

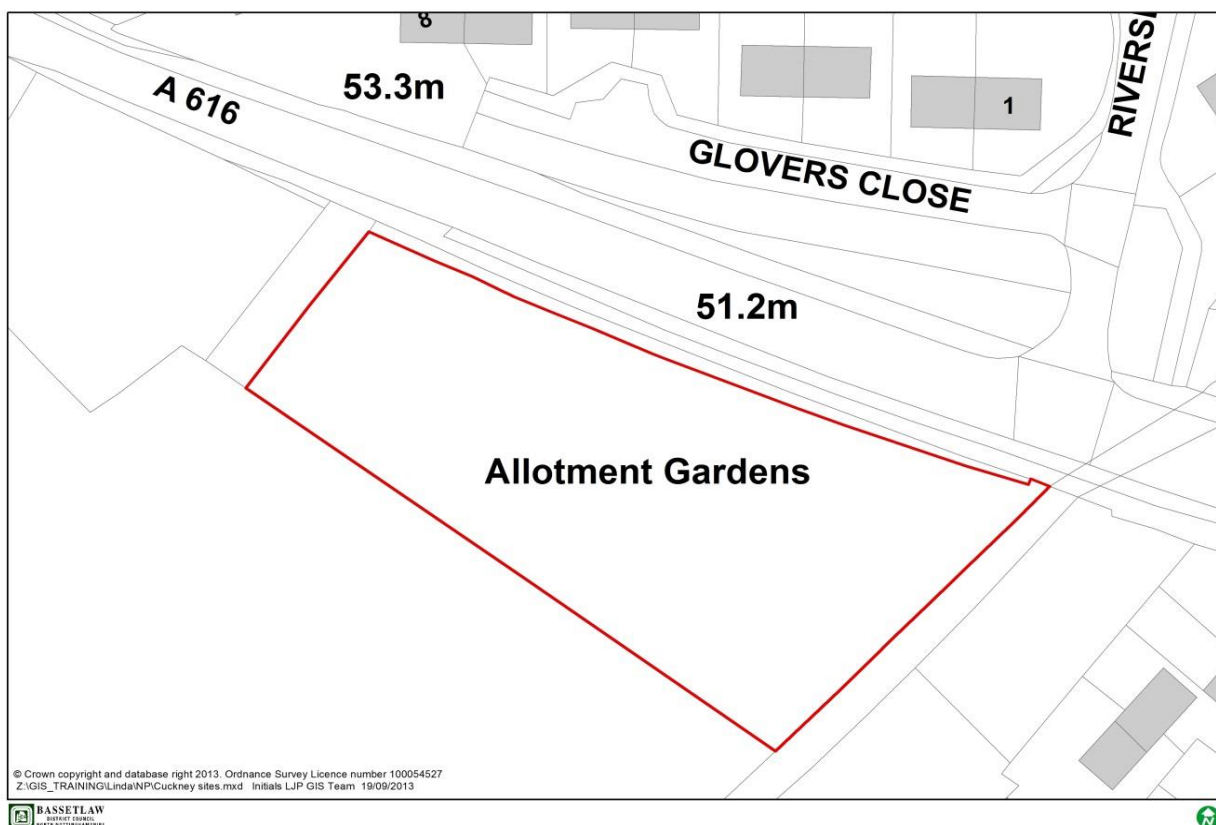


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Cuckney Allotments, Creswell Road, Cuckney

Site details

Current use:	Unused and overgrown site with mature trees on the northern boundary (with permission for a car park at the rear)
Previous use:	Allotments
Current status within the Core Strategy:	Outside Cuckney's development boundary
Surrounding land use(s):	North – residential 2 storey properties East – open countryside South – recreational field and play area West – residential 3 storey properties
Site area:	0.25ha
Topography of the site:	Flat and level site.
Landscape Character Area designation:	MLPZ13: Conserve & Reinforce



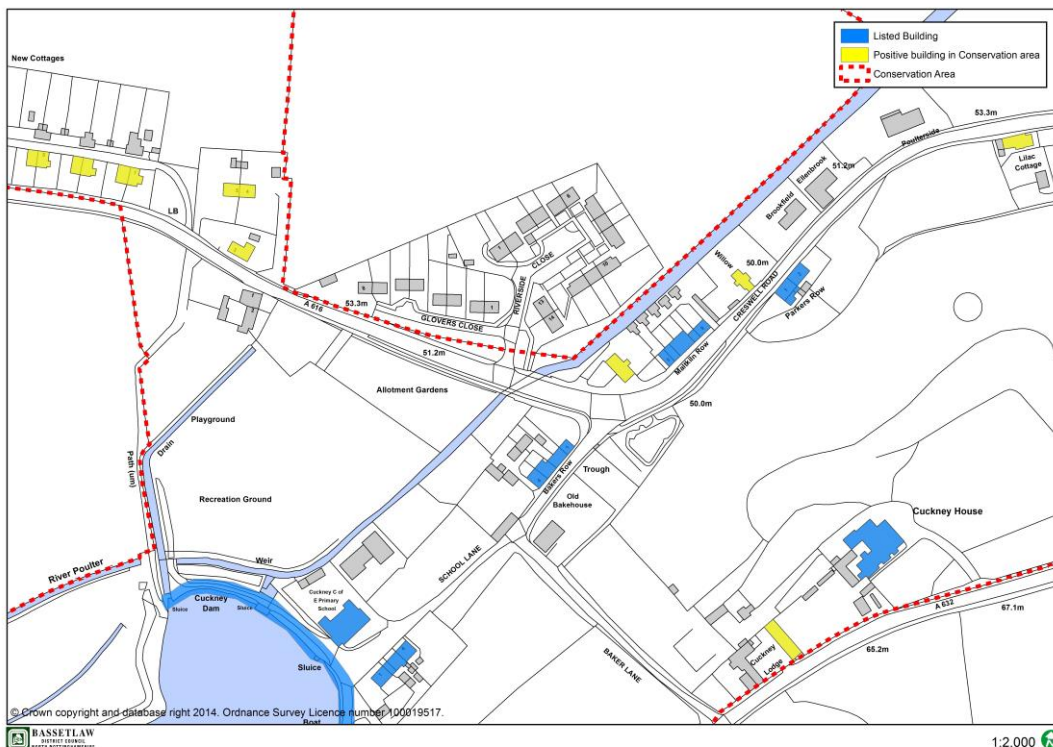


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** Grade II Listed Buildings (ref: Bakers Row) to the southeast of the site.
- Conservation Area:** The site is within the Cuckney Conservation Area
- Archaeology:** The land to the south of the site has been identified as an area of archaeological interest
- Trees:** The mature trees (mainly on the northern boundary) are protected as there are within a Conservation Area
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site
- Flood risk:** There are no known flooding risks affecting the site





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The car park to the south of the site achieved planning permission (ref: 60/11/00008) in March 2012. The landowners submitted the indicative scheme below:



Conservation comments:

This site is within Cuckney Conservation Area (CA) and potentially affects the wider setting of the former Cuckney Mill (Grade II listed). Although the housing development opposite is not considered to contribute positively to the significance of the historic environment, it should be noted that this development is outside of the CA boundary.

Further to previous comments, Conservation remains of the opinion that the open areas in this part of the CA, including the allotment site, are positive features of the CA insofar as:

- The bow top railings and trees to the roadside contribute to the street scene;
- The historic layout of this part of Cuckney is characterised by clusters of historic buildings with large open spaces between them; and
- The historic listed mill (has been a school since the 19th century), Cuckney Dam (also listed) and Mill Hill are important elements of this part of the CA, and the open land around them is an important element of their wider setting (as expressed in views from Creswell Road and within the Recreation Ground).

In terms of the proposed layout submitted by Jackson Design (ref 14/1962/4.01), it is acknowledged that the proposals reference the characterful terraced row layouts seen elsewhere in the CA. Nevertheless, the proposal would impact on the openness of the CA (as identified above) and would be of concern.



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Drainage comments:

There are known ground water problems in this area due to a high water table which may prove difficult if this site was developed. Ground levels may have to be raised to protect properties from flooding from the River Poulter. No development within 8 metres of the river bank. Discharge of surface water would have to be direct to the River with restriction to Greenfield runoff. The nearest foul sewer is in Riverside Close and flows would probably require pumping. I could not recommend allocation of this site without further investigation.

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The Highway Authority has concerns on the location of the two different access points and whether these are in the best location. Further consideration of this is suggested. Furthermore, there are concerns that the alignment of the private drive may result in vehicles queuing on the public highway when access / egress takes place. The applicant will therefore be required to submit track templates to show that two-way traffic is possible in this location. Track templates will also need to be provided to show how a Fire Engine can enter and exit the site in a forward gear.

The indicative scheme above annotates a refuse collection point on Creswell Road pavement which is not acceptable. The Highway Authority will require a designated collection point to be provided within the site curtilage so that bins can be collected adjacent to the public highway.

Tree officer comments:

The only trees of note on the site were six pollarded lime trees along the frontage with the A616. Whilst these trees do make a contribution to the area the pollarding regime that has been in place for some years greatly reduces their amenity value. For this reason I would attached a retention category C (1) to these trees. Inclusion of the trees within a development would add value but they could equally be replaced with replanting.

Other comments received:

The site is adjacent to a Rural Service Centre, which is identified as a sustainable location for future development in the Core Strategy.

Detailed consideration on the design of the scheme (including garden sizes) and car parking (including location of these and security related matters) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters. It is considered that it is unlikely that these standards will be met. Furthermore, there are safety and amenity issues between the proposed residential use and the permitted car parking on the site, including the potential for crime and anti-social behaviour as the car park would be obscured from the main road if the houses were built.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy CS8 allows for affordable housing exceptions outside of the development boundaries, provided there are no alternative sites available within the boundary, the proposal is of a scale appropriate to the size and role of the settlement and is adjoining these boundaries where local need is proven and explicit community support can be demonstrated. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

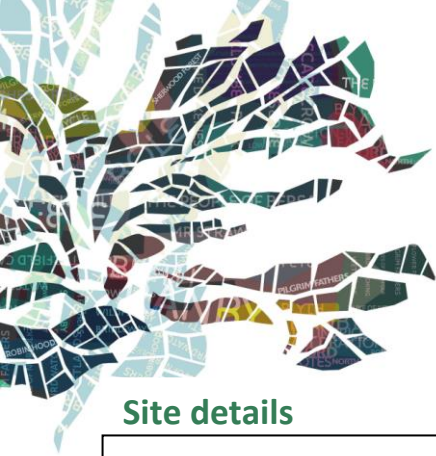
As the site is within the Conservation Area of Cuckney, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

In summary, under the current planning policies, the principle of developing the site for general market housing is unlikely to be supported.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **is unlikely** to be supported. The site represents an important open break within the Conservation Area and currently allows a visual and physical opportunity to access the open space to the south. It is also considered that the car park permitted will be in direct conflict with any proposed residential uses – including safety and amenity issues to the users of the car park and the future residents.



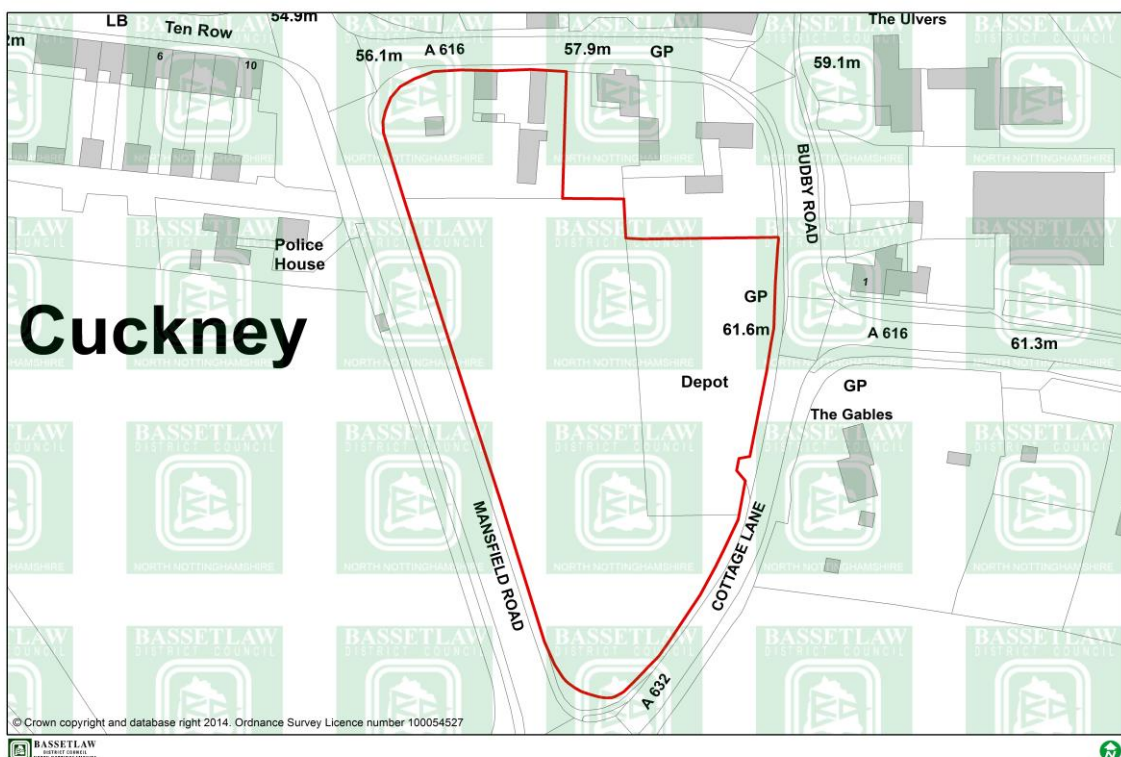


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Former Depot site, Buddy Road, Cuckney

Site details

Current use:	Partly vacant and partly for horse grazing
Previous use:	NCC depot and fields
Current status within the Core Strategy:	Depot site is within the development boundary, the remainder of the site is outside
Surrounding land use(s):	North – 2 storey houses and outbuildings East – road and then 2 storey houses South – road and then open countryside West – road and then open countryside
Site area:	0.92ha
Topography of the site:	Site slopes gently down to the north, but the site is elevated from street level (up to 3m to the north of the site).
Landscape Character Area designation:	SHPZ29: Conserve





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

Listed Building: Grade II Listed Building (ref: Greendale Cottage) to the northeast of the site, with two other grade II buildings further north (ref: Greendale Oak) and east (ref: The Ulvers) of this, as well as the row of Grade II terraces (re: Ten Row) to the northwest of the site.

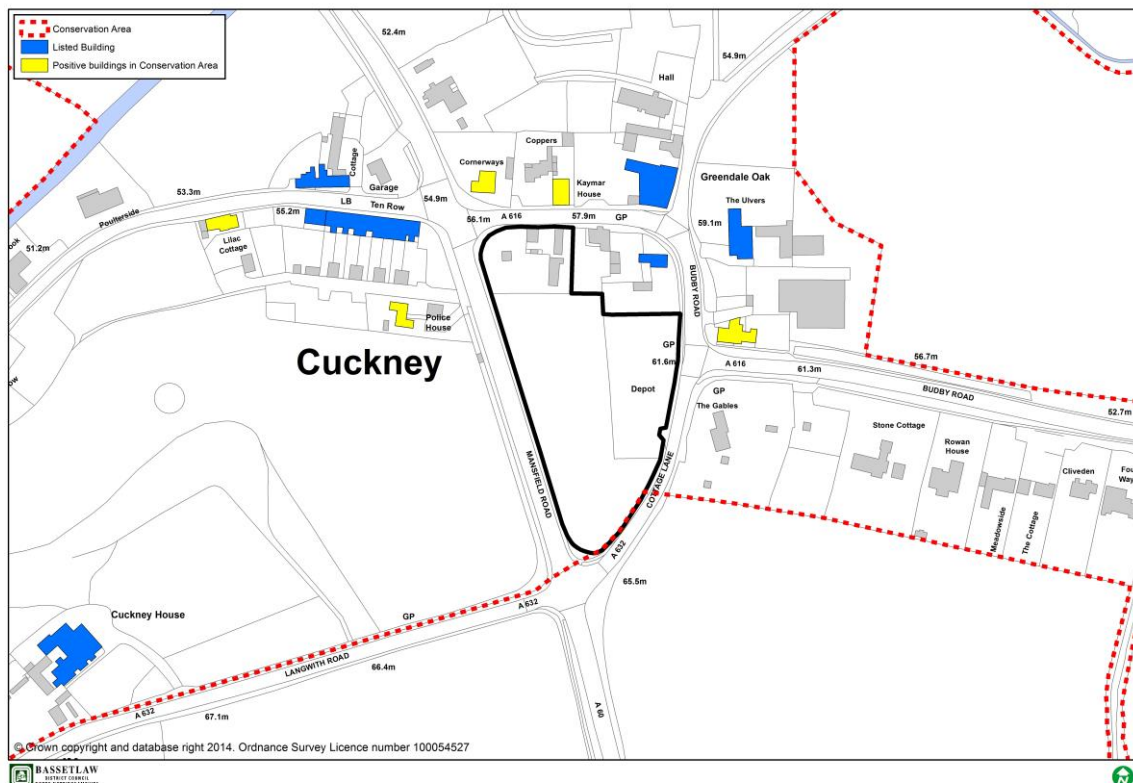
Conservation Area: The site is within the Cuckney Conservation Area.

Trees: The mature trees (mainly on the boundaries of the site) are protected as there are within the Conservation Area.

Ecology issues: There are no known ecology issues with the site

Rights of way: There are no known rights of way affecting this site.

Flood risk: There are no known flooding risks affecting the site





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below, which shows the barns to the north being converted for storage and new build houses on the remaining site:



Conservation comments:

The former depot site is entirely within Cuckney CA. Part of the site is identified as an area of archaeological interest, further investigation work would be required to understand this significance better. Development on this site would potentially affect the setting of listed buildings on Budby Road, including the Greendale Cottage (Grade II), Greendale Oak (Grade II) and The Ulvers (Grade II). The site includes a couple of small outbuildings in the northwest corner which have some historic interest and their re-use is supported. The extensive stone walls bounding the site contribute to the character and appearance of the CA and large scale removal of these would not be supported.

The western part of this site is prominent from Mansfield Road and due to its central location within the village and conservation area, the design, scale and format of development here needs to be carefully considered. It is regarded that the hard standing area is capable of enhancement. We have concerns with the submitted layout in respect of new development along Mansfield Road with substantial blocks of new buildings turning their back onto this principal road.

Drainage comments:

There is a public foul sewer available at the northwest corner of the site – no issues. There are no public surface water sewers available so drainage of the site would have to be via sustainable ground infiltration methods (subject to suitability of soil conditions) or extensive off-site surface water sewer. No flood risk issues – only cost.



NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

No objection in principle subject to the highway layout being designed in accordance with the County's current design guidance. This must include satisfactory visibility splays at the proposed junction.

Careful consideration must be given to pedestrian safety as the majority of the local amenities are located on the opposite side of the de-restricted A60. Should a planning application be submitted on this site then the location of local bus stops, shops etc must be identified and pedestrian links should be included as part of the scheme including improvements to existing footways surrounding the site. It is noted that part of the site frontage has a stone boundary wall that may be affected.

Tree officer comments:

The principle trees on the site are naturally seeded trees, together with hawthorn shrubs. None of the trees are significant owing to their young age and small size. None are important enough to be retained as part of development. All of the trees have been given a retention category C.

The hawthorn hedges on the south eastern and western boundaries do however make a contribution to the rural character of the area. Their retention as part of development would be desirable to retain that character.

Other comments received:

The site is adjacent to a Rural Service Centre, which is identified as a sustainable location for future development in the Core Strategy.

Detailed consideration on the design of the scheme and car parking (including provision of rear parking courts) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters. Permeability within the site will need to be considered and it would be preferable to have a pedestrian access to the north of the site (potentially using one of the existing gateways).

There were some specific comments made regarding the layout provided:

- Due to the land levels of the north of the site, residential development here would need to be very carefully considered, of a lesser density than is presently proposed and set well back from the site perimeter in order to prevent a potentially domineering, overbearing impact upon the streetscene.
- The linear form of development proposed along the western boundary is at odds with the grain of the rest of the settlement and is quite high in density when compared to surrounding development layouts
- The southernmost tip of the site is extremely prominent upon approach along Mansfield Road from the south, providing a gateway feature which should be maximised by a well-designed scheme. The indicative scheme submitted at this stage shows a proposed parking area to the south of the site, which would be undesirable and unsightly in such a prominent location;





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

Western part

The western part of the site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy CS8 allows for affordable housing exceptions outside of the development boundaries, provided there are no alternative sites available within the boundary, the proposal is of a scale appropriate to the size and role of the settlement and is adjoining these boundaries where local need is proven and explicit community support can be demonstrated. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses. As the site is within the Conservation Area of Cuckney, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered. Therefore, under the current planning policies, the principle of developing this part of the site for general market housing is unlikely to be supported.

Eastern part

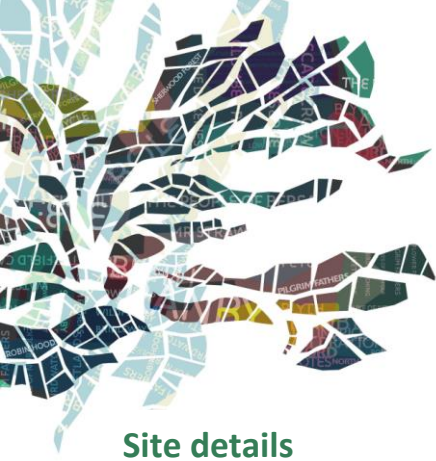
The former depot part of the site is within the development boundary as identified in the Council's adopted Core Strategy. Under policy CS8, housing development within the development boundaries would be supported, providing that other material considerations and planning policy requirements can be met. Therefore for this part of the site, the principle of developing this part of the site for general market housing is likely to be supported.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing may be acceptable. However, the factors will need to be considered as part of the allocation process:

- the site is in a conservation area, which will mean that the design (and density) of any scheme needs to reflect the sensitive nature of this area (as well as the changing land levels), especially the western part of the site, the southernmost tip and the frontage along Mansfield Road;
- hedgerow along the southeastern and western boundaries should be retained where possible;
- removal of the historic walls will not be supported;
- permeability within the site; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



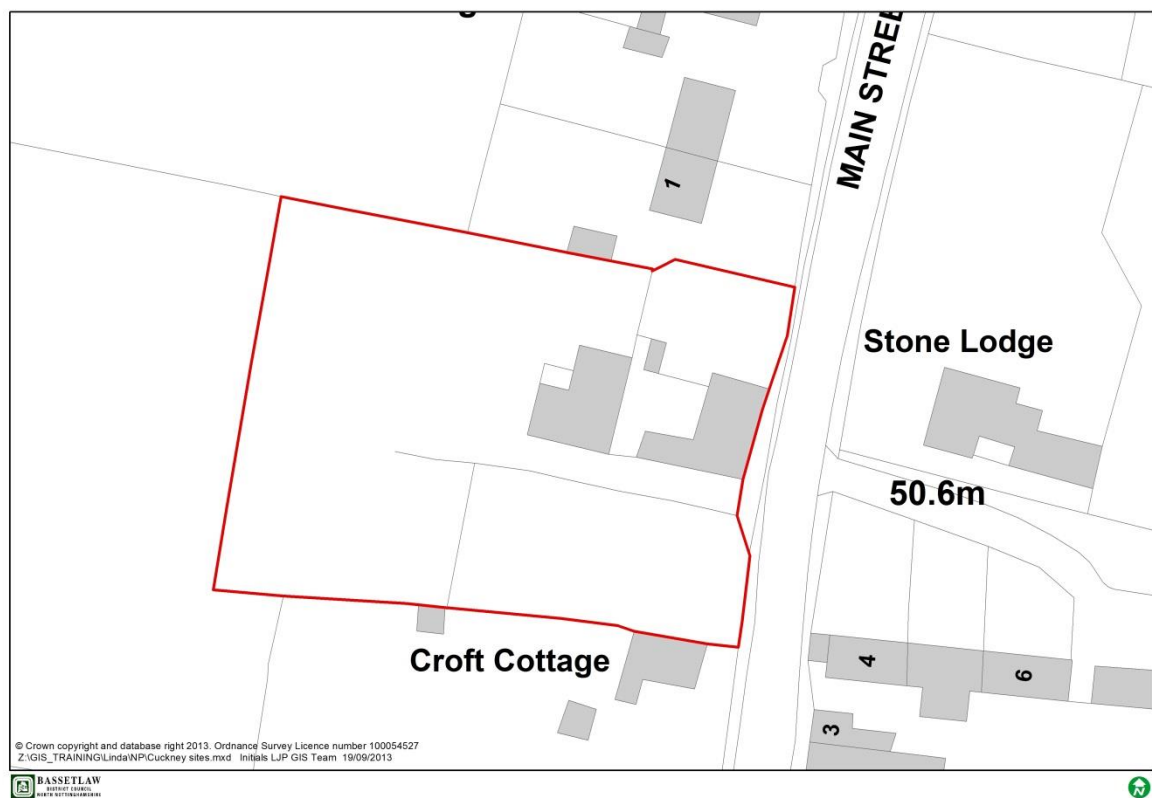


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Eddison's Cottage, Norton Lane, Norton

Site details

Current use:	Vacant house, in poor state of repair
Previous use:	House
Current status within the Core Strategy:	Norton does not have a development boundary
Surrounding land use(s):	North – 2 storey houses East – 2 storey detached and a row of terraces South – 2 storey houses (some modern) West – open countryside
Site area:	0.29ha
Topography of the site:	Flat site
Landscape Character Area designation:	MLPZ13: Conserve & Reinforce



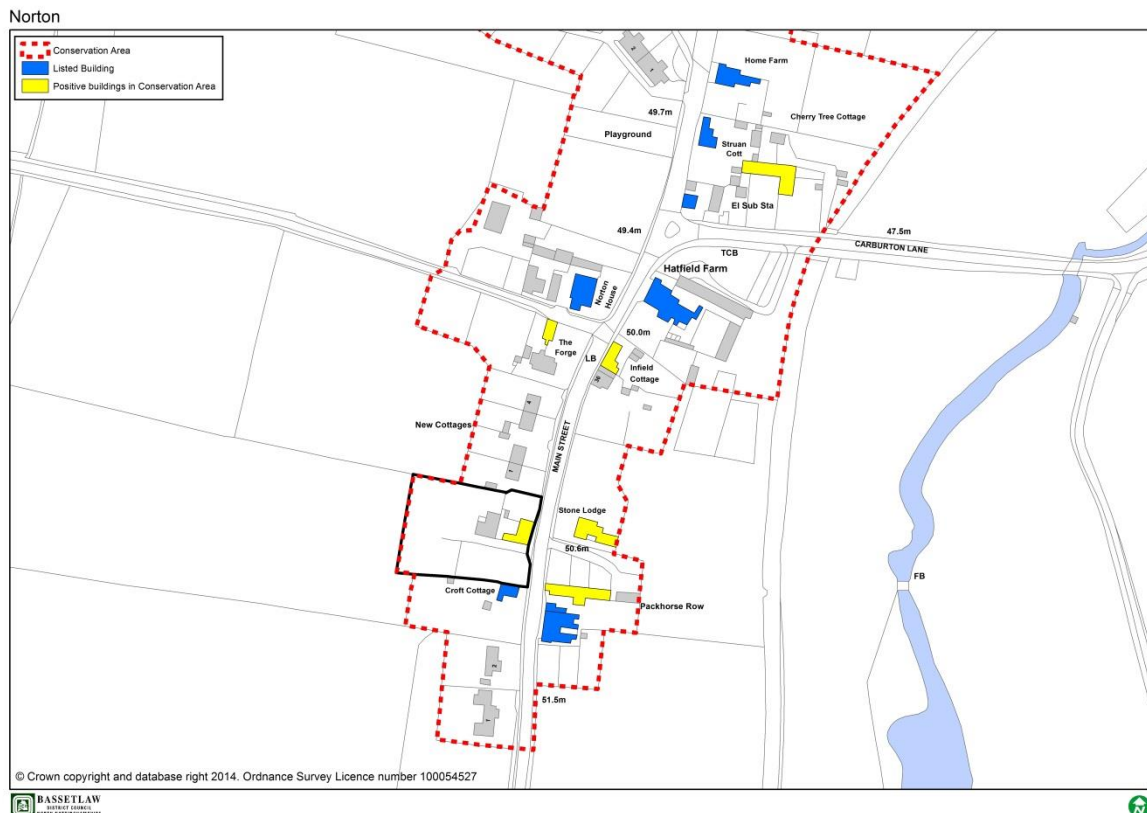


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** There is a Grade II Listed Building (ref: Brooms Cottage) to the south and row of three Grade II Listed Buildings southeast of the site (ref: Pack Horse Row).
- Conservation Area:** The site is within the Norton Conservation Area and is considered as a positive building within this designation.
- Archaeology:** The whole site has been identified as an area of archaeological interest.
- Trees:** Any mature trees on the site would be protected as there are in a Conservation Area.
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site.
- Flood risk:** There are no known flooding risks affecting the site





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below:



Conservation comments:

Eddison Cottage is a positive building within Norton Conservation Area. Croft Cottage to the south is Grade II listed. Although it is accepted that the cottage is in a poor state of repair, the presumption would be in favour of conserving the cottage and this would not necessarily rely on new development. Development behind the cottage could be possible, subject to mass, scale, form, alignment and appearance but back-land development is not the predominant form of development in the village and may not be desirable to introduce. New development would need to respect and reflect the context of the site. The submitted layout does not take into account these concerns in its present form.

Drainage comments:

There is a public foul sewer readily available in Main Street, which is adjacent to the site. There are no public surface water sewers available so drainage of the site would have to be via sustainable ground infiltration methods (subject to suitability of soil conditions) or off-site surface water sewer. No flood risk issues.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

No objection in principle subject to the highway layout being designed in accordance with the County's current design guidance. This must include satisfactory visibility splays at the proposed junction and what appears to be a private access onto Norton Lane. Bin storage arrangements adjacent Norton Lane must be included and adequate parking to serve each dwelling will require identifying. A driveway will be required from Norton Lane serving plot 10 with a minimum depth of 6.0m to allow a car clear of the highway in front of the garage. The footway across the site frontage will require widening to a minimum of 2.0m.

Tree officer comments:

The trees within the site have no great merit. Most are self-set trees that have grown up without management of the garden area. For these reasons I have categorised them as C(1).

The trees at this site should not be a reason to constrain development.

Other comments received:

The site is not within an identified Rural Service Centre, and therefore the sustainability of the site is questionable, as this village has not been identified as an area for future development in the Core Strategy. Whilst the village of Cuckney is nearby, it does not constitute an acceptable walking distance from Norton and a reasoned argument would need to be presented regarding the suitability of the site from a sustainability perspective.

Detailed consideration on the design of the scheme (including backland development) and car parking will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

A large outbuilding present exists to the rear of Edison Cottage, the principle of adjoining these two structures is feasible, creating a large family home or even potentially a house in multiple occupation (HiMO), subject to detailed consultation with the Councils Conservation Team





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

Norton does not have a development boundary as it was not identified as a sustainable settlement for future housing growth in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. As Norton is classed as "all other settlements" in the Core Strategy, policy CS9 applies. This states that only replacement dwellings and conversions to existing buildings are permitted providing that there are in line with DM2 and DM3. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

As the site is within the Conservation Area of Norton, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

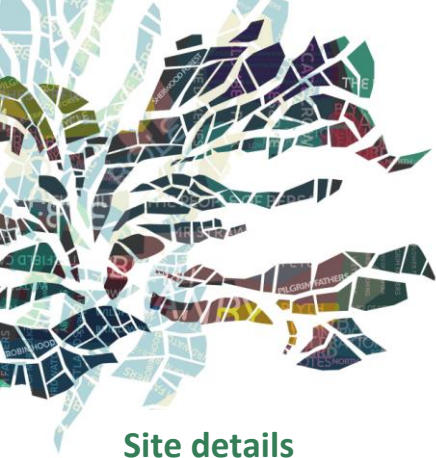
Therefore, the proposed scheme of demolishing the house and replacing in with more than one house would not be compliant with planning policy. Furthermore, there are the concerns from conservation on the loss of this historic building which would also have to be addressed. If the proposal was to bring the building back into residential use, this could be policy compliant.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing could be acceptable, **providing** that it could be demonstrated that this site was in a sustainable location. Furthermore, these are additional factors will need to be considered as part of the allocation process:

- The existing building is classed as a positive building within the CA and should be retained on site and brought back into use (unless it can be demonstrated otherwise);
- the site is in a conservation area, which will mean that the design of any scheme (including backland development) needs to reflect the sensitive nature of this area; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



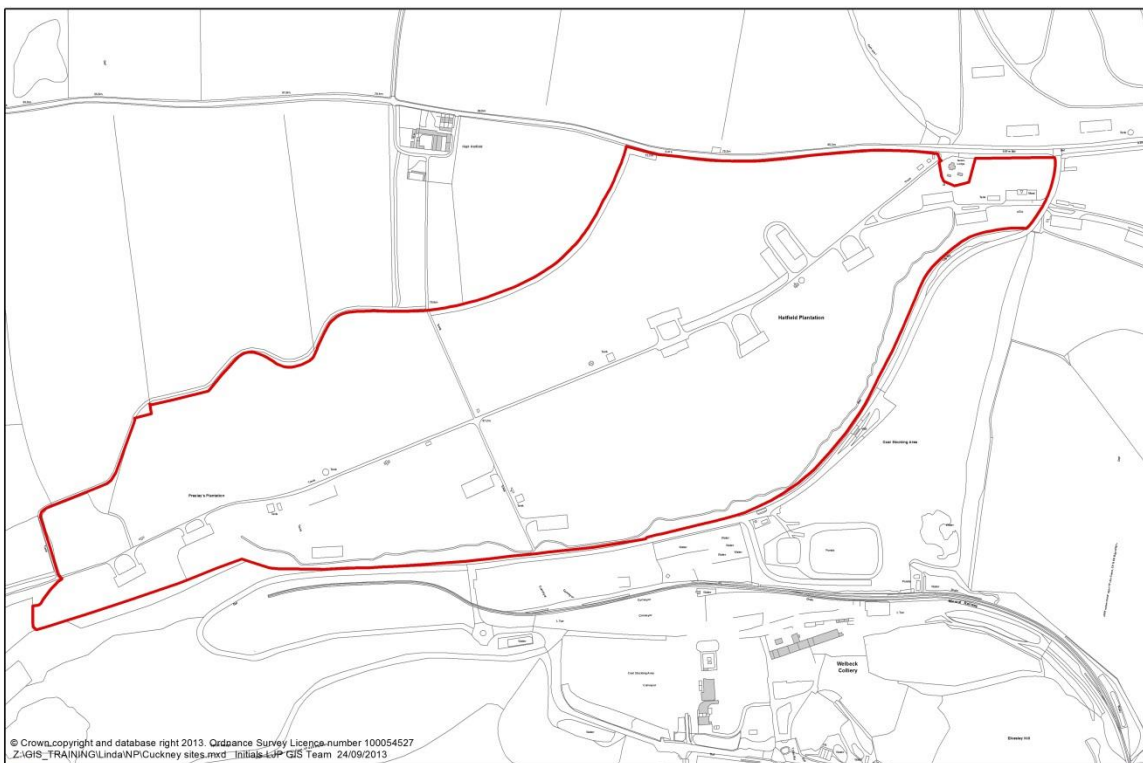


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Hatfield Plantation, Meden Vale

Site details

Current use:	Tree plantation – no formal use, with areas of hardstanding
Previous use:	Ammunition store
Current status within the Core Strategy:	The site is not within a Conservation Area.
Surrounding land use(s):	North – Open countryside, farm and outbuildings East – Colliery site access and open countryside South – Former Welbeck Colliery West – Open countryside
Site area:	51.34ha
Topography of the site:	Fairly flat site
Landscape Character Area designation:	SHPZ29: Conserve





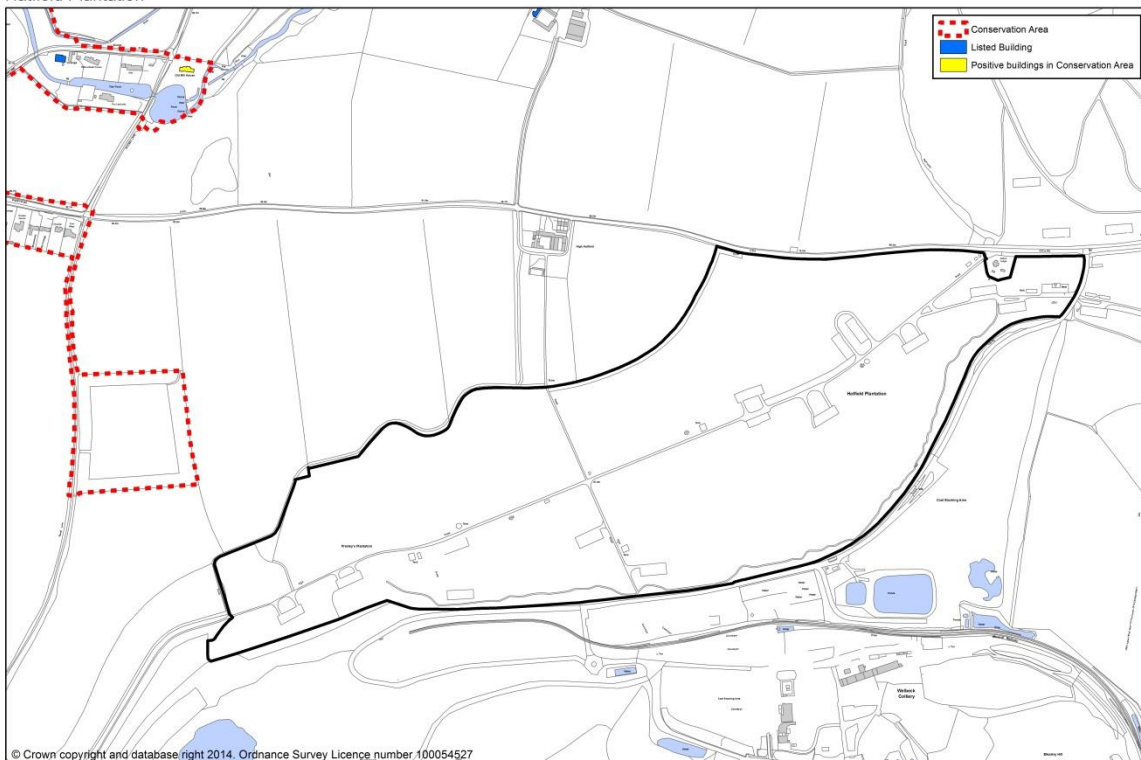
NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area in close proximity to the site.
Trees:	The site is largely covered by mature Spanish Chestnut trees.
Ecology issues:	There are no known ecology designations with the site, but there is a significant amount of trees and vegetation on the site.
Rights of way:	There are no known rights of way affecting this site, but there is evidence of pedestrian usage (unsure whether this is permitted).
Flood risk:	There are no known flooding risks affecting the site

Hatfield Plantation





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The proposals include re-using the brownfield elements of for lodges/log cabins for employment/office uses, set around the existing woodland.

Conservation comments:

The plantation is a significant landscape feature, and the lodge to Budby Road is a non-designated heritage asset. The plantation has a landscape significance to the estate lands in this area, and provides wider context and setting to Cuckney CA. No layout plan provided, however, so I am unable to provide more detailed advice.

Drainage comments:

This site is relatively unknown, but there is no public sewer network available. Foul drainage would be to new self-contained disposal system (EA & STW approval required). Full FRA required. No objections in principle.

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The site appears to be an unlikely candidate for residential development being heavily wooded. Also the sites sustainability credentials are very questionable, having poor access to local services, public transport, and limited/no provision for walking and cycling outside of the carriageway. It is understood that the landowner already has aspirations to redevelop the colliery site. It may be possible to integrate this site with that proposal to improve the lands sustainability credentials and to integrate with Meden Vale.

With regard to business lodges, the plantation entrance adjacent Sedan Lodge will require improvement or an alternative access will be needed. The colliery access is the obvious point the mixture of vehicles using this access will have to be carefully considered. Parking provision would also have to be considered – either separate parking areas for each lodge or one large car park near the entrance of the site. The amount of parking would have to ensure that all staff are catered for and that there is not the opportunity for overspill onto the main colliery entrance.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Tree officer comments:

The woodland is dominated by sweet chestnut ranging in age from young trees to mature trees throughout. The woodland is significant on the edge of the highway. I have categorised the woodland A(2).

The principle of develop on the existing hard standing areas within the woodland is accepted, provided all services can be routed along the existing tracks. However, the extent of the tree removal to facilitate the development will be crucial. Some tree removal may be necessary where trees overhang the hard standings, together with removal of trees that would be considered unsafe in the context of a developed area. However it is important that the woodland remains as such and does not become so highly managed and heavily thinned around the 12 development areas that it no longer resembles a wood.

In terms of managing the woodland areas unaffected by the proposed development, some silvicultural management would be beneficial. It would be most beneficial to the woodland if management could be carried out on planned, sustainable basis over a 25 year period rather than just carrying out one operation at or around commencement of development.

Other comments received:

The site is not within an identified Rural Service Centre, and therefore the sustainability of the site is questionable for employment uses. However, it is recognised that there is a large brownfield site adjacent to this site which is being considered for employment purposes and could form part of a wider employment area/business park. However, the site is not sustainably located, particularly in terms of public transport and other services which prospective workers would need to utilise. As such, the predominant mode of transport would likely be the private car which is not desirable from a sustainability perspective and should be given further consideration.

Detailed consideration on the design of the scheme (including relationship with the trees and security of being in heavily wooded areas) and details of the car parking will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters. It is preferably that only the previously developed areas are used and any new hardstanding be kept to a minimum.

Furthermore, there are potential concerns regarding the isolated nature of both the site itself and the dispersal of the Brownfield areas within the site. The proposed use of the site would likely be operational during the weekdays only, leaving the area potentially susceptible to crime and antisocial behaviour during evenings and weekends. The dispersed nature of the Brownfield areas within the site may exacerbate this problem and there would be poor natural surveillance between units.



NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site for a limited employment allocation.

Principle of the site under current planning policies

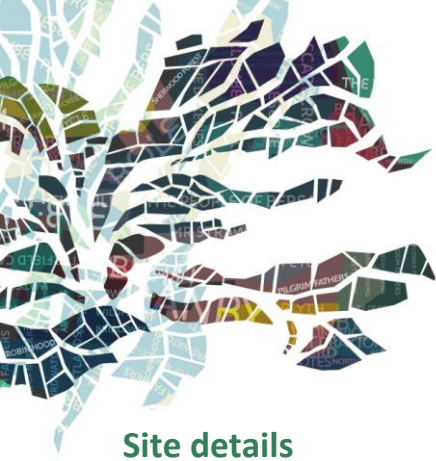
The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. However, Policy CS9 allows for developments which deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses and in line with policies DM1 and DM3. Therefore, more detailed justification would be required before the proposals can be considered policy compliant.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as an employment allocation, specifically for log cabins to be used as office space. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for employment may be acceptable, **providing** it could be justified why the log cabins needed to be in this location and the suitability of the proposal. Furthermore, these are additional factors will need to be considered as part of the allocation process:

- the impact of any development on the trees and ensuring that the area remains as a woodland;
- the long term maintenance of the woodland;
- security of developing and operating a business in a heavily wooded area; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents



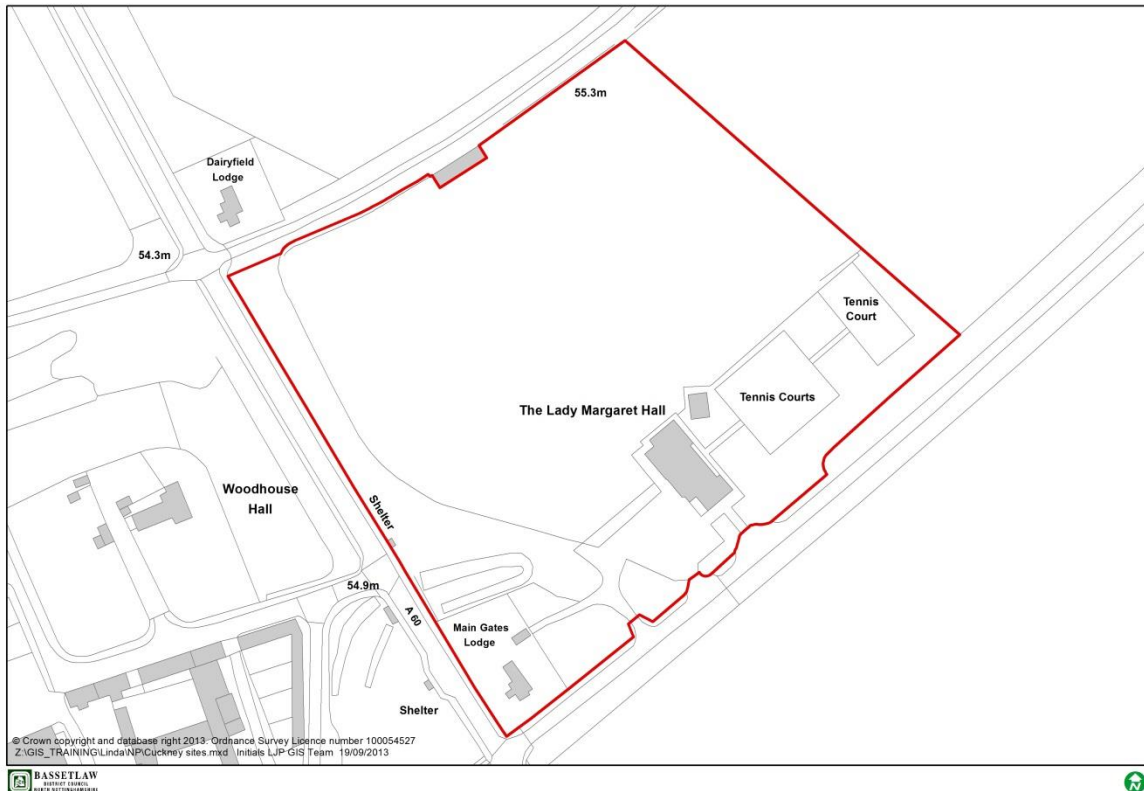


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Lady Margaret Hall, Holbeck

Site details

Current use:	Community hall with tennis courts and parking and field for caravans/camping. Vacant Caretaker's lodge.
Previous use:	None known
Current status within the Core Strategy:	Holbeck does not have a development boundary.
Surrounding land use(s):	North – House and open countryside East – Open countryside South – Road and open countryside West – Woodhouse Hall farm and outbuildings
Site area:	3.51ha
Topography of the site:	Flat site
Landscape Character Area designation:	MLPZ12: Conserve





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

Listed Building: Grade II Listed Building (ref: Woodhouse Hall farm) opposite the site.

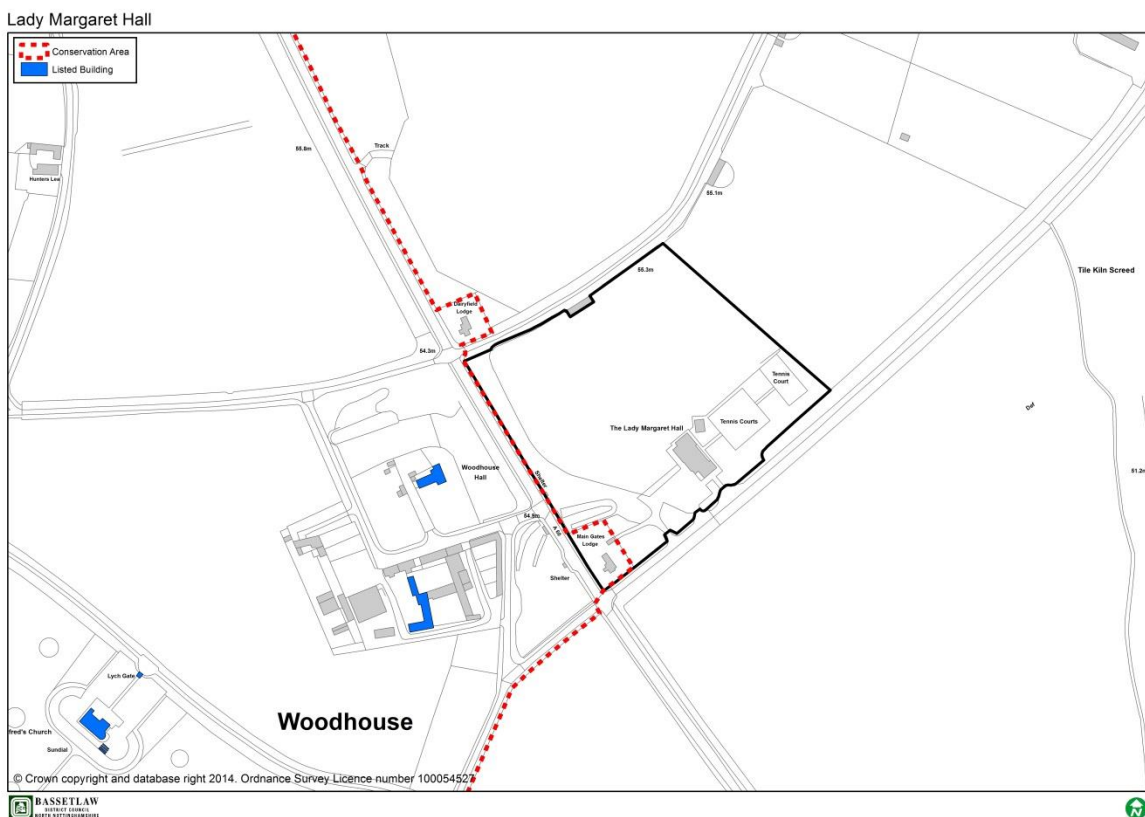
Conservation Area: The Lodge is within Holbeck's Conservation Area and the remainder of the site is outside the designation.

Trees: There are some mature trees, only those that are within the Conservation Area are currently protected.

Ecology issues: There are no known ecology issues with the site

Rights of way: There are no known rights of way affecting this site.

Flood risk: There are no known flooding risks affecting the site

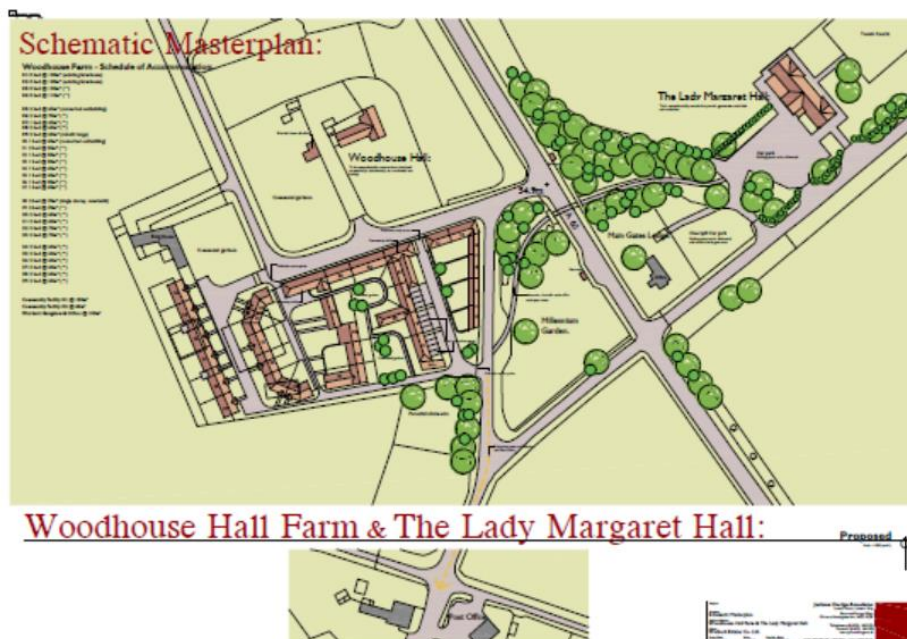




NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan.



Consultation feedback

Conservation comments:

Any proposed development or extension to the existing building would have to be carefully considered the impact on the setting of the registered Park and Garden.

Drainage comments:

No public sewer network available. Existing hall must be on private foul disposal system - septic tank, bio disk or cesspit. Any new development would require new sewage treatment plant with outfall. Surface water would be disposal on site via SUDS if ground conditions permit (sufficient space to be left for suds features) or to local land drainage network if available. No apparent flood risk. No objection in principle.

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Highway Authority comments:

The site's sustainability credentials are very questionable, having poor access to local services, and limited/no provision for walking and cycling outside of the carriageway. The Highway Authority is concerned with respect the safety of pedestrians crossing between the two sites (Woodhouse Hall Farm) which would be exacerbated if the Hall is extended to provide a gymnasium, social club, and restaurant.

Visibility improvements are likely to be required at the junction with the A60 and the level of parking provision will need to be justified. The Highway Authority may also require a Transport Assessment depending on the scale of the proposal.

Tree officer comments:

There are a significant number of mature broadleaved trees within the site. Most appear in good health and condition with limited defects for their age. Many are significant in the landscape on the edge of the site.

A mixed broadleaved woodland planting forms the western boundary with the A60. This is principally of horse chestnut, maple and sycamore. Along the northern boundary but outwith the site is a line of mature sycamore trees, whilst the eastern boundary is dominated by mature horse chestnut and lime. These trees have been categorised A (1&2) for their maturity, health and condition and presence in the landscape.

A number of smaller trees are growing within the interior of the site around Lady Margaret Hall and car park. These are less significant and should not influence development.

I understand that there may be a desire to improve the surface of the existing car park as part of any development. This could have significant implications for the trees towards the eastern boundary depending of the construction method. Special 'no-dig' engineering solutions are available that would be acceptable. Improvements to the car park would be acceptable provided a suitable surfacing method could be agreed.

Other comments received:

The proposed uses on the site would have to also consider the parking provision required to accommodate further intensive uses of the existing building and surrounding land.

The site is located in a relatively remote, unsustainable location. However, two bus stops do exist in close proximity to the site, either side of the A60. The frequency of bus services should be explored to determine the sustainability of the site for a community use and in order to prevent private car use being the dominant method of transport.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site for community uses.

Principle of the site under current planning policies

This site is outside the development boundary as it was not identified as a sustainable settlement for future housing growth in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy CS9 states that proposals for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of the settlement, where need and viability is proved and where there is explicit community support.

As the site is within the Conservation Area of Holbeck, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

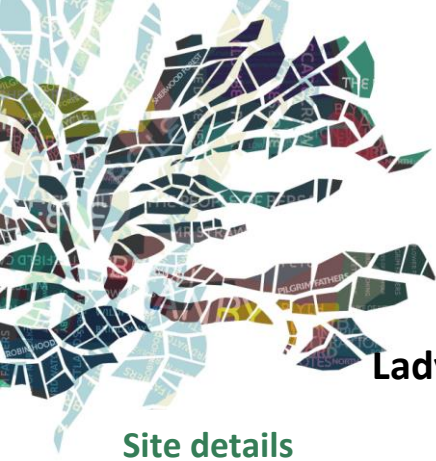
Therefore, the proposal to extend an existing facility could be compliant with current planning policy provided that it can be demonstrated that there is the need and community support for the extension in this specific location.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a community use allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for community uses could be supported to help with its continued use, **providing** it can be demonstrated that this is a sustainable location for such uses. These are additional factors will need to be considered as part of the allocation process:

- the site is in a conservation area and a registered park and garden, which will mean that the design of any extension to the existing building will need to reflect the sensitive nature of this area;
- consideration of the root protection zones of the mature trees on site for any resurfacing/works to the car park;
- address the highways concerns on the access point to the main road; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



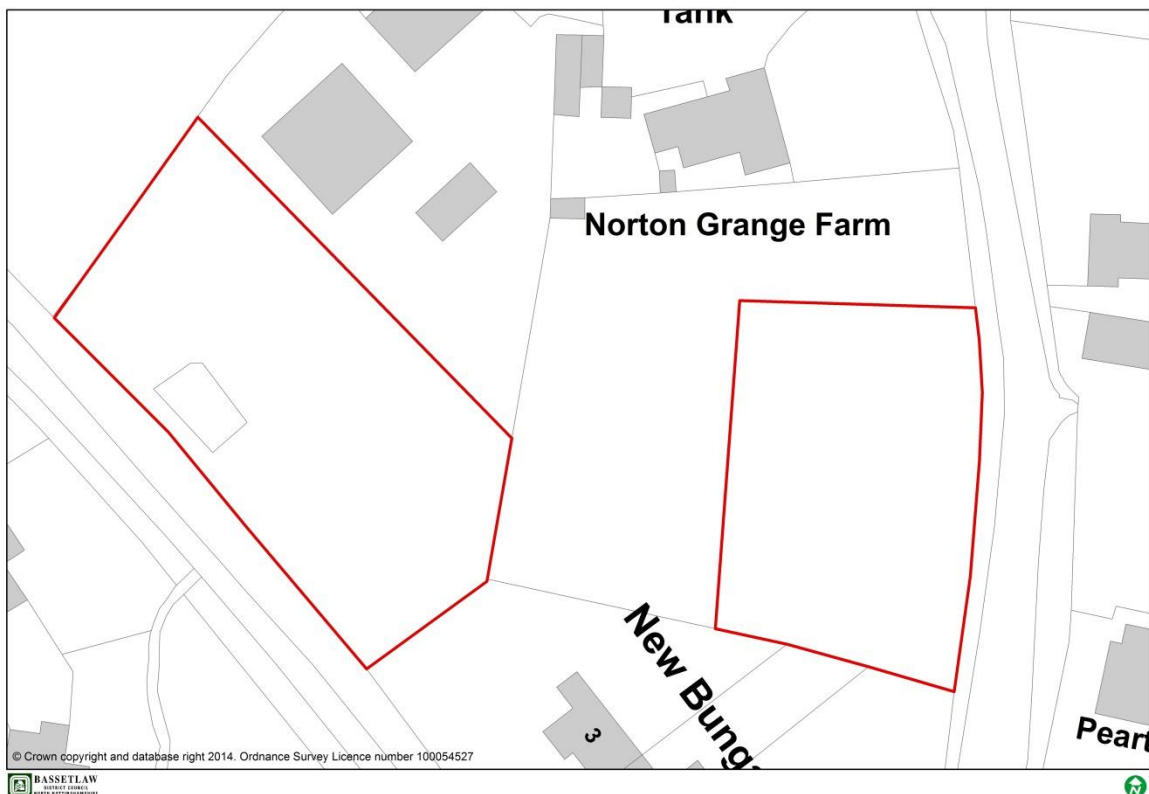


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Lady Margaret Crescent and Norton Lane, Norton

Site details

Current use:	Grassed area linked to the farm buildings
Previous use:	Agricultural uses
Current status within the Core Strategy:	Norton does not have a development boundary.
Surrounding land use(s):	North – farm and associated outbuildings East – road and then 2 storey houses South – single storey houses West – single and 2 storey houses
Site area:	0.19ha & 0.13ha
Topography of the site:	Flat, level site.
Landscape Character Area designation:	MLPZ12: Conserve



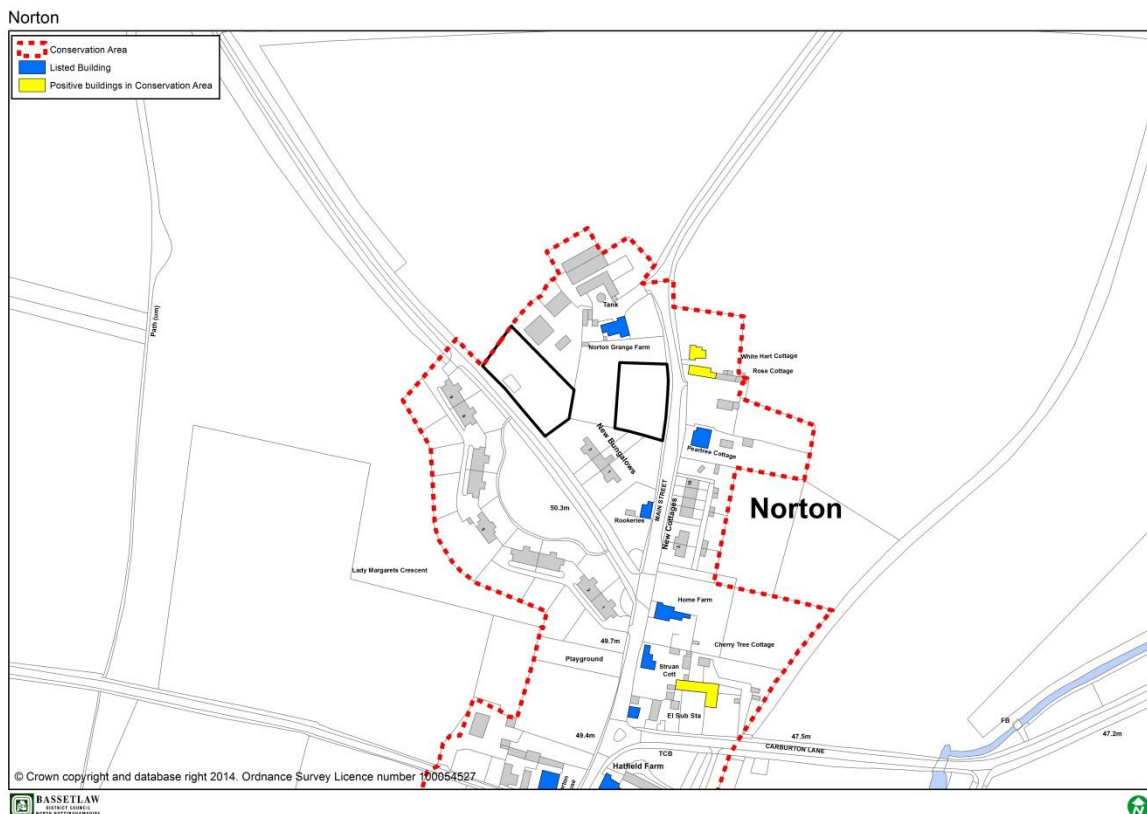


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** Grade II Listed Building to the north (ref: Norton Grange Farm), two de-listed buildings to the east (ref: White Hart Cottage and Rose Cottage) and a Grade II Listed Building to the southeast (ref: Peartree Cottage)
- Conservation Area:** The whole of both sites are within the Conservation Area.
- Archaeology:** Both sites have been identified as areas of archaeological interest.
- Trees:** The mature trees (mainly on the road boundaries) are protected as there are within a Conservation Area
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site.
- Flood risk:** There are no known flooding risks affecting the site

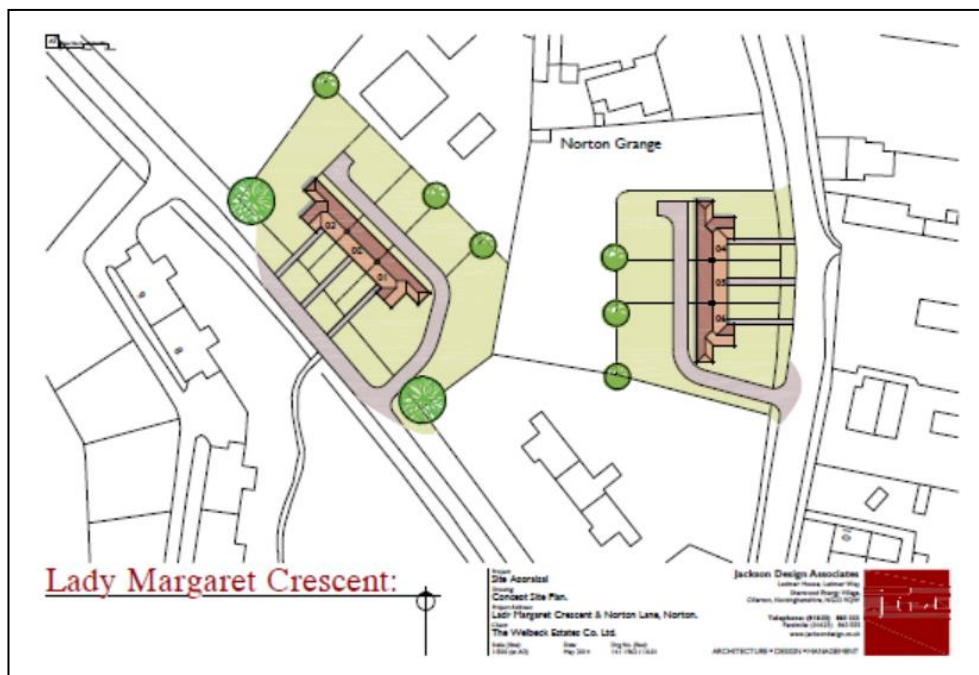




NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The sites are currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below:



Consultation feedback

Conservation comments:

Both sites are within Norton CA. Norton Grange and Pear Tree Cottage are both Grade II listed, and the proposals would likely affect their setting.

Plots 1 to 3

The proposed alms-house type development, as indicated on the submitted plan (ref 14/1962/10.01), will likely sit comfortably on the Lady Margaret Crescent side and cause no discernible harm to the CA.

Plots 4 to 6

The similar proposal on Norton Lane will require careful consideration in light of the direct impact on the setting of the 2 listed buildings, noting that the land to the south of Norton Grange appears to contribute positively to its setting. The current layout is unlikely to be supported in its current form and detailed consideration to the form and location of any buildings will be required.

Drainage comments:

There is a public foul sewer available adjacent to the eastern boundary in Norton Lane. Surface water would be disposal on site via SuDs if ground conditions permit (sufficient space to be left for suds features) or to local land drainage network if available. No apparent flood risk. No objection in principle.



NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

Plots 1 to 3

The access road is not considered suitable for further development without significant improvement in the form or road widening.

Plots 4 to 6

No objection in principle subject to satisfactory details of access including visibility splays, parking provision and a footway connection to the facility opposite.

Tree officer comments:

Plots 1 to 3

The trees within the site are of no great significance. There is a group of young, small mixed broadleaves that could be replaced with trees of greater value as part of development. There are three horse chestnuts out with the site; one in the garden of 3 The Bungalows, one immediately to the north of the site and one on the opposite side of the drive. These are significant trees within the landscape and form part of an established avenue planting. For these reasons I have categorised these trees in retention category A(2).

Any proposed layouts for development should therefore consider the RPAs necessary to protect these trees. I understand that the Highway Authority have asked for widening of the driveway. This could have implications for the trees, and the one on the opposite site of the drive in particular.

Main Street Plots 4 to 6

There are no trees within, or close to, the boundaries of this site.

Other comments received:

The site is not within an identified Rural Service Centre, and therefore the sustainability of the site is questionable, as this village has not been identified as an area for future development in the Core Strategy. Whilst the village of Cuckney is nearby, it does not constitute an acceptable walking distance from Norton and a reasoned argument would need to be presented regarding the suitability of the site from a sustainability perspective.

Detailed consideration on the design of the scheme and car parking (provision to include off-street parking) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

Norton does not have a development boundary as it was not identified as a sustainable settlement for future housing growth in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. As Norton is classed as "all other settlements" in the Core Strategy, policy CS9 applies. This states that only replacement dwellings and conversions to existing buildings are permitted providing that there are in line with DM2 and DM3. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

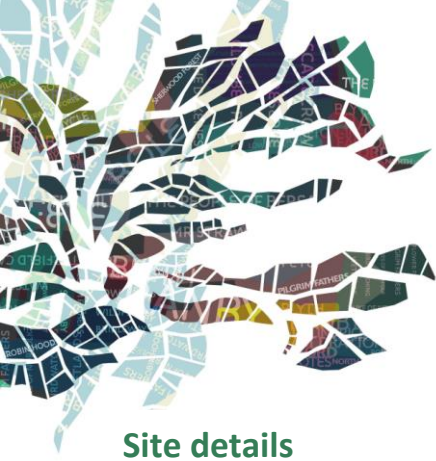
Therefore the principle of developing the site for housing under the current planning policies is unlikely to be supported.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, the sites are being considered as potential housing allocations. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing could be acceptable, **providing** it could be demonstrated that these sites was in a sustainable location. Furthermore, these are additional factors will need to be considered as part of the allocation process:

- the sites are in a conservation area and surrounded by Listed Buildings, which will mean that the design of any scheme needs to reflect the sensitive nature of this area and maintain views of the Listed Buildings (especially for plots 4-6);
- root protection zones of the trees (plots 1-3);
- highways concerns about the access to plots 1-3; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



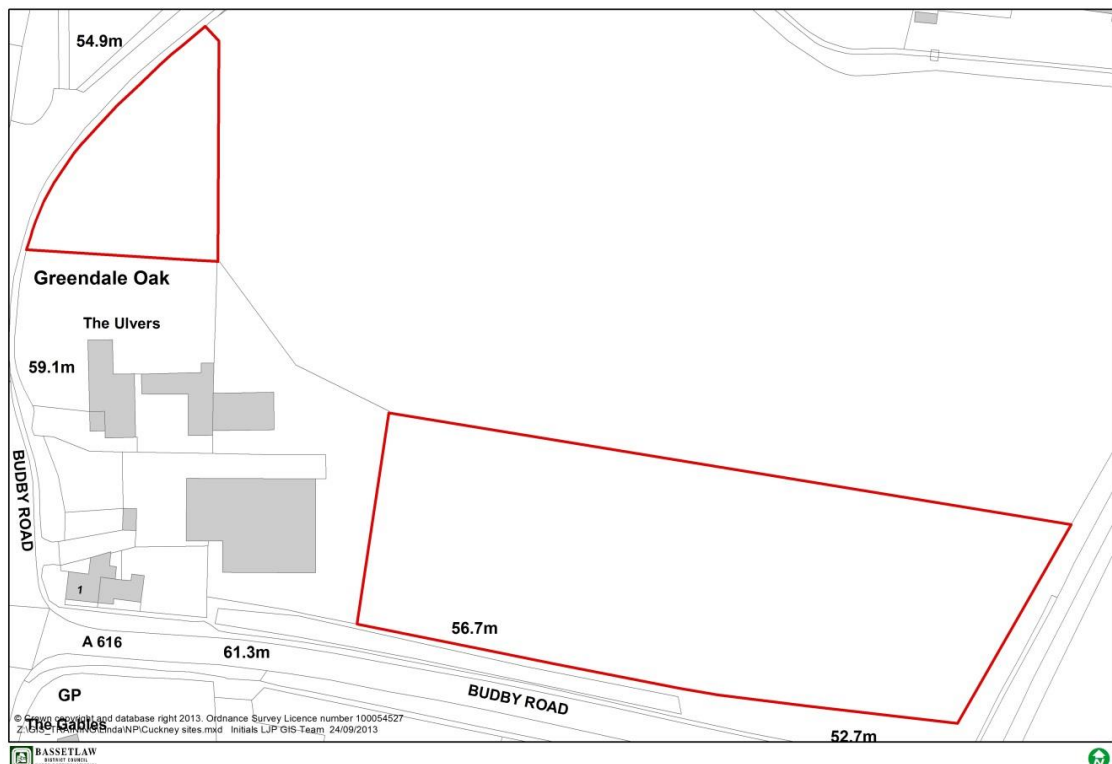


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Land north of Budby Road, Cuckney

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Cuckney’s development boundary (but is identified in the Site Allocations Preferred Options document).
Surrounding land use(s):	North – open countryside East – road and then open countryside South – 2 storey houses West – large 2 storey outbuilding and houses
Site area:	0.9ha
Topography of the site:	Gently slopes front to back and left to right
Landscape Character Area designation:	SHPZ29: Conserve





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary (although it is identified in the Site Allocations Preferred Options document), but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below:



Consultation feedback

Conservation comments:

This site is outside of the CA, although is considered to affect its setting. Views of the church from Budby Road and the intersecting Old Mill Lane are material to the consideration of any potential schemes. The trees on the roadside, furthermore, contribute to the amenity of the area. The housing on the south side of Budby Road is largely 20th century and has a semi-suburban feel to it. In this context, new development will likely sit comfortably on Budby Road, provided that trees are retained. However, careful consideration would need to be given to the wider setting of the church, especially in terms of mass, scale and appearance relative to the church (when viewed on approach to Cuckney from the east for example).

Drainage comments:

If ground conditions are suitable infiltration techniques may be available for disposal of surface water. If not discharge would have to be to local watercourse restricted to greenfield run off or less. There is a public foul water sewer to the north of these sites to facilitate disposal of foul effluent. No perceived flood risk. Based on available information I have no objection to allocation of these sites.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The Highway Authority would have no objection in principle to this development served from Old Mill Lane. However, the lane will require widening to 5.5m from its junction with the A616 Budby Road to a point north of the proposed junction into the site. Visibility to the east of the Old Mill Lane junction onto Budby Road will need to be improved.

Tree officer comments:

There are no trees within the boundary of the site but a line of early mature ash trees are growing immediately adjacent the southern boundary. Generally the trees are in good health, have good form and make a significant contribution to the amenity of the area on the edge of the A616. These are category B (2) trees. Whilst the trees are not within the site any development in close proximity could have an impact on their future health and amenity.

Development design should be outside the root protection areas (RPAs) as a minimum and should also consider the effects the trees may have on residential properties such as shade, seasonal debris and perceived dangers of living close to trees.

Other comments received:

The site is adjacent to a Rural Service Centre, which is identified as a sustainable location for future development in the Core Strategy.

Detailed consideration on the design of the scheme and car parking (including rear car parking) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

Furthermore, the agricultural land classification of this presently arable field would need to be established prior to development.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

As the site is adjacent to the Conservation Area of Cuckney, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

The site is identified in the emerging Site Allocations document as a potential housing allocation (as this is not contained within an adopted document, this cannot be considered with the same weight as an adopted allocation document). Under Policy H16 in the Site Allocations Preferred Options document, the site is earmarked for five houses and that these must adhere to the current linear frontage development along Budby Road.

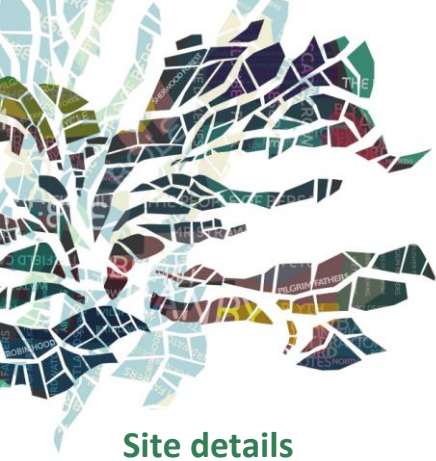
Based on the latest five year supply report (August 2014) and under the current planning policies, as the Council is currently not being able to demonstrate a five year supply of deliverable sites, the principle of developing this site for general market housing could be regarded as acceptable.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing may be acceptable. However, the factors will need to be considered as part of the allocation process:

- the site is adjacent to a conservation area, which will mean that the design of any scheme needs to reflect the sensitive nature of this area;
- retention of the mature trees on the southern boundary (where possible);
- agricultural land classification of this presently arable field would need to be established;
- highway comments on the access points; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Land south of Creswell Road, Cuckney

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Cuckney's development boundary
Surrounding land use(s):	North – 2 storey houses East – grassed area and then 2 storey houses South – open countryside West – open countryside
Site area:	0.49ha
Topography of the site:	Flat, level site
Landscape Character Area designation:	MLPZ13: Conserve & Reinforce



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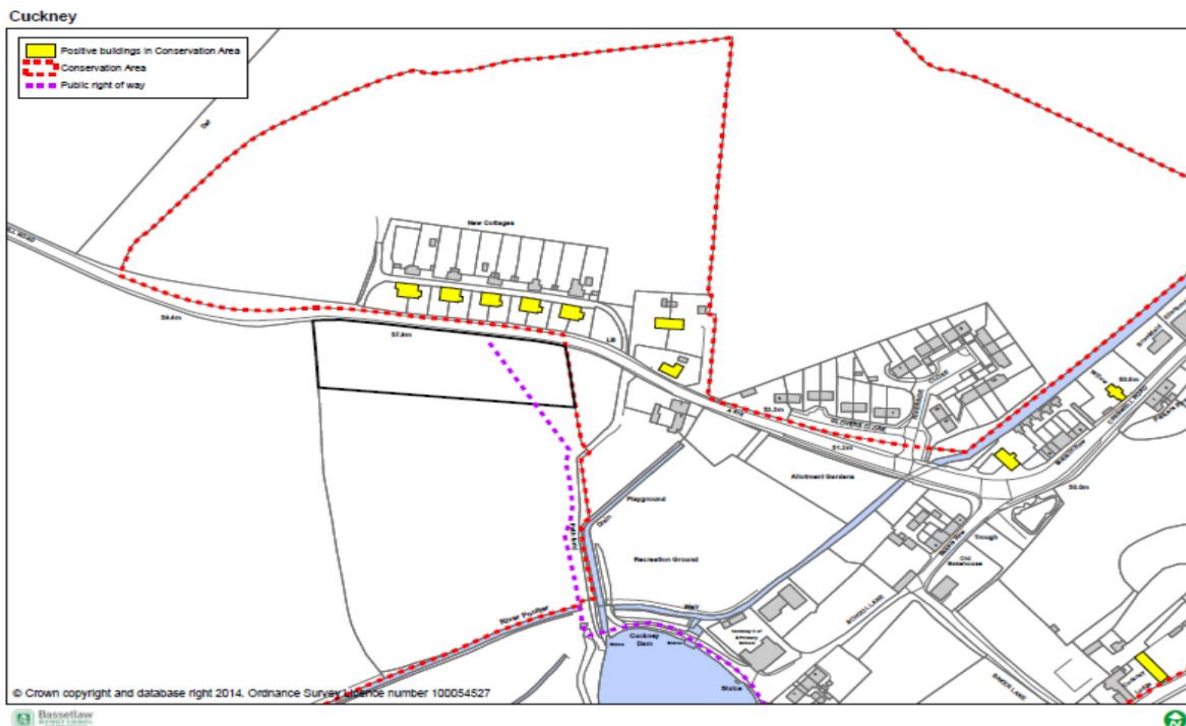


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- | | |
|---------------------------|--|
| Listed Building: | No Listed Buildings in close proximity to the site, but there are various positive buildings in the Conservation Area. |
| Conservation Area: | The site is adjacent to the Cuckney Conservation Area |
| Trees: | There are no mature trees on the site, but there is a significant hedgerow on the northern boundary. |
| Ecology issues: | There are no known ecology issues with the site |
| Rights of way: | There is a public right of way running diagonal through the site. |
| Flood risk: | There are no known flooding risks affecting the site |





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below:



Consultation feedback

Conservation comments:

This site is outside of the Cuckney CA, but any development on it will affect the setting of the CA. This area forms a gateway to the CA and is characterised by the attractive estate houses on the north side of the road ('New Cottages') and the openness of countryside to the south towards the important former mill, dam and mill hill grouping. The New Cottages are considered to contribute positively to the CA, and it is recognised that the submitted plan (ref 14/1962/7.01) references the layout and form of the estate cottages in this location.

Drainage comments:

There is a public foul sewer 75m to the East of the site which may be available for a gravity outfall (if not then small pumping station required). No surface water sewer available. If ground conditions are suitable infiltration techniques may be available for disposal of surface water. If not discharge would have to be to local watercourse restricted to greenfield run off or less. No objection in principle.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

It will need to be demonstrated that adequate visibility splays can be created onto Creswell Road at the proposed junction. A 2.0m wide footway will also be required across the site frontage to a point in an easterly direction where adequate visibility is available for pedestrian to safely cross the road onto the continuous footway opposite.

Tree officer comments:

There are no trees within the site or close to the site. The boundary hedge on the frontage of the site with Creswell Road makes a contribution to the rural character of the area.

Other comments received:

The site is adjacent to a Rural Service Centre, which is identified as a sustainable location for future development in the Core Strategy.

Detailed consideration on the design of the scheme and car parking (including rear car parking) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

There is a public right of way which runs through the site, which will have to be redirected or included within any proposal.

Furthermore, the agricultural land classification of this presently arable field would need to be established prior to development.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy CS8 allows for affordable housing exceptions outside of the development boundaries, provided there are no alternative sites available within the boundary, the proposal is of a scale appropriate to the size and role of the settlement and is adjoining these boundaries where local need is proven and explicit community support can be demonstrated. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

As the site is within the Conservation Area of Cuckney, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

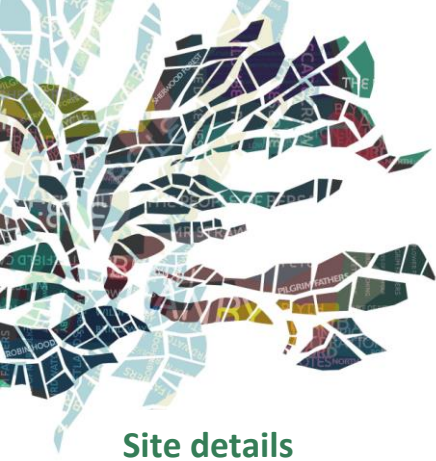
In summary, under the current planning policies, the principle of developing the site for general market housing is unlikely to be supported.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing is acceptable, **providing** that the public footpath can be redirected. However, the factors will need to be considered as part of the allocation process:

- the site is adjacent to a conservation area, which will mean that the design of any scheme needs to reflect the sensitive nature of this area;
- retention of the hedgerow (where possible);
- highway comments on the requirement for a pedestrian footway along the frontage of the site and adequate access arrangements; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



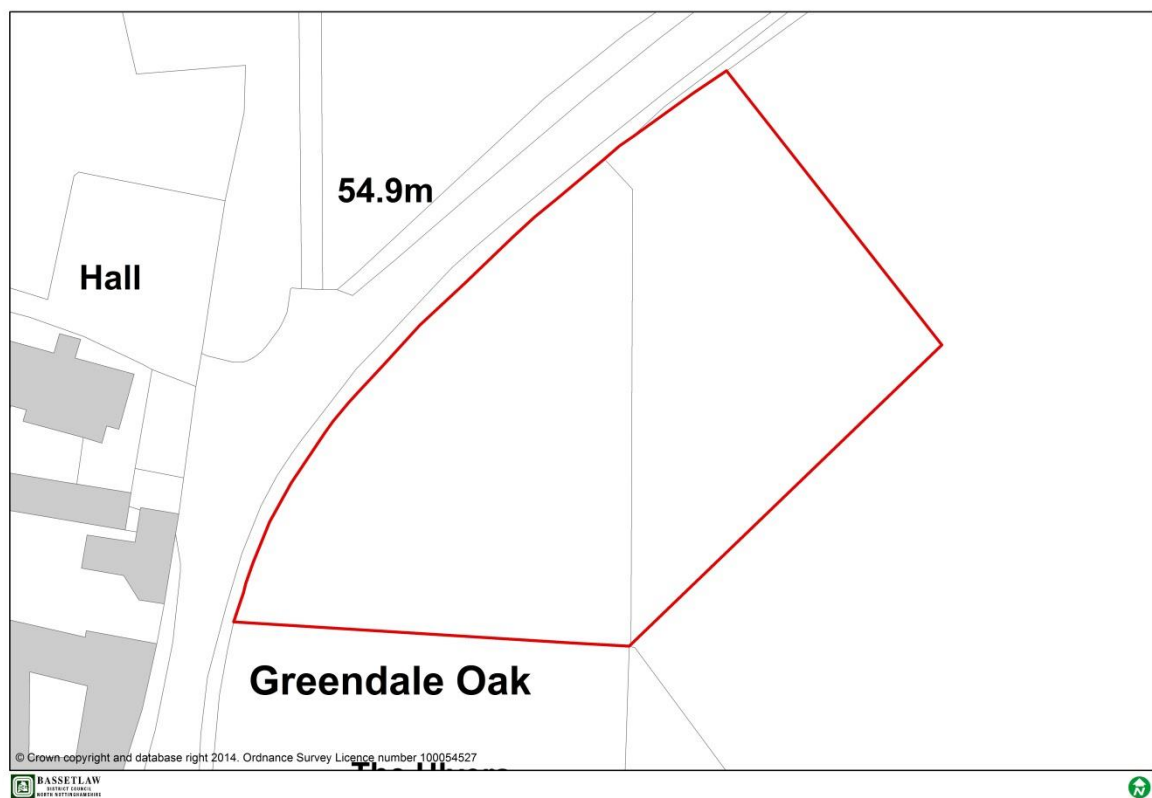


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Land south of Norton Lane, Cuckney

Site details

Current use:	Grassed field
Previous use:	None known
Current status within the Core Strategy:	Outside Cuckney's development boundary
Surrounding land use(s):	North – St Mary's Church East – open countryside South – 2 storey houses West – 2 storey houses and village hall
Site area:	0.67ha
Topography of the site:	Gentle slopes south to north
Landscape Character Area designation:	SHPZ29: Conserve



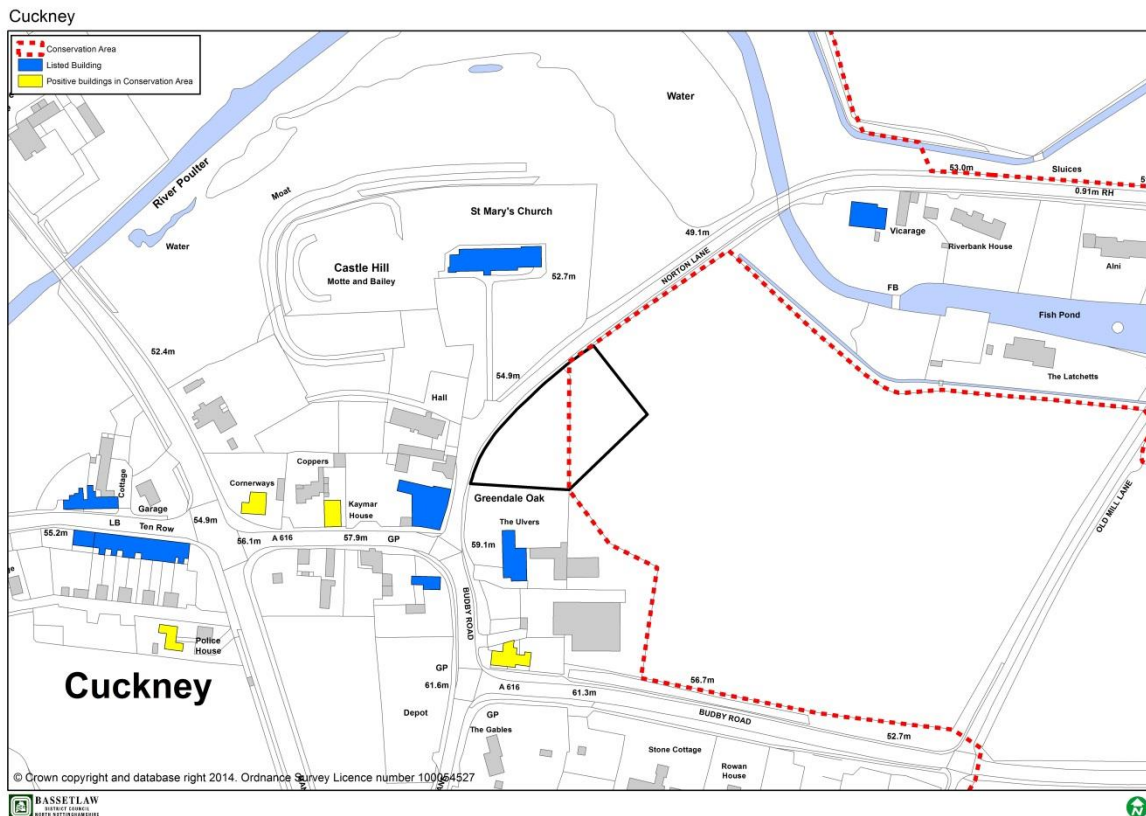


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** Grade II Listed Building (ref: The Ulvers) to the south of the site, and to the southwest (ref: Greendale Oak public house). Grade I Listed Building (ref: St Mary's Church) to the north of the site.
- Conservation Area:** The western half of the site is within the Cuckney Conservation Area
- Archaeology:** The whole site has been identified as an area of archaeological interest.
- Trees:** The mature trees within the Conservation Area are protected.
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site.
- Flood risk:** There are no known flooding risks affecting the site

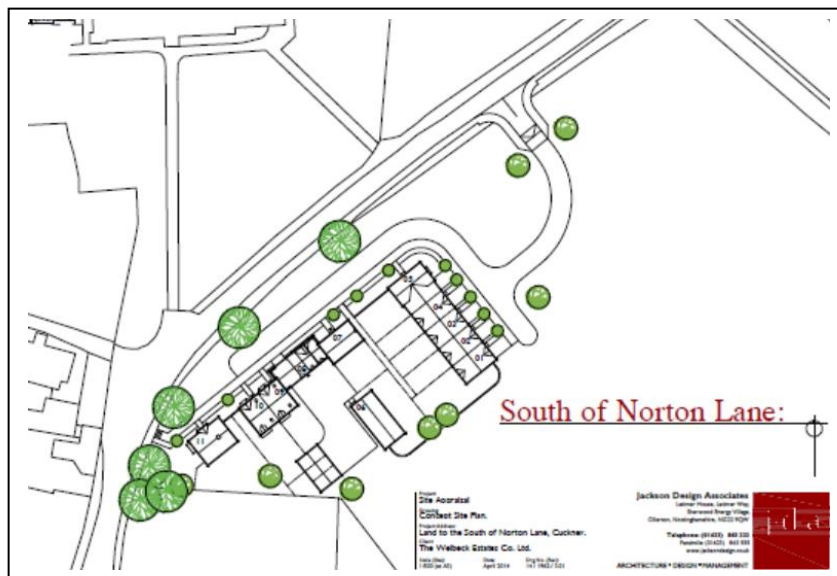




NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan. The landowners submitted the indicative scheme below:



Consultation feedback

Conservation comments:

This site is predominantly within Cuckney CA, and affects the setting of The Ulvers (Grade II) and St Mary's Church (Grade I). Castle Hill adjoining the church is a scheduled ancient monument. This site has a high degree of sensitivity, and its current openness contributes positively to the CA and setting of the listed buildings. This part of Cuckney is characterised by properties in large plots. In considering the heritage constraints this site could be difficult to develop. There would be significant concerns over the potential impact of new development as expressed in the submitted indicative plan (ref 14/1962/3.01).

Drainage comments:

If ground conditions are suitable infiltration techniques may be available for disposal of surface water. If not discharge would have to be to local watercourse restricted to greenfield run off or less. There is a public foul water sewer to the north of these sites to facilitate disposal of foul effluent. No perceived flood risk. Based on available information I have no objection to allocation of these sites.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The Highway Authority will require a road constructing to adoption standard to serve this level of development. It is unclear why the access is some distance northeast of the dwellings when the development could be served from a simple cul-de-sac. It will need to be demonstrated that satisfactory visibility splays are achievable onto Norton Lane and the 30mph speed limit will require extending to bring the development into the village envelope.

Tree officer comments:

There are no trees of any significance within the boundary of the site.

A mature sycamore stands close to the southern boundary within the grounds of The Ulvers. I have assessed this as a category A(2) tree. The RPA of the tree may extend into the site. This should be a consideration at the design stage for any development.

Other comments received:

The site is adjacent to a Rural Service Centre, which is identified as a sustainable location for future development in the Core Strategy.

Detailed consideration on the design of the scheme and car parking (including the provision of off-street parking) will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy CS8 allows for affordable housing exceptions outside of the development boundaries, provided there are no alternative sites available within the boundary, the proposal is of a scale appropriate to the size and role of the settlement and is adjoining these boundaries where local need is proven and explicit community support can be demonstrated. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

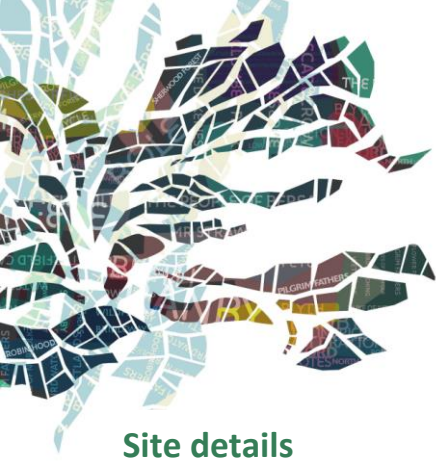
As the site is within the Conservation Area of Cuckney and adjacent to a prominent Listed Building, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

In summary, under the current planning policies, the principle of developing the site for general market housing is unlikely to be supported.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **is not** acceptable (nor for any form of development on this site). This is largely down to the sensitive nature of the site within the Conservation Area and its close proximity to the Grade I Listed Building (St Marys Church).



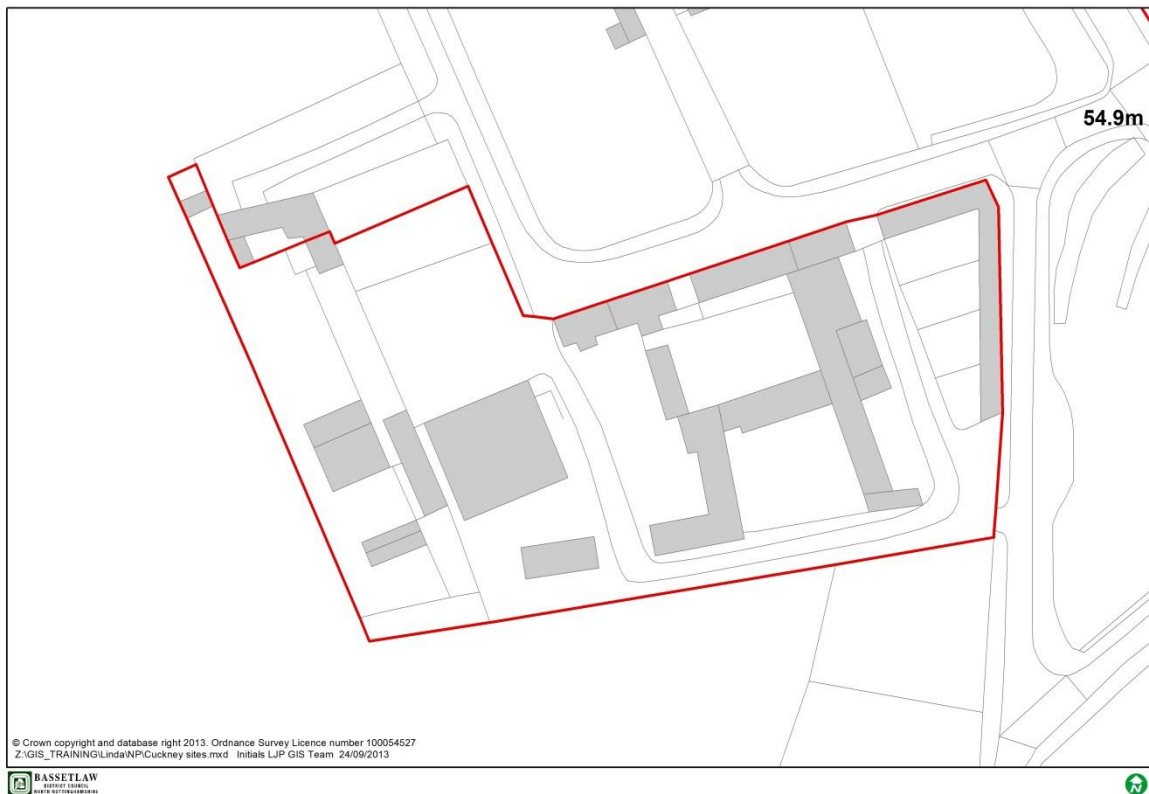


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Woodhouse Hall Farm, Holbeck

Site details

Current use:	Vacant
Previous use:	Farm, diary and cattle sheds
Current status within the Core Strategy:	Holbeck does not have a development boundary
Surrounding land use(s):	North – 2 storey detached house (Woodhouse Hall) East – Millennium Park South – open countryside West – open countryside
Site area:	0.98ha
Topography of the site:	Flat, level site.
Landscape Character Area designation:	MLPZ13: Conserve & Reinforce



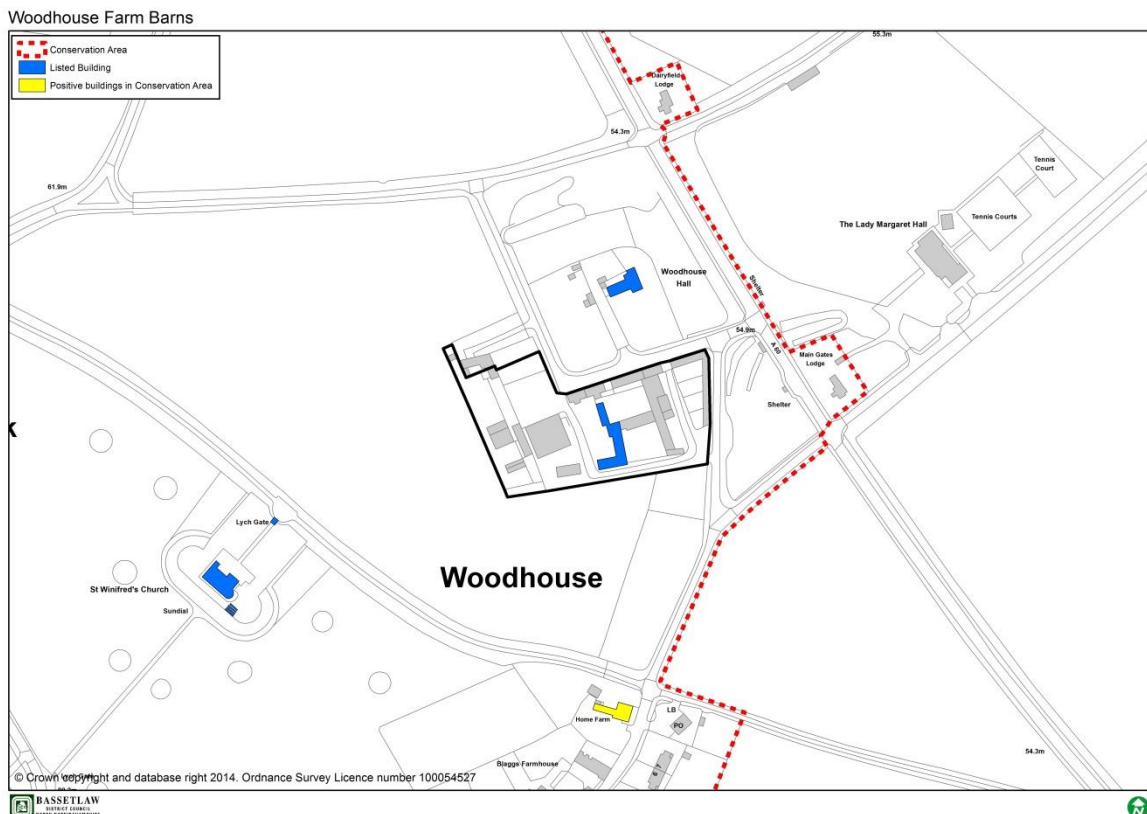


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** There are two Grade II Listed Buildings on site (Woodhouse Hall farm buildings) and the House to the north. There is a further Grade II Listed Building to the south of the site (re: St Winifred's Church).
- Conservation Area:** The site is within the Cuckney Conservation Area
- Park and Garden:** The site is within an unregistered park and garden.
- Trees:** No trees were on site.
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site.
- Flood risk:** There are no known flooding risks affecting the site

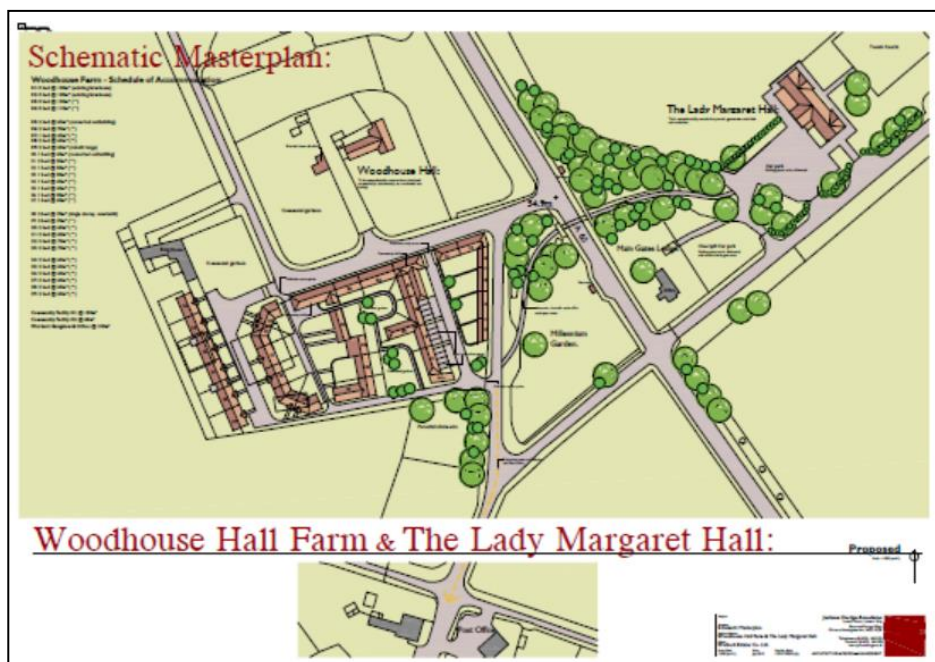




NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered through the neighbourhood plan as a potential retirement village/sheltered accommodation.



Consultation feedback

Conservation comments:

The historic barns at Woodhouse Hall Farm form part of a Grade II listing. The site is entirely within Holbeck CA. The Park to the east of the A60 is Registered Grade II, and the land around Woodhouse Hall (which is also Grade II listed) is an unregistered park and garden. There are probable areas of archaeological interest within the site.

Given the sensitivity of the site, careful consideration would need to be given to any conversion and/or new development. New build elements will need to be justified and evidenced why enabling development would be required.

Drainage comments:

No public sewer network available. Existing Farm Hall must be on private foul disposal system - septic tank, bio disk or cesspit. Any new development would require new sewage treatment plant with outfall. Surface water would be disposed on site via SUDS if ground conditions permit (sufficient space to be left for suds feature) or to local land drainage network if available. No apparent flood risk. No objection in principle.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The sites sustainability credentials are very questionable, having poor access to local services, and limited/no provision for walking and cycling outside of the carriageway. The site is therefore not considered appropriate for a residential development of any scale. Nevertheless, a residential conversion of existing buildings may be acceptable provided that this is limited to 3 or 4 dwellings.

Notwithstanding this, the Highway Authority assumes the units are intended as accommodation for old people rather than residential dwellings which may be an appropriate use for barn conversions at this location. However, the main car park for this and the proposed hotel/residential care home would appear to be at the Lady Margaret Hall on the opposite side of the A60 as the proposed level of parking on site is limited. The Highway Authority is concerned with respect the safety of pedestrians crossing between the two sites which would be exacerbated if the Hall is extended to provide a gymnasium, social club, and restaurant. Visibility improvement will be required at the junctions with the A60.

Tree officer comments:

There are no trees within the boundary of the site.

There is a multi-stemmed lime out of the site close to southern boundary. This is of limited significant and has been categorised C (1). It should not constrain development.

Other comments received:

The site is located in a relatively remote, unsustainable location. However, two bus stops do exist in close proximity to the site, either side of the A60. The frequency of bus services should be explored to determine the sustainability of the site for a retirement village and in order to prevent private car use being the dominant method of transport.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of the site and not the detailed designs submitted. For a formal response on the detailed matters, a pre-application enquiry should be submitted to the Council.

Principle of the site under current planning policies

The Council has a requirement to show a deliverable five year supply of housing land, which it currently cannot demonstrate. However, this position will alter over time, and the advice given below does not take this matter into consideration.

As the site is not within a development boundary, the Core Strategy's Development Management Policies would strictly control development on this site. Policy CS9 which would apply to this site, and this states that only replacement dwellings and conversions to existing buildings are permitted providing that there are in line with DM2 and DM3. Other land uses may be permitted under policies DM1 and DM3, but only for agricultural and other rural land uses.

The proposal suggests that the existing buildings (classed as Listed structures) would be converted, with some new build elements. Under policy DM8, the conversion of these Listed Buildings would be permitted providing that the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building. Any new build elements will need to be justified and evidenced why enabling development would be required as part of the wider redevelopment proposals.

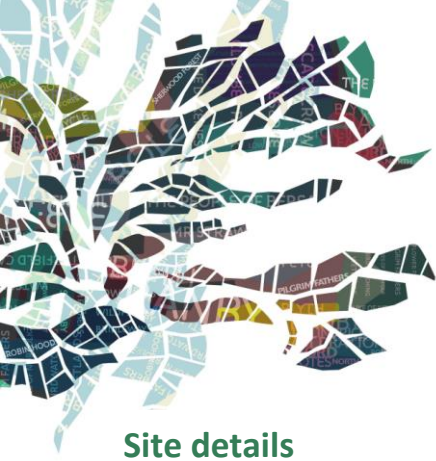
Furthermore, policy DM2 applies, which states that the conversion of non-residential buildings to market housing would need to demonstrate that all reasonable efforts have been made to sell and let the premises for an economic development, community/service or affordable housing for a realistic price for a 12 month period.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as an allocation, specifically for older persons and associated community facilities and small scale retail facilities. From the research undertaken and consultation comments received, it is considered that the principle of bringing the buildings back into use could be supported. However, as detailed above, there would be **significant policy concerns** on sustainability grounds to address before the principle of allocating the site for a retirement village could be agreed. These are summarised below:

- the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building ;
- any new build elements will need to be justified and evidenced why enabling development would be required as part of the wider redevelopment proposals; and
- the site is in a conservation area, which will mean that the design of any scheme (including needs to reflect the sensitive nature of this area.



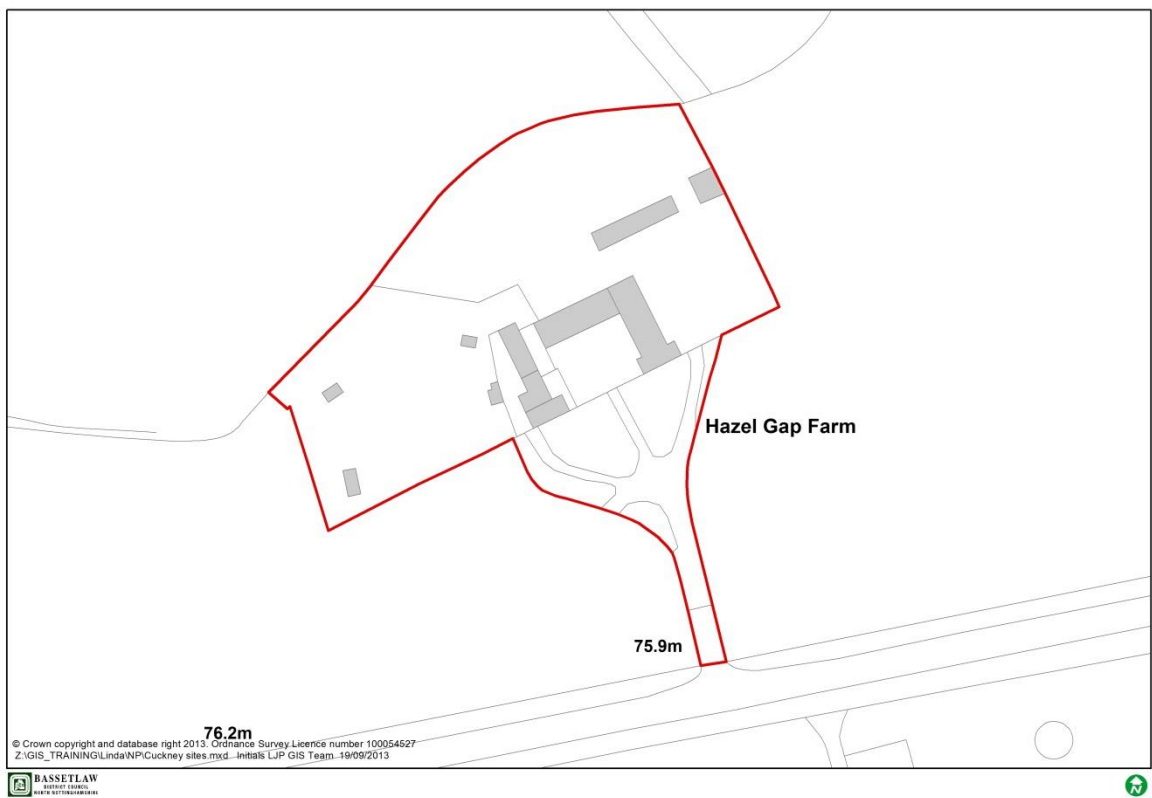


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Hazel Gap Farm, Cuckney

Site details

Current use:	Vacant building
Previous use:	Farm house and outbuildings
Current status within the Core Strategy:	Outside Cuckney's development boundary
Surrounding land use(s):	North – trees and woodland East – open countryside South – road and then open countryside West – open countryside
Site area:	0.84ha
Topography of the site:	Flat, level site
Landscape Character Area designation:	SHPZ29: Conserve





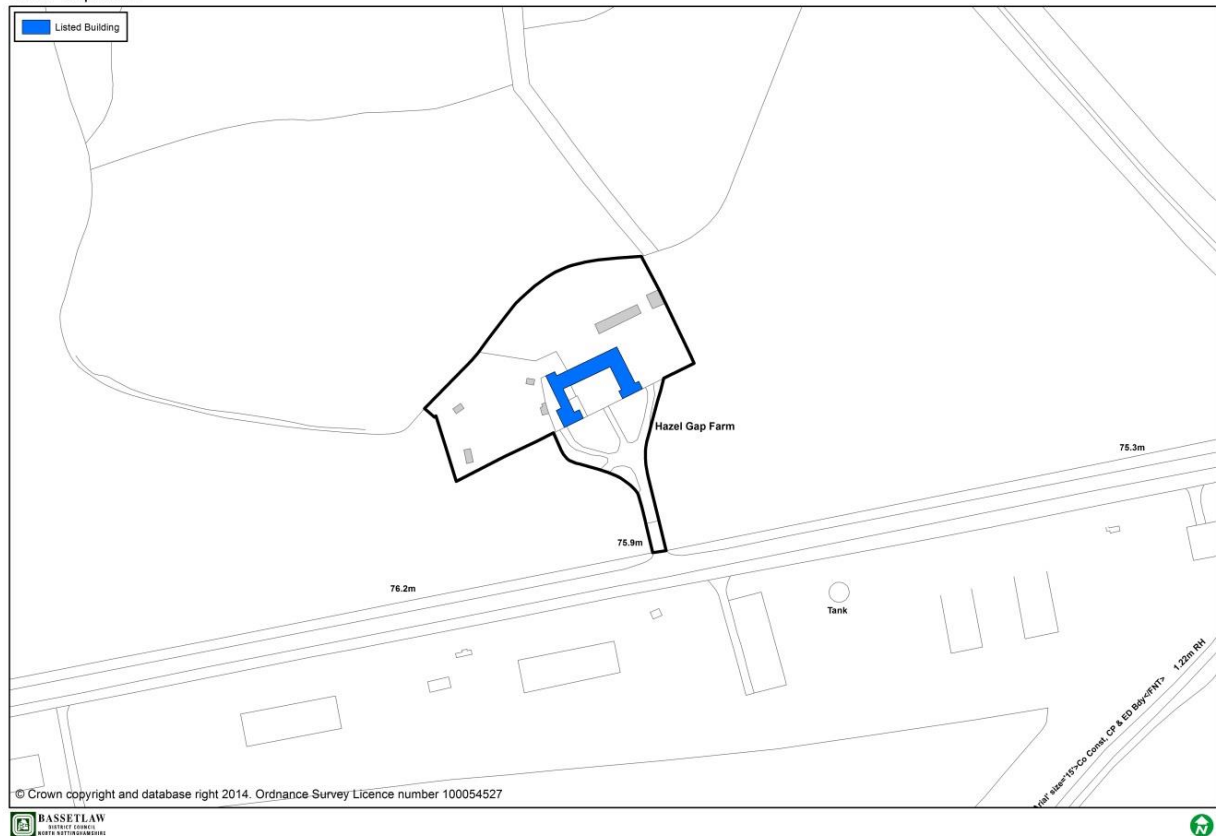
NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

Listed Building:	There are two Grade II Listed Buildings on site (Hazel Gap farmhouse and barn).
Conservation Area:	Outside Cuckney's development boundary
Trees:	There are some trees to the west of the building.
Ecology issues:	There are no known ecology issues with the site
Rights of way:	There are no known rights of way affecting this site.
Flood risk:	There are no known flooding risks affecting the site

Hazel Gap Farm





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan. The group are considering the re-use of the buildings for other commercial uses, such as manufacturing and small scale retail uses.

Conservation comments:

This Grade II listed building complex is attributed to the nationally significant Georgian architect John Carr. No plans have been submitted and it is not clear if/what alterations may be required with the buildings. It is recognised that the buildings are in a poor condition, and an innovative conversion/re-use scheme would be supported providing that the buildings are sustained in the long run.

Drainage comments:

No public sewer network available. Existing Farm must be on private foul disposal system - septic tank, bio disk or cesspit. Any new development would require new sewage treatment plant with outfall. Surface water would be disposal on site via SUDS if ground conditions permit (sufficient space to be left for suds features) or to local land drainage network if available. No apparent flood risk. No objection in principle.

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The sites sustainability credentials are very questionable, having poor access to local services, and limited/no provision for walking and cycling outside of the carriageway. However, there would be no objection to a residential conversion of existing buildings.

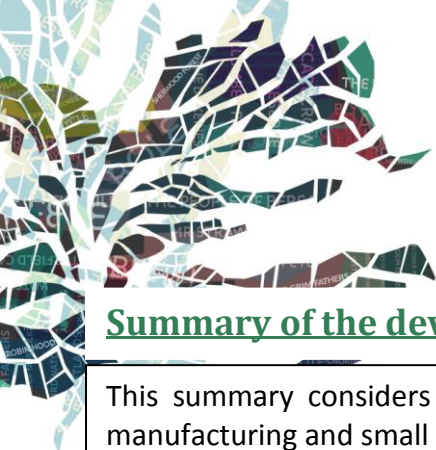
Tree officer comments:

There appear to be no trees within the boundary of the site itself but the woodland area to the north of the site has trees growing close to the boundary. The woodland is significant in the landscape. The RPAs of the trees closest to the site should be considered in any development of the site, together with the impacts of shade etc in close proximity to trees. I have assessed the woodland as category B (2).

Other comments received:

The site is not within an identified Rural Service Centre, and therefore the sustainability of the site is questionable, as this village has not been identified as an area for future development in the Core Strategy.

Furthermore, as the site is located within a remote, unsustainable location and as such adequate onsite car parking provision would need to be provided on site as public transport is unlikely to be utilised to access the site.



NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of re-using the buildings for other commercial uses, such as manufacturing and small scale retail uses.

Principle of the site under current planning policies

The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. However, Policy CS9 allows for developments which deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses and in line with policies DM1 and DM3.

DM1 sets out that standalone economic development proposals in rural areas will be supported if they are re-using existing buildings, it can be justified why this location is required, they are viable as a long-term business and they will not create significant or exacerbate existing environmental or highway safety problems. Furthermore, if the proposal was to include a retail use, it must be demonstrated that this will not have an adverse impact on the vitality and viability of the service centres in the locality.

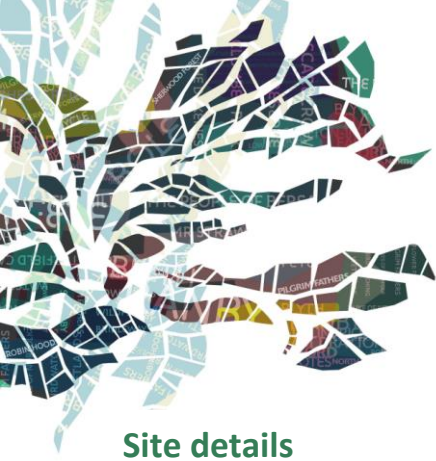
The proposal suggests that the existing buildings (classed as Listed structures) could be converted. Under policy DM8, the conversion of these Listed Buildings would be permitted providing that the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building.

Therefore, more detailed justification would be required before the proposals can be considered policy compliant at this stage.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered for re-use for commercial/small scale retail uses. From the research undertaken and consultation comments received, it is considered that the principle of bringing the buildings back into use could be supported. Furthermore, these are additional factors will need to be considered as part of the allocation process:

- the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the Listed building;
- provision of adequate onsite car parking;
- the impact any retail uses are considered and do not affect the vitality and viability of the service centres in the locality; and
- sustainability of the proposal.

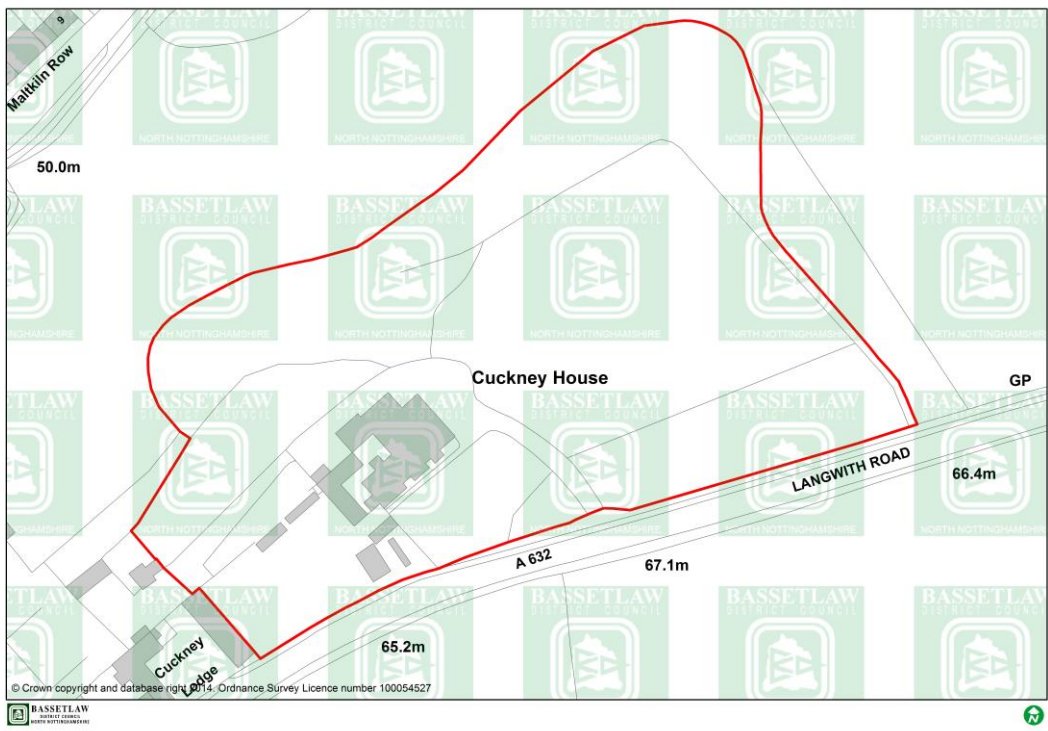


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Cuckney House, Cuckney

Site details

Current use:	Vacant building
Previous use:	House and gardens (had planning permission for a change of use into a hotel but this has since expired (ref: 60/11/00005).
Current status within the Core Strategy:	Outside Cuckney's development boundary
Surrounding land use(s):	North – grassed area and then residential area East – agricultural fields South – road and then open countryside West – 2 storey houses
Site area:	1.93ha
Topography of the site:	Largely flat, level site
Landscape Character Area designation:	SHPZ29: Conserve



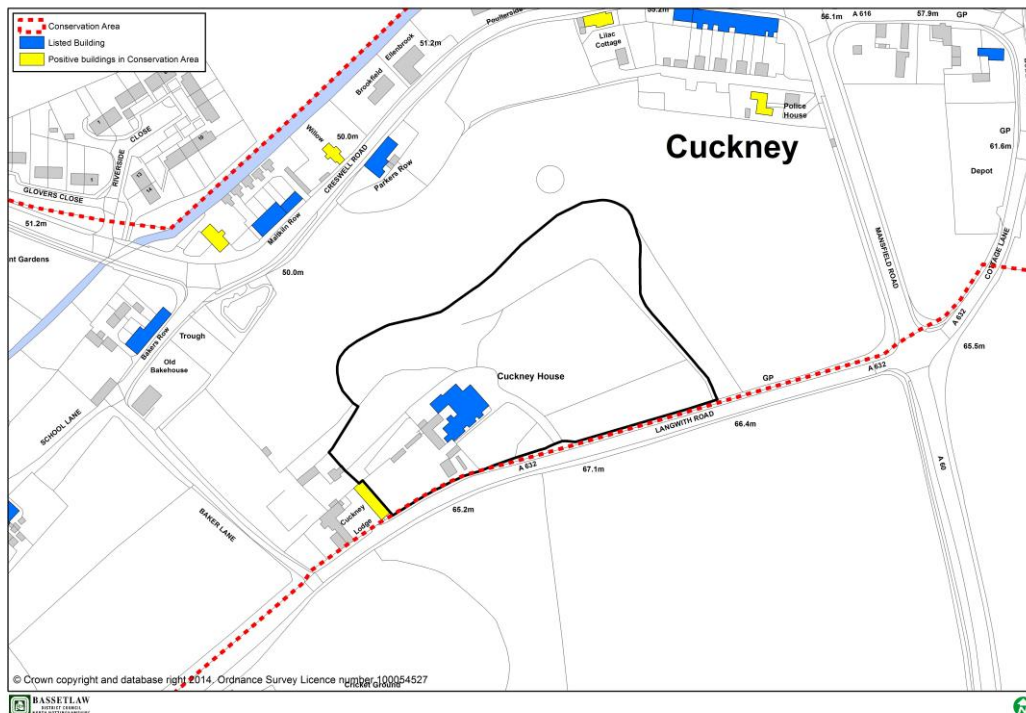


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

These are the relevant designations/constraints that may affect the suitability of the site.

- Listed Building:** The main house is a Grade II Listed Building on site (Cuckney House, Cuckney).
- Conservation Area:** The site is within the Cuckney Conservation Area
- Archaeology:** The site has been identified as an area of archaeological interest
- Trees:** The mature trees on the site are protected as there are within a Conservation Area
- Ecology issues:** There are no known ecology issues with the site
- Rights of way:** There are no known rights of way affecting this site.
- Flood risk:** There are no known flooding risks affecting the site





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Consultation feedback on the development potential

The site is currently outside the development boundary, but its development potential is being considered though the neighbourhood plan to consider whether the principle of a change of use (granted under the old planning permission) is still acceptable.

Conservation comments:

Cuckney House comprises the Grade II listed early 18th century house and the associated barns, outbuildings and garden elements within its historic curtilage. The entire site is within the Cuckney CA. A significant proportion of the site is an area of archaeological interest, and there are a number of fine mature trees.

Conservation is likely to have significant concerns with the prospect of new development within the grounds, including within the eastern portion of the site wherein the historic gardens remain legible and the main frontage of the house is in open aspect. The rear enclosed gardens and associated buildings, furthermore, contribute to the significance of the listed building complex and works and development would need to be carefully considered. No layout plan provided.

Sensitive re-use of the building (with potential extensions, where adequately justified) will be supported it is however particularly important that the condition of the building does not deteriorate whilst new uses at the site are found. The potential change of use to a hotel would be supported, providing that this does not have a negative impact on the building itself.

Drainage comments:

No public sewer network readily available. Existing house and dwellings presumably must be on private foul disposal system - septic tank, bio disk or cesspit. Any new development would require new sewage treatment plant with outfall. Alternative is offsite sewer or main to public sewer 200m to the north. Surface water would be disposal on site via SUDS if ground conditions permit (sufficient space to be left for suds features) or to local land drainage network if available. No apparent flood risk. No objection in principle.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Environment Agency advice:

Advice from Environment Agency suggests that the drainage of this site will need to be considered through a flood risk assessment in order to demonstrate that the site will maintain the current greenfield runoff rates and incorporate the use of SuDs (where appropriate) to ensure that there is no increase to third parties. Site specific considerations should also be factored in, if this site was to be developed.

Highway Authority comments:

The site has the potential to serve a large residential development. This would bring into question the sites sustainability credentials due to poor access to local services. However, a modest residential development of a few units or a creation of hotel would likely be acceptable subject to the access being improved.

Tree officer comments:

The site is enclosed by three significant belts of trees; a line of mature oak and beech close to the northern boundary, a line of pine close to the eastern boundary and a mixed broadleaved planting along the southern boundary with Langwith Road. These trees are significant in the landscape and are likely to make a contribution to the amenity of the area for many years to come. I have therefore included these in retention category B (1&2). Their retention within the conservation area would be important.

There may be opportunities to develop within the interior of the site but the root protection areas of the boundary trees will limit the extent.

Other comments received:

The previous planning application established the principle of changing the building's use to a hotel from a residence. However, there were no details agree regarding the need, size, form or design of any extension. This would have to be resolved as part of a subsequent application.

Detailed consideration on the design of the scheme and car parking (including the provision of off-street parking) will need to address the guidance provided in the relevant Supplementary Planning Documents and Conservation policies on these matters.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Summary of the development potential (principle)

This summary considers the principle of extending the existing building for a hotel use.

Principle of the site under current planning policies

The site is outside Cuckney's development boundary as identified in the Council's adopted Core Strategy. The Core Strategy's Development Management Policies strictly control development outside of development boundaries. Policy DM2 allows for the conversion of rural buildings with certain criteria that must be met. Furthermore, DM1 sets out that standalone economic development proposals in rural areas will be supported if they are re-using existing buildings, it can be justified why this location is required, they are viable as a long-term business and they will not create significant or exacerbate existing environmental or highway safety problems.

Furthermore under policy DM8, the conversion of these Listed Buildings would be permitted providing that the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building.

As the site is within the Conservation Area of Cuckney, the layout, design and form of any development would have to be carefully considered. Section 66 and 72 of the Listed Building and Conservation Act 1990, as well as DM8 would have to be carefully considered.

Therefore the principle of change of use of this Listed Building for a hotel under the current planning policies could be supported. The detailed matters of how this would be achieved would have to be addressed as part of an application process.

Principle of allocating the site through the Neighbourhood Plan

Through the Neighbourhood Plan process, the principle of this Listed Building being used for a hotel is being considered. From the research undertaken and consultation comments received, it is considered that the principle of allocating part of the site for housing could be acceptable. These are additional factors will need to be considered as part of the allocation process:

- the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the Listed building;
- any extensions are sensitively designed and in keeping with the fabric of the existing building;
- provision of adequate onsite car parking; and
- sustainability of the proposal.

