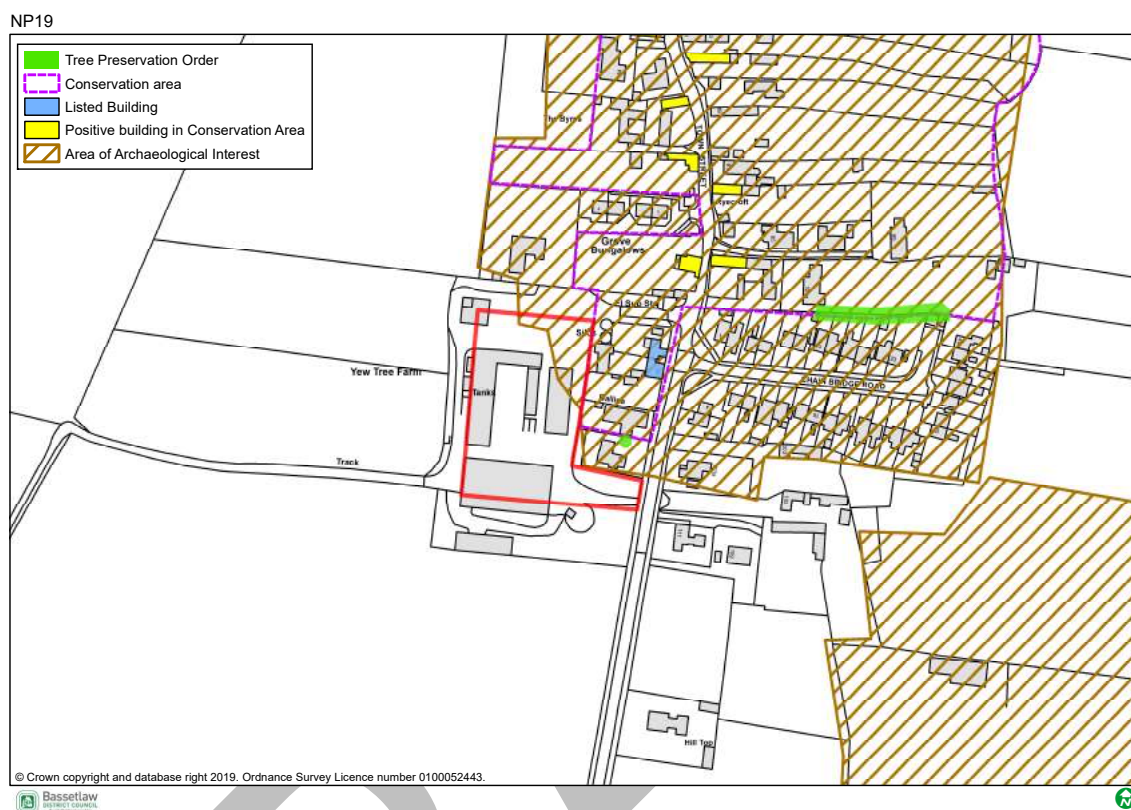
183 The AECOM Design Code provides site specific guidance and application of the design code for NP12 and is extracted at Appendix D.

Neighbourhood Plan Policy 12: Development of NP12

1. High quality residential development will be supported for one dwelling on the site shown on Map 18 where the proposals demonstrate;
 - a) a layout that responds positively to the adjoining significant green gap and reinforces the positive attributes of the Town Street Character Area as set out at Appendix D; and
 - b) the use of materials and a narrow colour palette that compliments the Character Area as set out in the AECOM Design Code page 23; and
 - c) to the front, a boundary treatment (low wall or hedges) that creates private space to allow for the planting of native trees and shrubs; and
 - d) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
 - e) that safe access and egress for pedestrians and vehicles to the site can be achieved in accordance with Highway Standards.
2. The landscape scheme should demonstrate how existing trees and hedgerows (which are character forming and enhance biodiversity see Map 9) have been retained and where this is not possible the scheme should minimise their loss.

NP19 Yew Tree Farm site and outbuildings

Map 19 NP19 Site Boundary and District Planning Policy Constraints



184 Site NP19 is identified as available in the AECOM site assessment. It notes *‘The site is adjacent to the urban edge and is favourably located in terms of proximity to village services and amenities. It has potential to form a natural progression to the village’s growth.’*⁴⁹

185 The site contains large farm storage buildings and hard standing. The site is outside, but immediately adjoining, the Conservation Area and outside the accepted Development Boundary (as defined for the work on the Core Strategy). However, NPP 1 and Map 3 show how the Neighbourhood Plan proposes to amend the Development Boundary to include this site. Along the site boundary to the south there are mature trees and hedgerows that are character forming and should be retained.

186 There are extensive views out to the open countryside – see key view 7 on Map 10. The site is also on a key approach into the settlement and the Conservation Area. The mature hedgerows and trees along Town Street at the entrance to the site provide a soft edge to the Village and should be protected (see key view 4 on Map 10). These are also shown in the AECOM map and description at Appendix D. A community project is to seek Tree Preservation

⁴⁹ AECOM Site Assessment page 22

Orders (TPOs) for trees such as those identified on the boundary of this site that contribute to the character of the village.

187 The proposal is for approximately 5 detached dwellings and in the 2018 site allocation community consultation 75% of the community supported the development of this site with 4% undecided.

188 Comments from Highways advise that vehicular access should be limited to the southern Town Street frontage and that there is a need to provide a pedestrian link to the site with the footway on the opposite side of Town street.

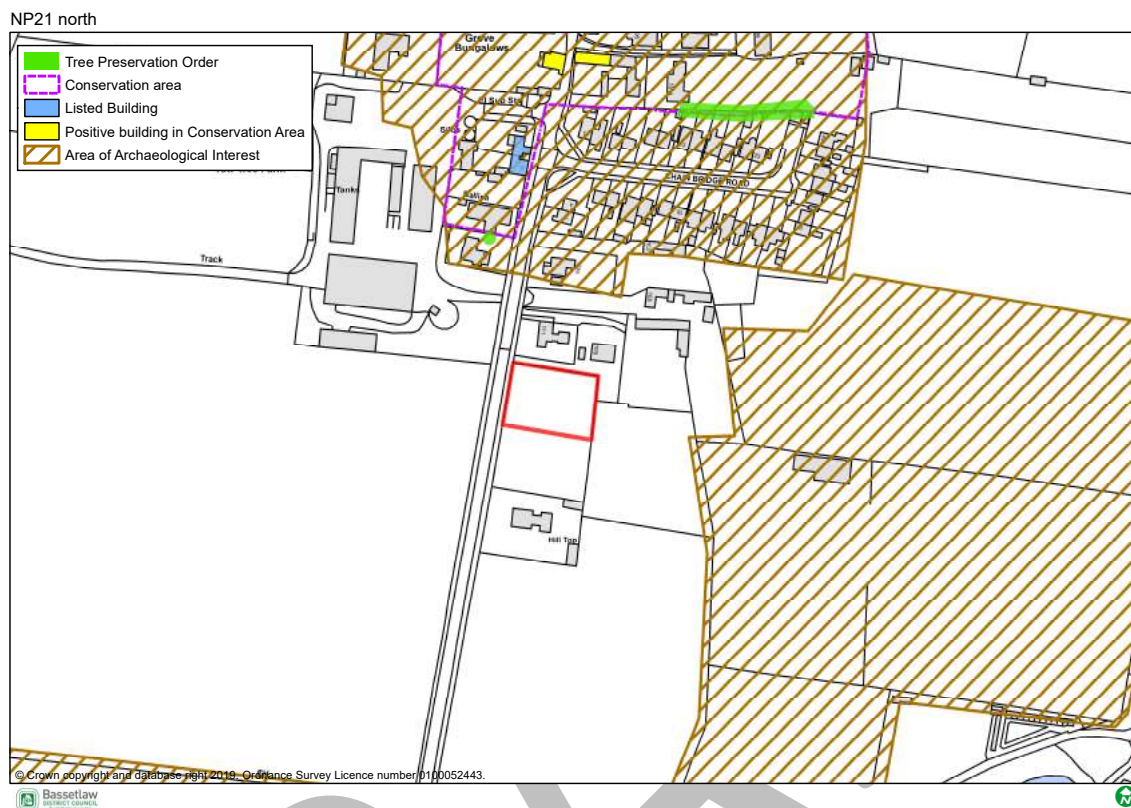
189 The AECOM Design Code provides site specific guidance and application of the design code for NP19 and is extracted at Appendix D.

Neighbourhood Plan Policy 13: Development of NP19

- 1. High quality residential development will be supported for approximately 5 dwellings on the site shown on Map 19 where the proposals demonstrate;**
 - a) a layout that reinforces the positive attributes of Town Street Character Area as set out at Appendix D; and**
 - b) the use of materials and a narrow colour palette that compliments that Character Area as set out in the AECOM Design Code page 23; and**
 - c) a design and layout that protects the setting of the Conservation Area; and**
 - d) a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
 - e) the boundary treatment on the west side to be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
 - f) access arrangements for pedestrians and vehicles that meet NCC Highway standards (that will include only one access to the site and a pedestrian link to the opposite footway and the rest of the village).**
- 2. The mature trees and hedgerows surrounding the site are character forming (see Map 9) and enhance biodiversity and should be protected. Where this is not possible the scheme should minimise their loss.**

NP21 (north) Land east of Town Street

Map 20 NP21 (north) Site Boundary and District Planning Policy Constraints



190 This green field 0.15 hectare site is proposed for one dwelling and will be deliverable in the medium term (10-15 years). The site adjoins, but is outside, the accepted Development Boundary (as defined for the work on the Core Strategy). However, NPP 1 and Map 3 show how the Neighbourhood Plan proposes to amend the Development Boundary to include this site.

191 The site would be accessed from the existing gate onto Town Street.

192 The community consultation in June 2018 considered this as one site with 2 dwellings. The site, now divided, proposes one on this portion and 3 on the adjoining portion (see details below). The principle of developing the site was supported by 61% of respondents with 5% undecided.

193 The site is bounded by housing to the north, open countryside to the east, Town Street to the west and NP21 (south) to the south. The AECOM site assessment notes that development 'will be expected to enhance the distinctive qualities of the landscape character policy' and

that there are 'views eastward across the site towards woodland and the tree screened wetland area.'⁵⁰

194 The site rises to Town Street and the eastern boundary looks across open countryside and is presently only bounded by an open wooden fence. The landscape scheme should include native hedgerows along this boundary to allow a soft transition to the countryside.

195 Comments from Highways relating to the whole site noted that the footway will require widening to 2.0m across the site frontage and the village speed limit will require extending past the site.

196 The AECOM Design Code provides site specific guidance and application of the Design Code for the whole of NP21 and is extracted at Appendix D.

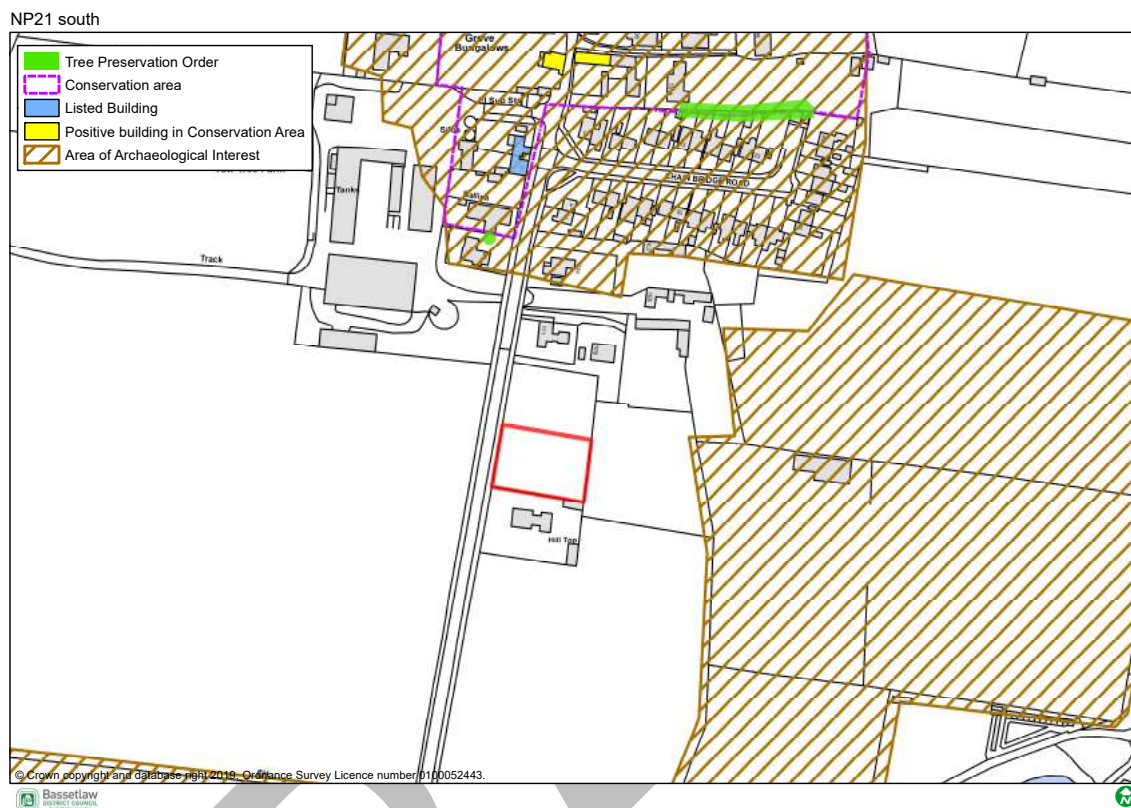
Neighbourhood Plan Policy 14: Development of NP21 (north)

1. High quality residential development will be supported for one dwelling on the site shown on Map 20 where the proposals demonstrate;
 - a) a layout that reinforces the positive character attributes of the Town Street Character Area as set out in Appendix D; and
 - b) the use of materials and a narrow colour palette that compliments the Town Street Character Area as set out in the AECOM Design Code page 23; and
 - c) the rear boundary that adjoins the open countryside in the form of hedges that allow for a soft transition to the open countryside; and
 - d) safe access with adequate visibility splays and a footway across the frontage in accordance with NCC Highway standards.
2. The mature hedgerows along Town Street are character forming (see Map 9), enhance biodiversity and should be protected. Where this is not possible the scheme should minimise their loss by ensuring that the front boundary includes a low wall or native hedge species that creates private space to allow for the planting of native trees and shrubs.

⁵⁰ AECOM site assessment page 125 and 126

NP21 (south) Land east of Town Street

Map 21 NP21 (south) Site Boundary and District Planning Policy Constraints



197 This 0.15 hectare green field site adjoins NP21 (north). The site is outside the accepted Development Boundary (as defined for the work on the Core Strategy). However, NPP 1 and Map 3 show how the Neighbourhood Plan proposes to amend the Development Boundary to include this site.

198 The site is bounded by NP21 (north), open countryside to the east, a dwelling to the south and Town Street to the west. The AECOM site assessment notes that development '*will be expected to enhance the distinctive qualities of the landscape character policy*' and that there are '*views eastward across the site towards woodland and the tree screened wetland area.*'⁵¹

199 The site rises to Town Street and the eastern boundary looks across open countryside and is presently only bounded by an open wooden fence. The landscape scheme should include native hedgerows along this boundary to allow a soft transition to the countryside.

200 Comments from Highways relating to the whole site noted that the footway will require widening to 2.0m across the site frontage and the village speed limit will require extending past the site. The AECOM report also noted that there were issues that needed to be resolved

⁵¹ AECOM site assessment page 125 and 126

with regard to access to the site from Town Street at this point given the way Town Street undulates.

201 The landowner proposes a shared access from his property (121 Town Street) and that the frontage of the dwellings will face south.

202 The landowner proposes to build 3 two-bed bungalows. This would address the local and wider District need for smaller dwellings.

Neighbourhood Plan Policy 15: Development of NP21 (south)

1. High quality residential development will be supported for up to 3 dwellings on the site shown on Map 21 where the proposals demonstrate;
 - a) a layout that reinforces the positive character attributes of the Town Street Character Area as set out in Appendix D; and
 - b) the use of materials and a narrow colour palette that compliments that Character Area as set out in the AECOM Design Code page 23; and
 - c) the rear boundary that adjoins the open countryside in the form of hedges that allows for a soft transition to the open countryside; and
 - d) a safe shared access with the existing dwelling (121 Town Street) with adequate visibility splays and a footway across the frontage of Town Street in accordance with NCC Highway standards.
2. The mature hedgerows along Town Street are character forming (see Map 9), enhance biodiversity and should be protected. Where this is not possible the scheme should minimise their loss by ensuring that where a property boundary fronts the road this includes a low wall and/or native hedge species that creates private space to allow for the planting of native trees and shrubs.

20 Implementation

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

205 There are several areas of activity which will affect delivery and each is important in shaping Lound Parish in the future. These comprise:

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

21 Monitoring and Review

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

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

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

Appendix A: List of Community Projects

210 The following projects have emerged as part of the preparation of the Neighbourhood Plan

- 1) The Parish Council are liaising with Bassetlaw District Council and Highways Dept. regarding warning signage on approaches to the crossroads at the centre of Lound with a view to improving road safety.
- 2) The Parish Council is to work with BDC to update their data base of TPOs and to seek TPOs for trees on the boundary of NP19 and the set piece Maple Trees along Daneshill Road.
- 3) The Parish Council will continue to work with Severn Trent Water to ensure that the capacity of the sewerage and drainage systems in the Parish and particularly along Town Street are adequate to meet the demand from existing and future development requirements.
- 4) The Parish Council will work with residents, landowners, local authorities and highways to plant a variety of native trees on private and community land.

Appendix B: Photos of Key Views



KV 1 Approach from the north west along Town Street



KV 2 Looking north from Town Street to Blaco Hill (across site NP02)



KV 3 Western approach along Daneshill Road



KV 4 Southern approach along Town Street South



KV 5 Looking north east across site NP 12



KV 6 Looking east to the cross roads – note the character forming wide grass verges and mature trees



KV 7 Looking north east towards Yew Tree Farm and site NP 19



KV 8 Looking south east over sites NP21 (north) and NP21 (south)



KV 9 Looking south south east from the gateway (publicly accessible) on Town Street over the fields west of Little Top Lane

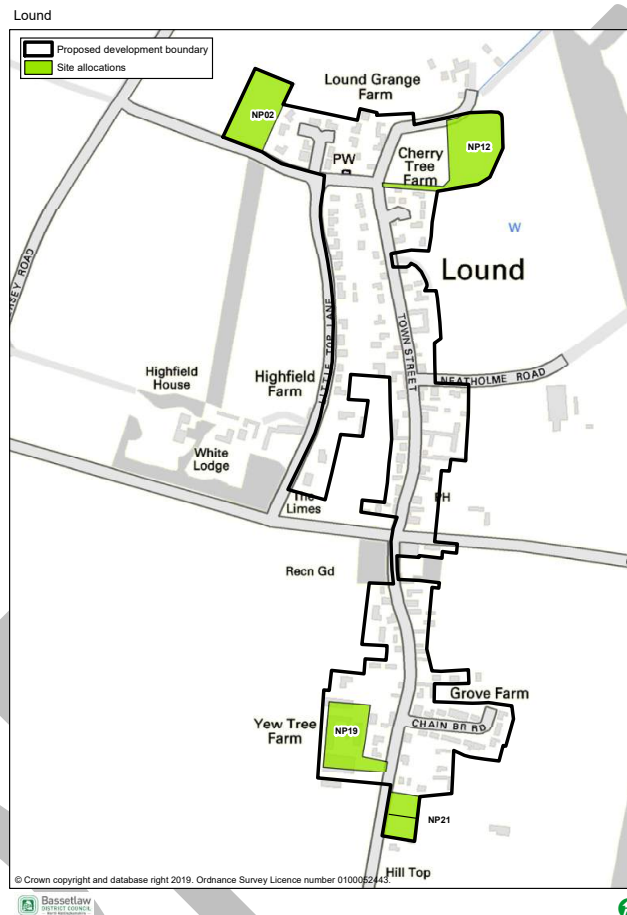
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Appendix C: Pre-Application Community Engagement Notification Process

If you are considering undertaking development in Lound Parish and in accordance with the Key Principle please complete the following form.

Is your site within or outside the Development Boundary? In/Out

The map below shows the Development Boundary. Please note with an X the location of your proposal.



Please provide a short summary of your proposal

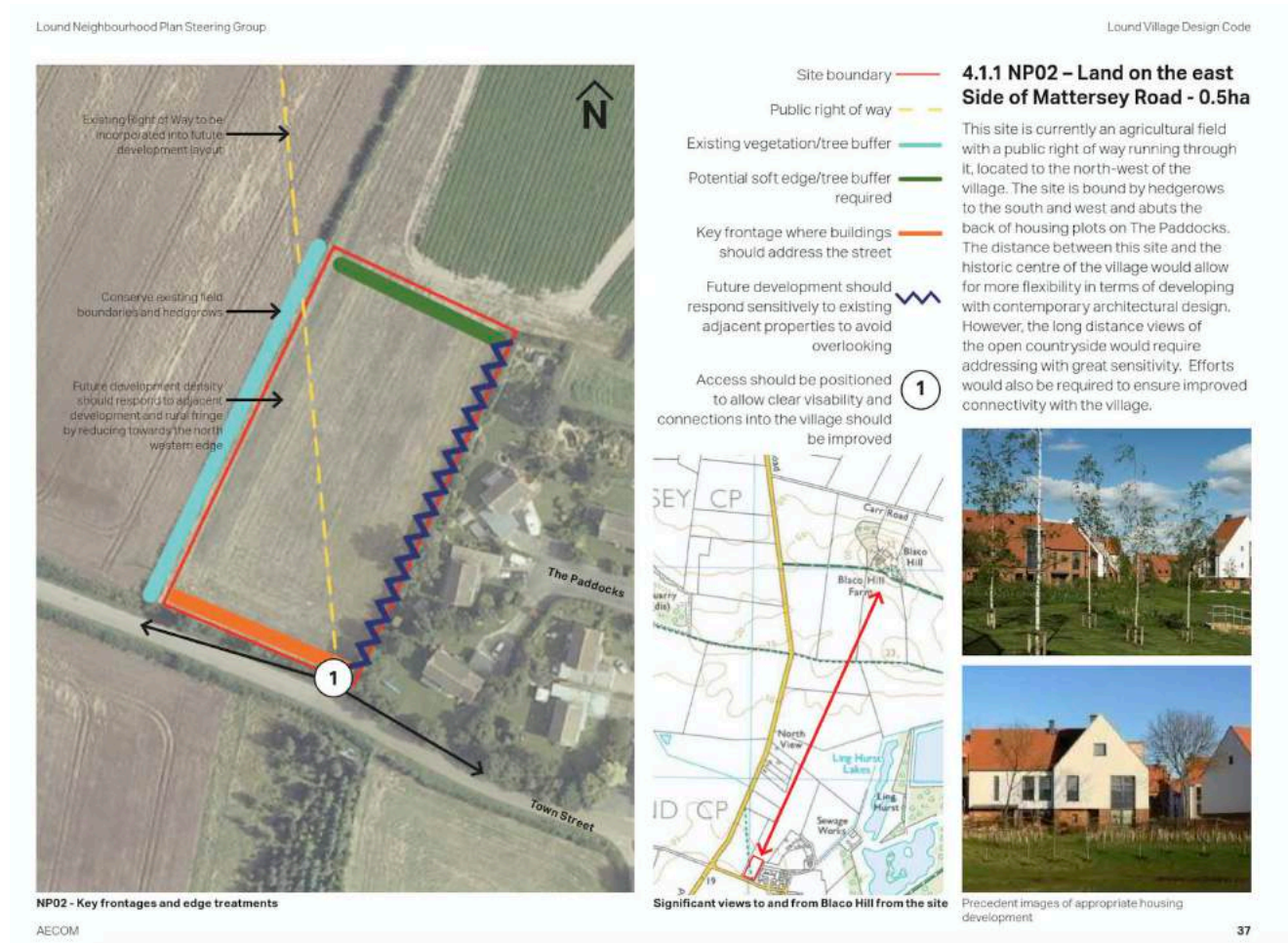
Please e-mail to parishclerk@loundvillage.co.uk

Notification Process

You will be notified within 4 weeks of submitting this form if the Parish Council would like to discuss the proposal with you

Appendix D: Site Specific Extracts for the Site Allocations from the AECOM Design Code

NP02 Land on the East Side of Mattersey Road



NP12 Land off Town Street



Note the extent of the site has been reduced since the AECOM report to reflect the landscape analysis and the value of the western part of the site as a significant green gap (see Map 11 and Map 18).

NP19 Yew Tree Farm

Lound Neighbourhood Plan Steering Group

Lound Village Design Code



NP19 - Key frontages and edge treatments

AECOM

- Site boundary —
- Existing vegetation/tree buffer —
- Potential soft edge/tree buffer required —
- Conservation area —
- Listed buildings ▼
- Potential to use northern access providing connections into the village ①
- Long range views from open countryside into site <.....>

4.1.7 NP19 – Yew Tree Farm, Town Street - 0.97ha

This site is currently occupied by farm buildings which will require demolition to enable future development. There is a belt of trees along the western edge of the site which may reduce the visual impact of any buildings on the open countryside to the west. There are long distance views of the open countryside to the south of the site. This edge should be sensitively designed with lower densities and a soft edge of tree or hedge planting to reduce the impact of any development on the surrounding landscape. The site also sits partially within the conservation area which will require a sensitive response.

Precedent images of appropriate housing development



NP21 Land to the east of Town Street (north and south)

Lound Village Design Code

Lound Neighbourhood Plan Steering Group



NP21 - Key frontages and edge treatments

44

- 4.1.8 NP21 – Land to the east of Town Street - 0.3ha**
- This site is the most southerly development site within the village. The site provides an infill development opportunity as it sits between the first two dwellings that are visible as Lound is approached from the south. Proposals would need to be harmonious with Lound's character as any dwellings on the site would be amongst the first that visitors would see, setting the first impressions of the village. Town Street is on the brow of a hill to the south of the site which reduces the visibility looking north towards the village. This will require consideration when designing any access to the site.
- Site boundary ———
 - Potential soft edge/tree buffer required ———
 - Key frontage where buildings should address the street ———
 - Access to be sited to the north to maximise visibility ①
 - Future development to respond sensitively to adjacent properties ———
 - Connections for pedestrians and cyclists into the village to be improved ↔
 - Listed buildings ▼

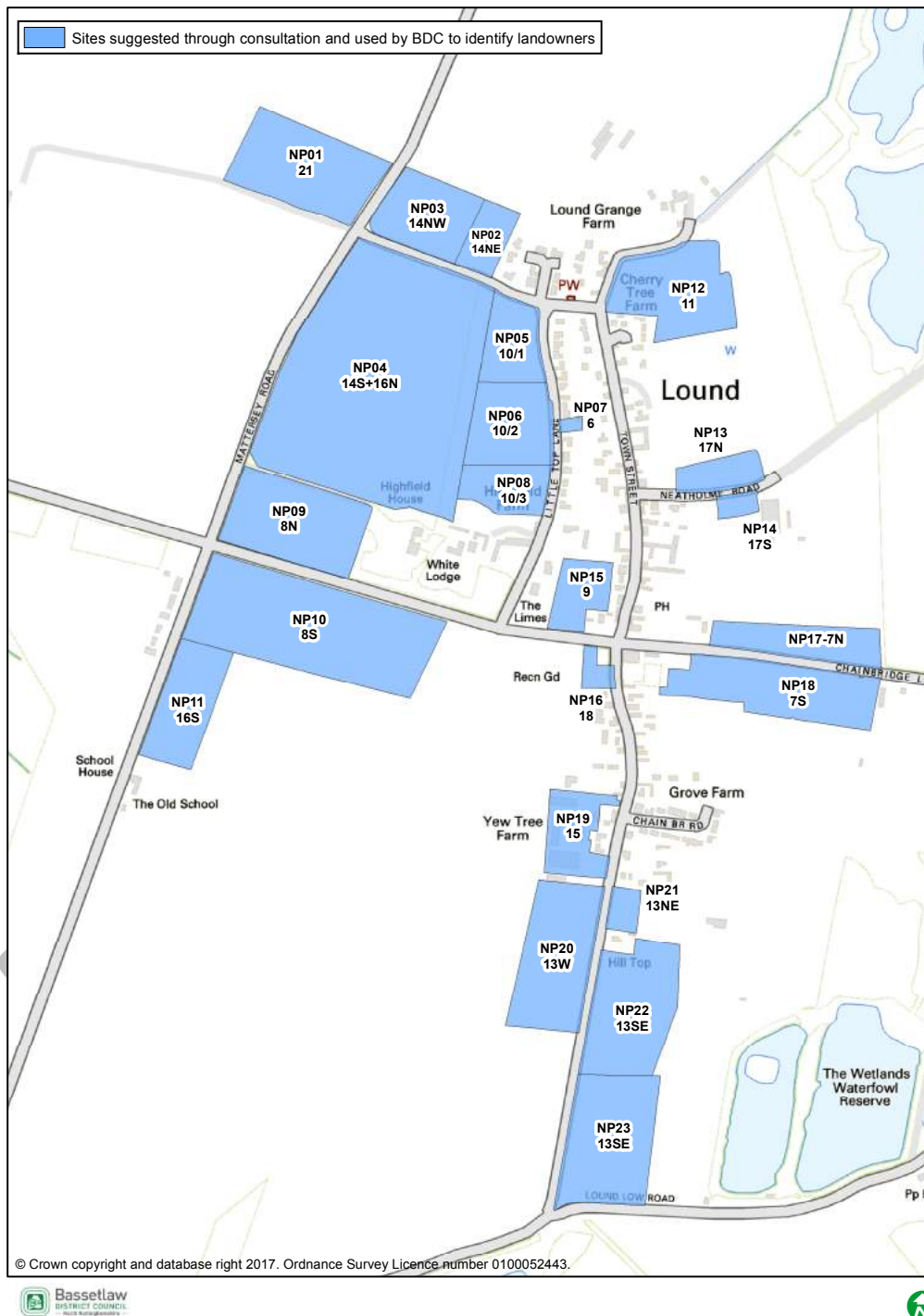
Precedent images of appropriate housing development



AECOM

Appendix E: All Sites originally identified for Site Assessment⁵²

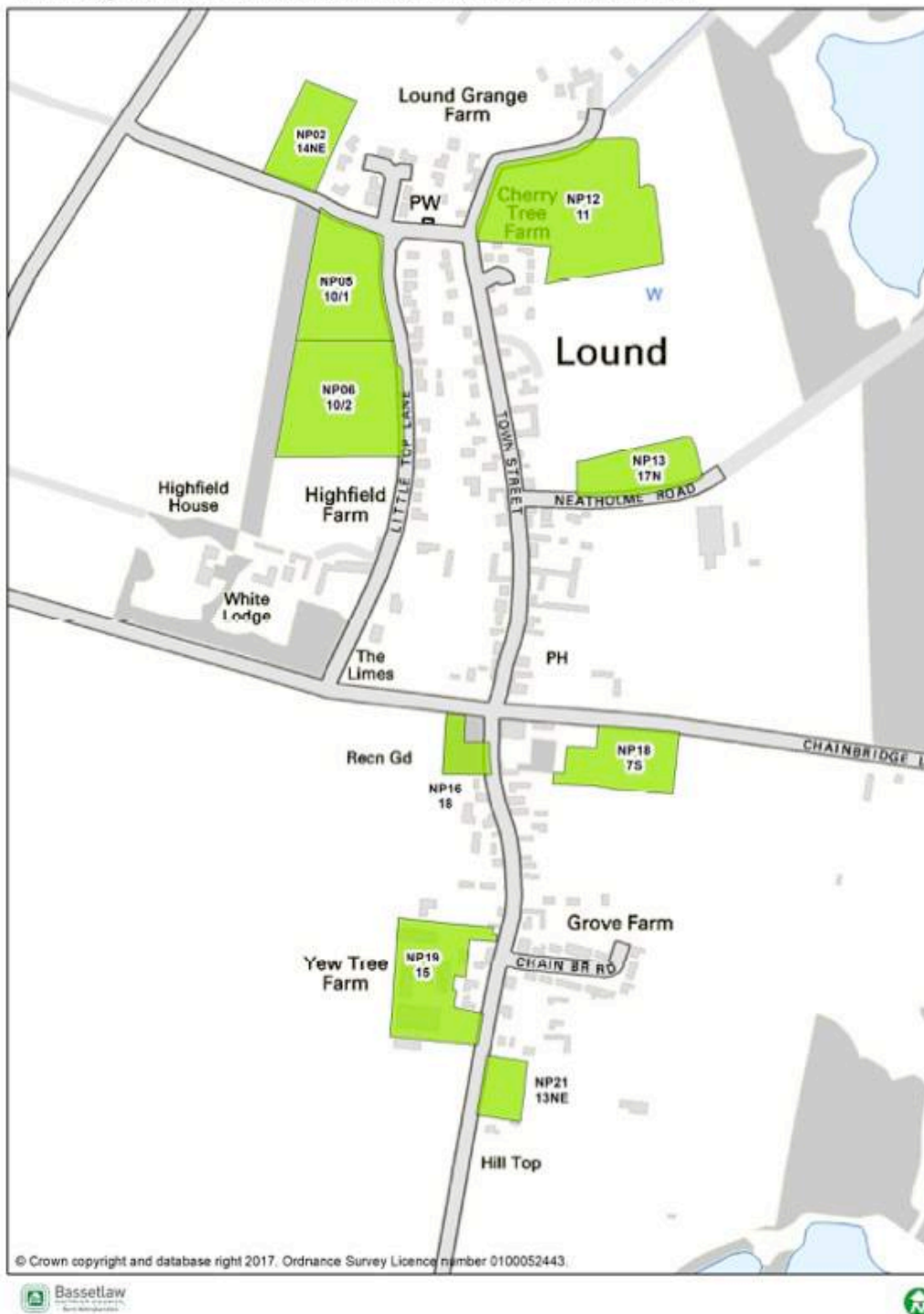
Lound Neighbourhood Plan



⁵² The Parish's call for sites process identified 2 sites from BDCs Land Availability Assessment

Appendix F: Sites for Public Consultation

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



Appendix G: Housing Historical Perspective and Present Day

Town Street (North)

1. Town Street, running south to north, forms the spine of the village. The crossroads where Daneshill Road, from the west, and Chainbridge Lane, from the east, dissect Town Street is the nominal centre of the village. In the north east quadrant stands Alpha House and its outbuildings and opposite, in the north west quadrant formerly its garden, are the impressive chestnut tree, an open, grassed area and the War Memorial. Looking north, adjacent to the War Memorial is Cote Farm and in its fold yard are two late 20th.C semi-detached cottages. A detached house was recently built on a narrow plot between Cote Farm and Franchise House, which was formerly the village shop and Post Office. This closed in the 1990's and was recently fully converted for domestic use. Adjacent to Alpha House are The Bluebell Inn and its outbuildings and car park.
2. Town Street North has a slight eastward, sinuous curve and gentle rise to a summit before continuing north. At Cherry Tree Farm it actually divides; with its left spur taking a 90 degree angle past the former Methodist Chapel, access to Little Top Lane and The Paddocks and continuing westward to Mattersey Road.
3. The remnants of the narrow tofts are more in evidence on the eastern, down-slope side with their buildings facing south and gable-ends onto the road. This is less marked on the up-slope, western side; here the strips were wider or consolidated at a later date which resulted in a wider range of housing types from the late 18thC until the 1960's. These include a Council-built block of four flats, a pair of semi-detached houses now converted into a single dwelling, the converted stables of The Elms and at the northern end, immediately before the junction, another two pairs of semi-detached houses of Council origin. Interspersed are a variety of detached bungalows and houses added at different times, some adjacent to the road (such as Yew Tree Cottage, No.42 - a converted workshop and No.26 with its outbuildings, formerly an Animal Feed Merchants) and others built farther back on diverse building lines.
4. On the east side of Town Street North, the toft-derived buildings are Longacre, Willow Cottage, Manor Farm, Willowfields, Alpha Cottage and Alpha Farm House. A variety of cottages and bungalows were built on the land between them mainly during the early 20th.C. These are widely contrasting in styles and, mainly, face the road with only very small front gardens. Two large barns behind Manor Farm were converted into large houses in the early 1980s. Neatholme Lane, which is an unmade bridlepath, runs eastward from Town Street and accommodates a former workshop re-built into a house during 2017, the cattery (no longer trading) and the equestrian stables/ horse breeding and training complex. Also in the 1980s the stable yard of Alpha Farm was re-developed and extended with new-build to create nine dwellings. Further northward along Town Street is St. Anne's Church now a private residence. Immediately beyond is Pinfold Close before Town Street divides. The smaller thoroughfare continues north before curving to the east giving access to Lound Grange Farm, a further two modern bungalows and terminates at the Severn Trent sewage treatment plant. This section has a further four properties all of which have been increased in size in recent years, one being completely rebuilt.

Town Street (South)

5. The eastern side of Town Street, south of Lound Hall and its gardens, contains even stronger relic evidence of the narrow medieval tofts with sequent occupancy. There are a good number of the 1780's cottage developments built end-on to the road and facing south. Among these are Lound Cottage, Twin Cottage, Bramley Croft, Ryecroft and Grove Farm. Originally built as rows of up to five cottages with outbuildings, all have been converted into single dwellings. Where feasible, roadside land was sold at different times to allow erection of properties which face onto the road. Similarly there has been infill utilising rear gardens and orchards, etc. Beyond Grove Farm, and outside the Conservation Area on this side of Town Street, is Chainbridge Road and another six dwellings, some built roadside and others behind them and accessed via long drives. There is then a field (now designated as Sites NP21 north and south) between 111 Town Street and Hill Top, the last property on the road to Sutton.
6. The western side of Town Street South had its tofts consolidated early and, in the 18th and 19th centuries, they were developed as the sites for the Lound Hall walled garden, Hill Farm and Yew Tree Farm. Some early agricultural cottages were built between the village farms. Part of the walled garden is now the Village Green, the remainder a separate, undeveloped plot in private ownership. The Village Hall was built in 1836 as a Wesleyan Chapel and changed to its present use in 1936 with financial support from the Huntsman family, then living at Lound Hall. The four Grove Bungalows for senior citizens were inserted as a linear strip in the 1960s, replacing an old row of toft cottages. A few properties have been erected as infill at various times. Yew Tree Farm is now run from a modern bungalow overlooking its yard and buildings, the original farmhouse now in separate occupation.

Chainbridge Road

7. Originally a Council estate built in 1955, most of the 33 houses are now privately owned. Many have been modernised and some extended. Almost all the houses on the east and south sides have vistas over open fields.

Little Top Lane

8. Little Top Lane parallels Town Street. It was the access lane to the back of the medieval toft strips running up the slope onto the plateau from Town Street. Until the 19th century it had no buildings, but then acquired two Victorian residences at its southern edge - The Elms and the earlier Highfield House which occupies an 'eminence' to the west with vistas towards Torworth. To these were added an Edwardian farmhouse (Highfield Farm of 1908), early 20th C country houses (White Lodge and The Limes), plus an infill bungalow, each with its distinctive period style and gardens. In the 1990's the Highfield Farm outbuildings were converted to five dwellings around the shared courtyard. Between 1960 and 2000, the northern section of Little Top Lane acquired a series of bungalows and one house in a range of styles and materials. One infill plot remains undeveloped. This part of the lane is un-surfaced. The plateau field to the west is subdivided into paddocks.

Pinfold Close

9. Pinfold Close is east of Town Street (North) immediately before its fork. Built on a part of the village pinfold (an enclosure to hold stray animals) it comprises six houses dating to the 1970's with a further house, in a style more in keeping with village tradition, added in 1989. The properties enjoy open views north and east where the land has a gentle fall toward Linghurst Lakes.

The Paddocks

10. The Paddocks occupies higher ground between the forks of Town Street (North) with access from the western approach opposite the northern end of Little Top Lane. It comprises eleven houses of late 1960's construction, well-spaced, in a 'hammerhead' cul-de-sac. Positioning of the houses has given most of them views over open countryside.

Buildings in the countryside

11. The Parish has pockets of housing beyond the main village built-up area. These are in a range of styles and include:
 - A group of five dwellings in the dip on Mattersey Road travelling north. These are of varying sizes and styles including a recent re-build
 - The ex-Royal Ordnance Factory bungalows of the 1940's having the address Daneshill Road (but which are on the west side of Mattersey Road) have largely been updated
 - The old primary school of 1783 also on Mattersey Road has been converted into two houses
 - Loundfield Farm has been developed to create four new dwellings in addition to the original farmhouse and the Equestrian Centre
 - Sutton Grange Farm
 - Wild Goose Farm
 - The Travellers' Site of the 1980's on Daneshill Road, now in private ownership.

Appendix H: Building for Life 12 Questions

Integrating into the neighbourhood

Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

For more information on Building for Life 12 see

http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf