

Everton Neighbourhood Plan

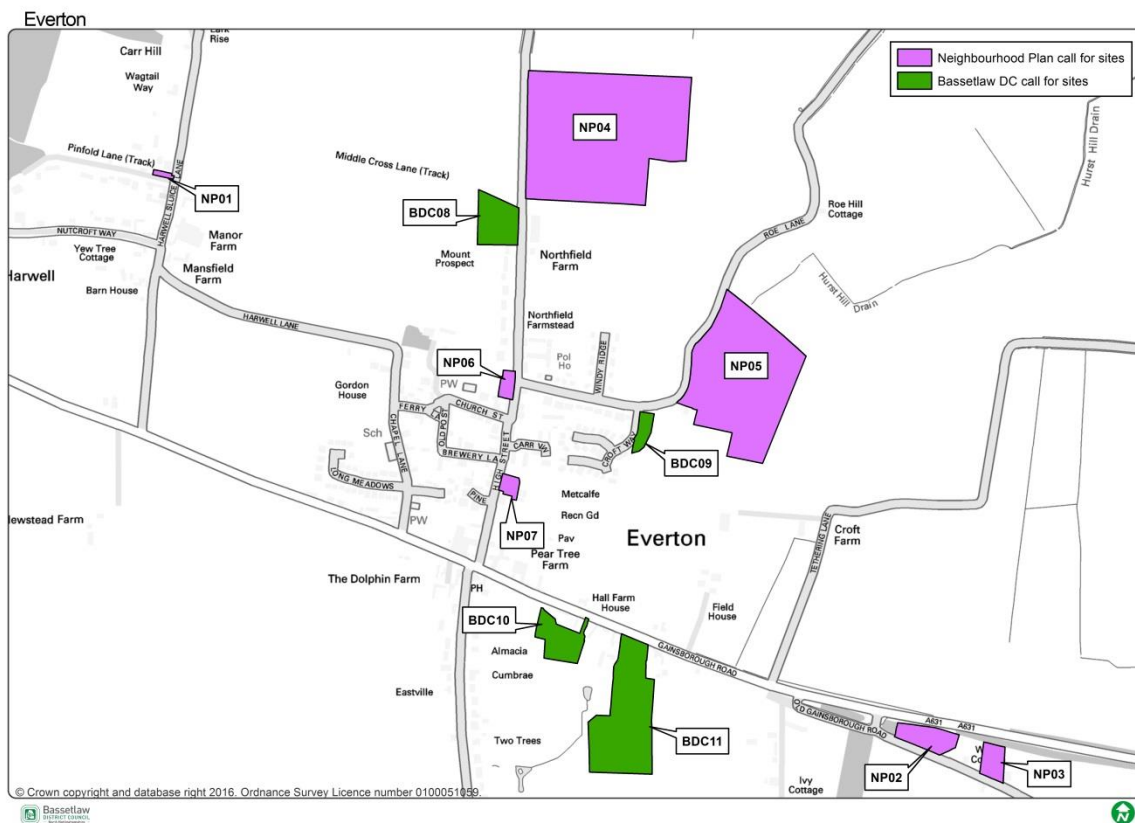
Site Allocation - Assessment Criteria and Assessment

Introduction

1.1 This report assesses all the sites identified through the emerging Neighbourhood Plan for Everton and their potential for being included as a housing allocation in the final plan. The sites that were considered came from two main sources:

- sites identified through the Neighbourhood Plan call for sites process held in November 2016 (shown in purple below); and
- other sites submitted to the District Council as part of the Local Plan “Call for Sites” in the Land Availability Assessment ending January 2016 (shown in green).

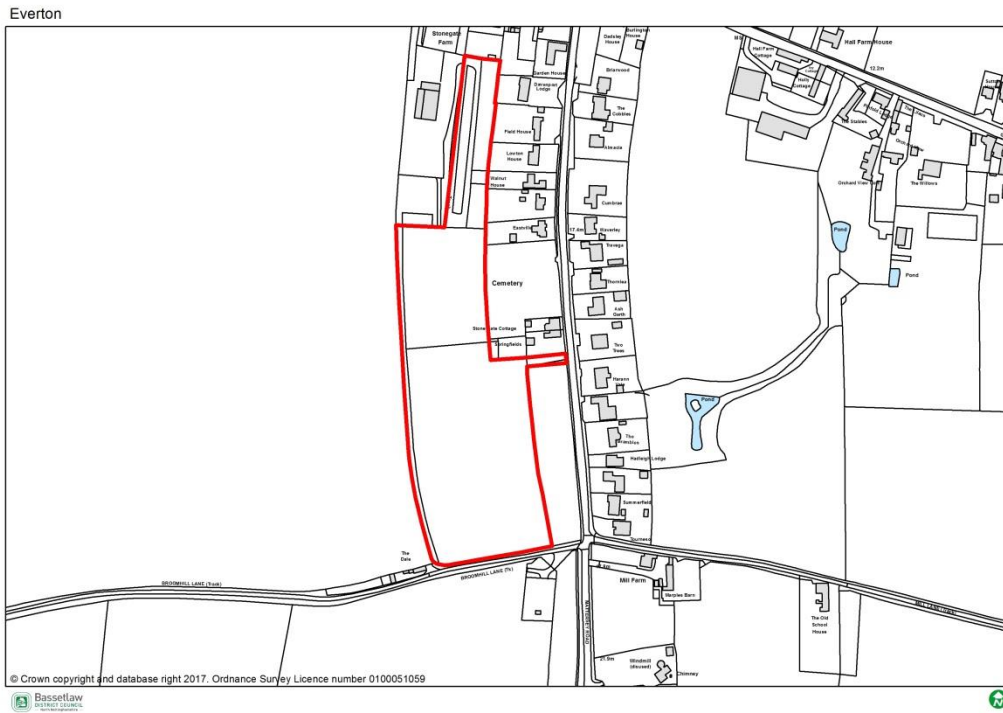
1.2 The plan below shows all the sites considered and how they were originally identified.



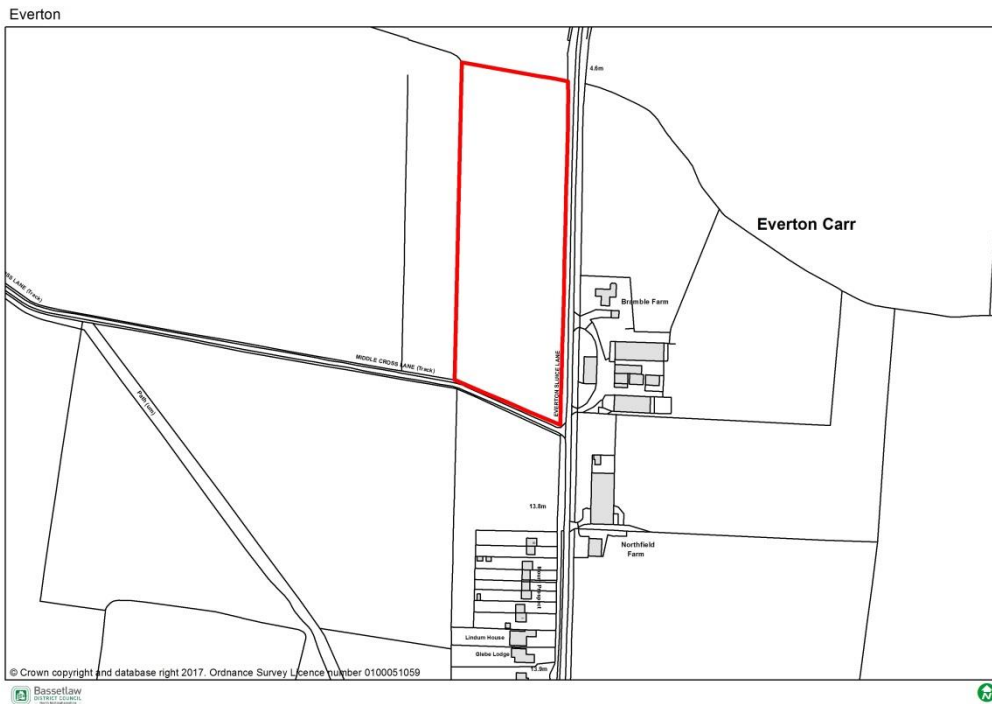
1.3 This report builds upon the work undertaken as part of the Site Assessment Report (ASR). This document assessed each site’s development potential and included initial feedback from the District Council’s Planning Department based on feedback from various consultees. The ASR will assist with the comparison of sites as any outstanding constraints or issues will be identified to be factored in when determining the site’s suitability for allocation within the Neighbourhood Plan.

1.4 Two late sites were also considered as part of the site allocations process. These include:

Land off Mattersey Road



Land West of Everton Sluice Lane



1.5 Following completion of the ASR, it became apparent that there were several potential sites which could be considered as part of the Neighbourhood Plan process. Therefore a further opportunity to screen the potential sites was established by the Neighbourhood Plan group. This is based on the District Council’s Site Allocations Screening Methodology.

Screening criteria methodology

1.6 Sites were scored against each criterion using a traffic light system, with **green** indicating no conflicts, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict.

1.7 The criteria are not ‘weighted’. Although the sites with the highest number of **green** lights are regarded as more desirable (with fewer adverse effects), sites have not been ranked on this basis alone. Likewise, **red** lights do not automatically discount sites. Rather, they simply show that the site has issues requiring greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, in instances where sites have accrued **amber** or **red** lights, mitigation measures can potentially deliver a range of benefits for the wider community.

1.8 However, there are three key criteria which would not be allocated if they were to score a **red** light: the initial assessment made in the Site Assessment Report; the landowner being supportive of the site and whether the local community is supportive of the proposal.

Screening criteria

1. Initial assessment made in the Site Assessment Report

1.9 The initial assessment of sites made through the Site Assessment Report process will be a key factor in determining the suitability of a site to be allocated in Everton’s Neighbourhood Plan for housing. The initial assessment will highlight if there are any constraints to the development and are summarised below:

The site WOULD BE suitable for housing based on the consultation comments	G
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report	A
The site MAY BE suitable for housing based on the consultation comments received through the Site Assessment Report – but there is a restriction on the numbers of houses (maximum capacity is shown in brackets)	A (5)
The site WOULD NOT be supported based on the consultation comments received through the Site Assessment Report	R

2. Is the landowner supportive of developing the site?

- 1.10 Ensuring that the landowner of the site is willing and able to bring the site forward for development is a key consideration when determining which sites should be allocated through the Neighbourhood Plan process.
- 1.11 Engaging with landowner is part of the Site Selection process and all landowners were invited to discuss their site and any potential issues with the site coming forward. It is fundamental to establish whether the site can be released for development (such as is there a long term lease on the site or a restrictive covenant which would prevent the site being sold?) and the willingness of the landowner to do so.
- 1.12 Feedback from each landowner will be a major factor when determining the preferred sites. Without the landowner's support, it is unlikely that the site will come forward and therefore will have a significant impact on the delivery of the Neighbourhood Plan's aspirations.
- 1.13 Sites will therefore be assessed as follows:

The landowner is in favour of the development taking place	G
There are some concerns about the land ownership or uncertainty	A
No comments were expressed from the landowner/no known issues	W
There are strong concerns about the land ownership or the likelihood of the site coming forward.	R

3. Is the local community supportive of the development of the site?

- 1.14 Public opinion¹, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process, which is strengthened further within Neighbourhood Planning. As such, on-going public consultation is integral to the continued preparation of the Plan.
- 1.15 The level of support expressed by respondents to consultation for or against a particular site, is a significant factor in the decision-making process of the preparation of a Neighbourhood Plan. It will be particularly important where there are a number of sites in the Plan area between which it is difficult to decide or which have equal 'scores'.
- 1.16 It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been published, they will be considered accordingly. However, conclusions will be primarily based on responses received through consultation undertaken on the Neighbourhood Plan.

¹ For the purposes of preparation of the Neighbourhood Plan, public opinion comprises only formal written comments and others that have been recorded throughout consultation on the Plan.

1.17 Consultation responses on each site will be considered as follows (taking account of the fact that some sites may have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use	G
A balance of views were expressed for the development of the site for the proposed use	A
No comments were expressed about the development of the site for the proposed use	W
A majority of respondents expressed an objection to the development of the site for the proposed use	R

1.18 Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. Focus will be given to the nature of community views and whether they are related chiefly to factors that can be overcome by the development (e.g. upgrades to the highways network; new school provision; etc.), rather than ‘in principle’ objections.

4. Will development of the site be compatible with existing and/or proposed neighbouring land uses?

1.19 From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa. The potential impact on new housing sites will be considered through the process.

1.20 Sites will be classified as follows:

	G
Likely to be compatible with existing and proposed uses	A
Likely to be incompatible with existing and proposed uses	R

5. Will the site result in the loss of best and most versatile agricultural land?

1.21 Natural England's Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under Schedule 5 of the Development Management Procedure Order² Natural England must be consulted for single (individual) applications for the following:

'Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more' (Schedule 5, para. x).

1.22 Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

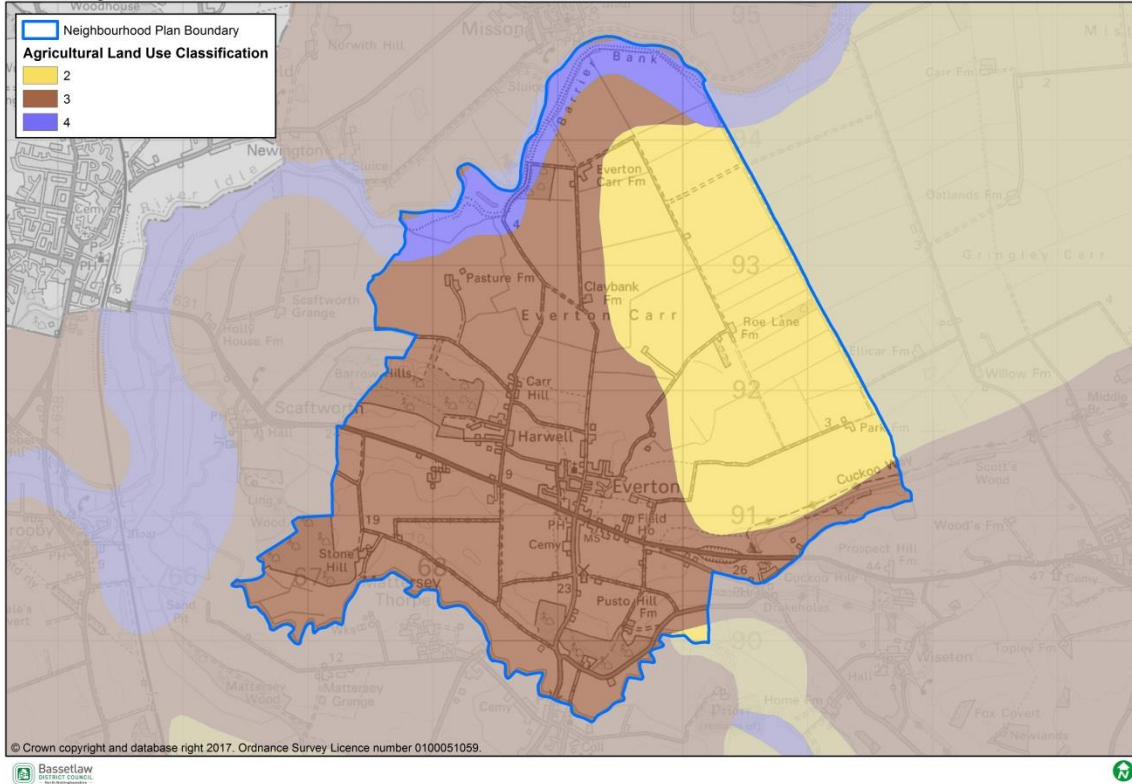
1.23 The National Planning Policy Framework (NPPF) states (para. 112) that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'

1.24 Bassetlaw District Council acknowledged that the rural character of Bassetlaw as being one of the District's most distinctive and valued features. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Plan should seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use. There is only grade 3 land in and around Everton within the village, as shown on the map below:

² The Town and Country Planning (Development Management Procedure) (England) Order 2010

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1.25 Because data to distinguish between grade 3a and 3b land across Bassetlaw is currently unavailable, sites located on grade 3 land will be categorised as **amber**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use.

1.26 Sites will be assessed as follows:

No impact on agricultural land	G
Impact on grades 3, 4 or 5 agricultural land	A
Impact on grades 1 or 2 agricultural land	R

6. Is the site in a landscape character Policy Zone that should be conserved?

1.27 The importance of protecting the District’s landscape character is recognised in Bassetlaw District Council’s Core Strategy Development Management Policy DM9.

1.28 Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment³ assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

Policy Zone Category	Recommended Landscape Actions
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

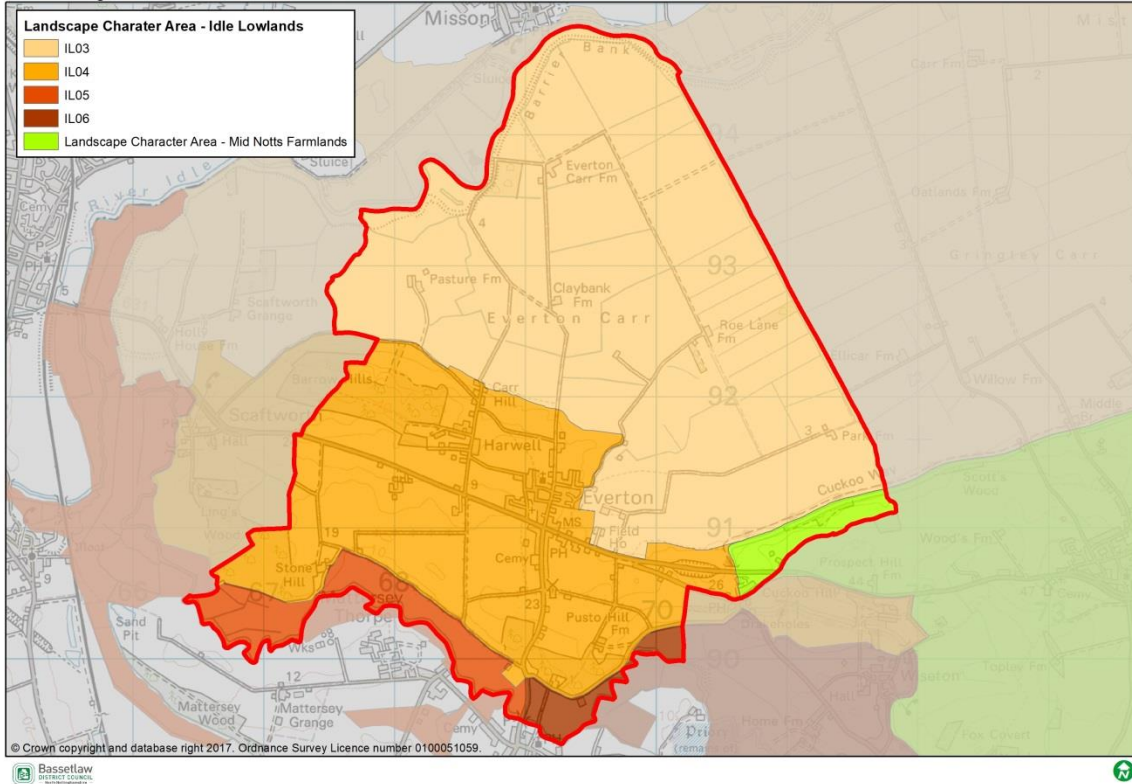
1.29 Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). Policy Zones 3, 4, 5 and 6 in the Idle Lowlands classification covers the whole of the Everton area (shown on the map below). For the purposes of the Site Assessment report, policy zones IL03 and IL04 are where all of the potential development sites are located.

1.30 Policy Zone Idle Lowlands IL03 is a ‘conserve’ area; and

1.31 Policy Zone Idle Lowlands IL04 is a ‘conserve and reinforce’ area.

³ Copy of this study can be accessed from the planning pages of the Council’s website: www.bassetlaw.gov.uk

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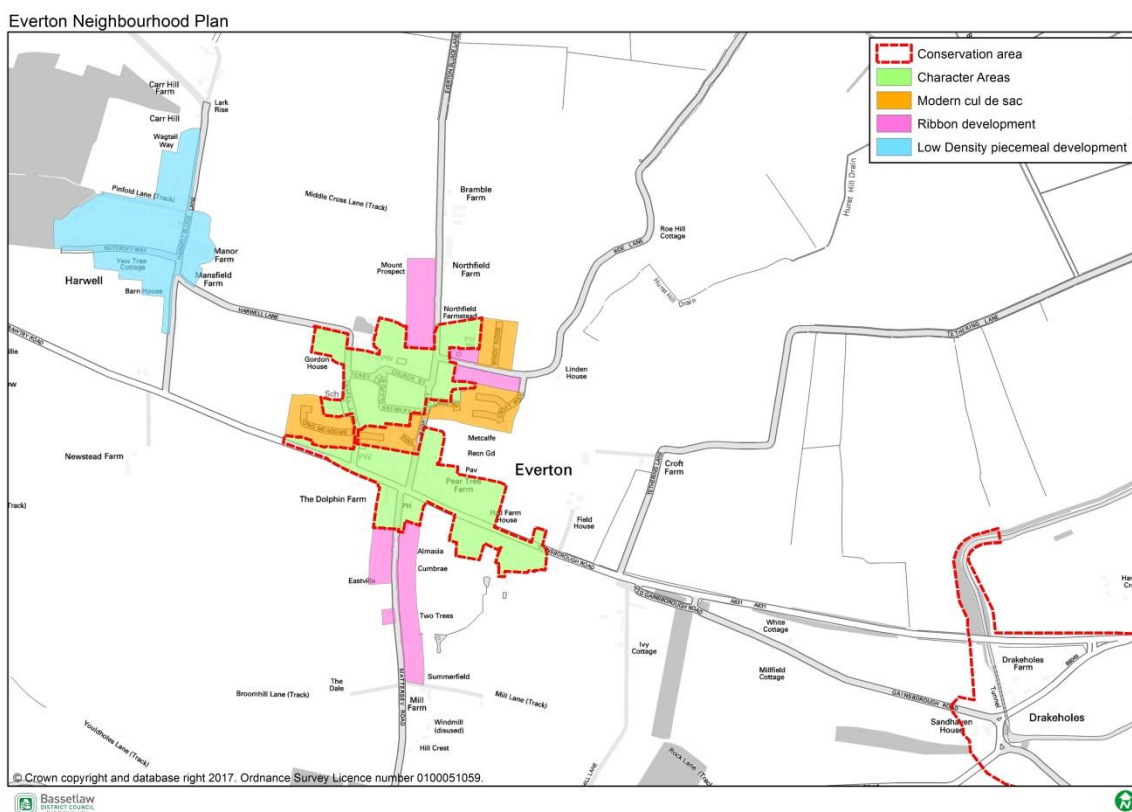


1.32 Sites will be assessed as follows:

In Policy Zone 'Create'	G
In Policy Zone 'Restore and Create'	G
In Policy Zone 'Reinforce and Create'	G
In Policy Zone 'Reinforce'	A
In Policy Zone 'Restore'	A
In Policy Zone 'Conserve and Create'	A
In Policy Zone 'Conserve and Restore'	R
In Policy Zone 'Conserve and Reinforce'	R
In Policy Zone 'Conserve'	R
No relevant Policy Zone – site lies within an urban area	W

7. Will the development detract from or enhance the existing built character of the neighbourhood?

- 1.33 Many settlements within Bassetlaw have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor quality streetscape.
- 1.34 Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations, offer better connectivity/legibility.
- 1.35 In Everton, there are various character areas reflecting the built form and different parts of the village. The allocation of land in/adjacent to these character areas will have to have regard to these character areas and where possible not detract from them. See map below:

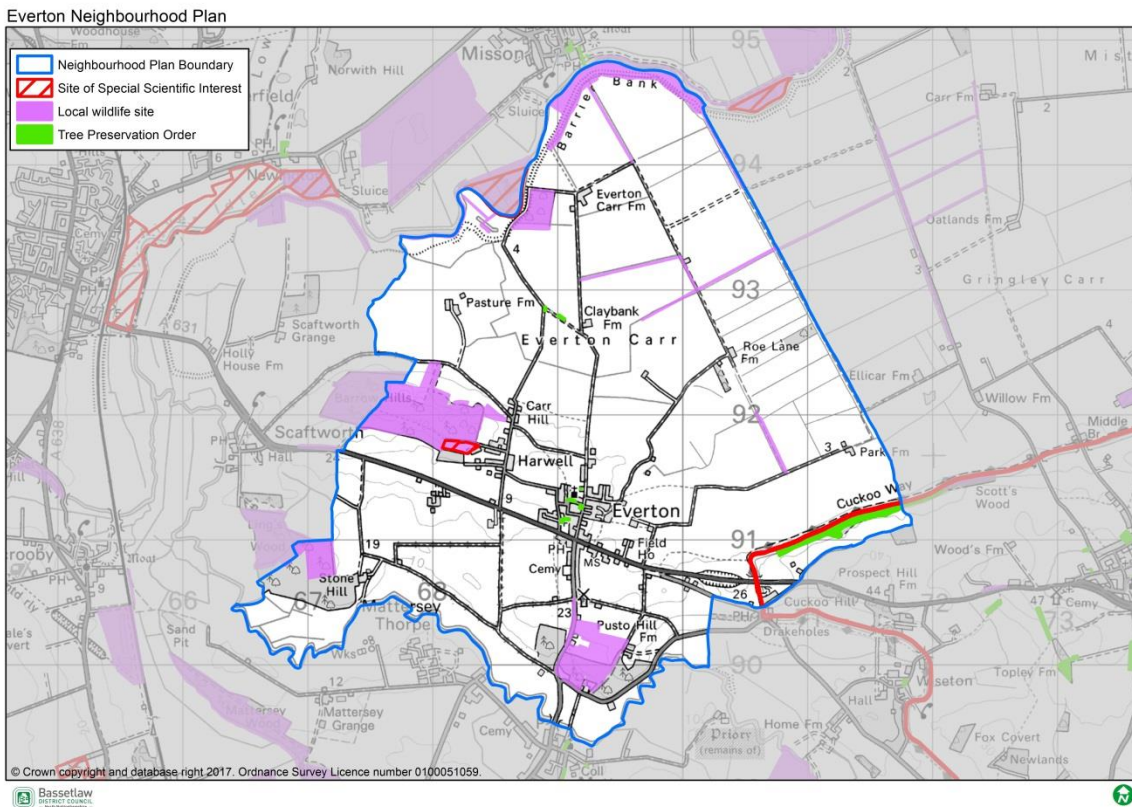


1.36 Sites will be assessed as follows:

Likely to complement the existing built character/character areas	G
Likely to lead to the existing character of the locality being slightly altered	A
Likely to detract from the existing built character of the settlement(s)	R

8. Will the development detract from or enhance the Natural Environment of the neighbourhood?

1.37 There are no sites being considered within the Neighbourhood Plan for Everton with formal designations such as Local Wildlife Site or Sites of Special Scientific Interest. If there were, these would have been assessed as not suitable in Site Assessment Report. However, the potential impact of development on the natural environment is a key consideration. The map below shows the formal designations within the parish area:



1.38 Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas and forms an important part of the Natural Environment. The development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

1.39 In line with the District Council’s Core Strategy Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities), while it is important to

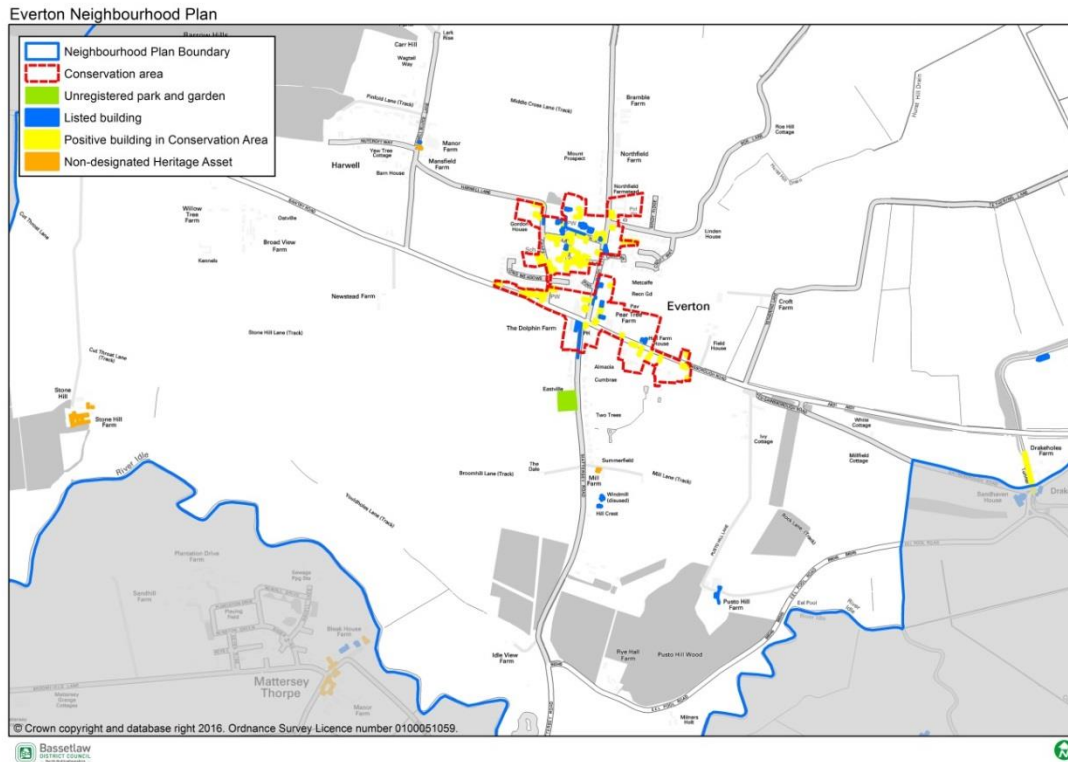
minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species' populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities will be considered through the screening process, taking into account all information that is available.

1.40 Sites will be assessed as follows:

Likely to enhance the Natural Environment	G
Unlikely to detract from or result in significant loss of Natural Environment	A
Likely to detract from or result in significant loss of Natural Environment	R
No designations nearby	W

9. Will the site impact upon identified heritage assets (including setting)?

- 1.41 Whilst some sites that were determined to have a significant adverse impact on identified heritage assets within the original Site Assessment Report have already been discounted. It is deemed necessary that a further assessment is made at this stage to ensure any harmful impacts as well opportunities to enhance assets are identified.
- 1.42 Identified heritage assets include: Listed Buildings; scheduled monuments; war memorials; historic wreck sites; parks; historic gardens; conservation areas, archaeological sites as well as non-designated heritage assets (a list of which is maintained by Bassetlaw District Council).
- 1.43 In Everton, the Grade II* Listed Church is a significant heritage asset within the village, as well as a Conservation Area covering the majority of Everton village. Furthermore, there are a number of Listed Buildings, positive buildings within the Conservation Area, and non-designated heritage assets which will need to be considered as part of the process. See map below:



1.44 Sites will be assessed as follows:

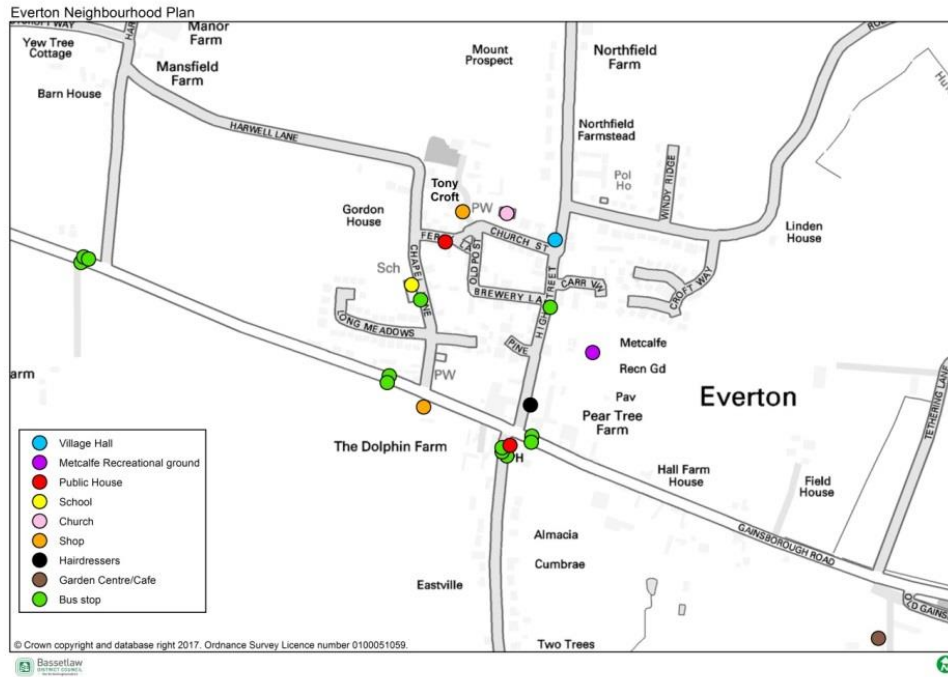
	G
Some likely harmful impacts, however these can be mitigated	A
Likely harmful impacts, mitigation unlikely to resolve this	R
Site has no impact upon identified heritage assets	W

10. What impact would developing the site have on existing infrastructure?

1.45 Everton is a small village with limited infrastructure and developing sites in the village will need to respect this. There are a number of local infrastructure issues which have been identified through the Neighbourhood Plan process including:

- Localised conflict with users on the A631 (Gainsborough Road) and residents
- Narrow roads to Harwell
- On-road parking issues
- Opportunity for improved community facilities

1.46 This criterion assesses the impact of new development on these local infrastructure problems and whether development could improve/enhance the infrastructure or have a harmful impact. The existing services and facilities are shown on the map below:



1.47 Sites will be assessed as follows:

	G
Likely harmful impacts on local infrastructure which is likely to be mitigated	A
Likely harmful impacts on local infrastructure which is unlikely to be mitigated	R
Site has no impact upon existing infrastructure, services and facilities	W

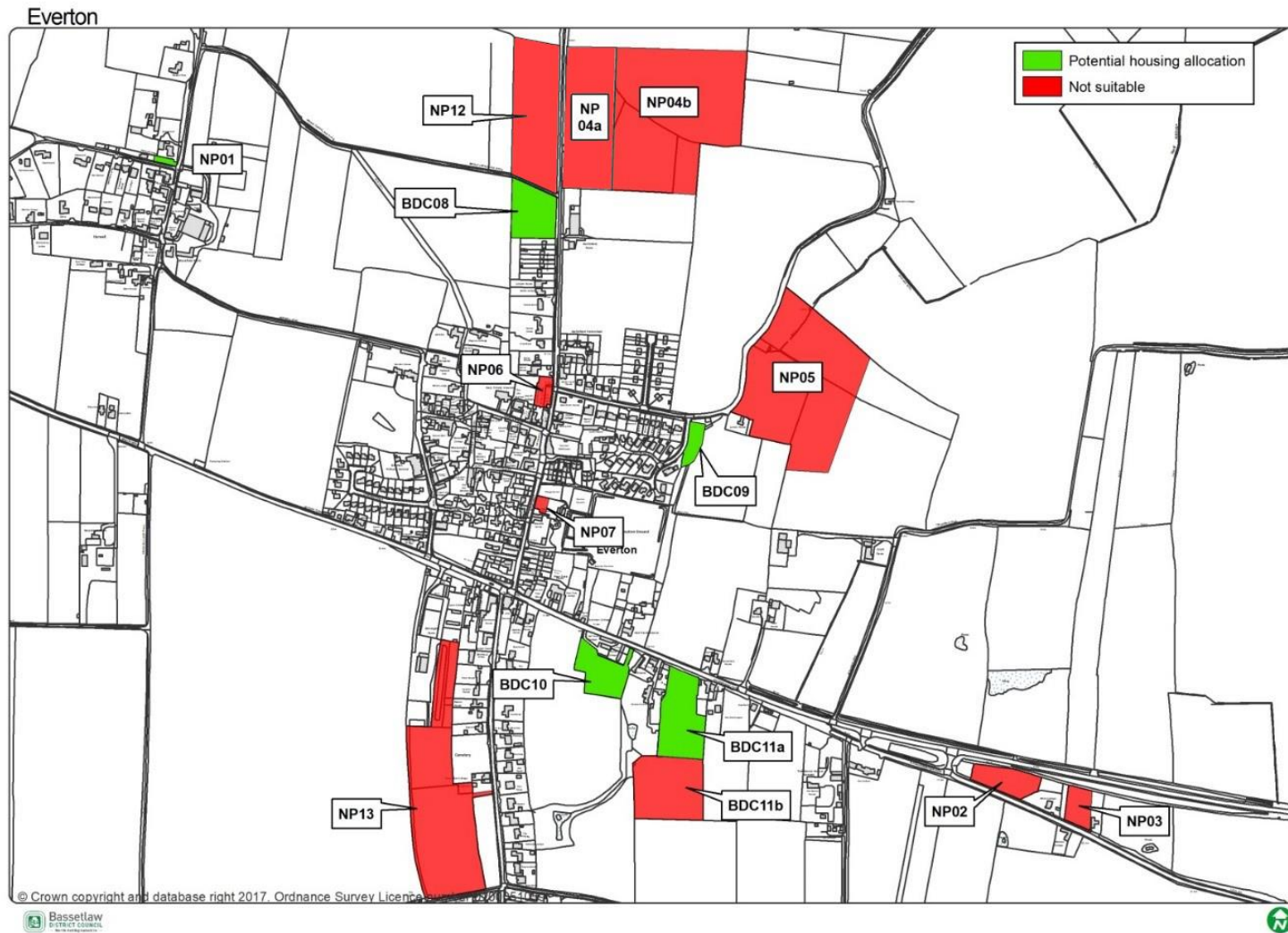
2 Summary of site Assessment

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
NP01	A	G	G	G	G	R	A	W	A	W	May be Suitable for Allocation - The landowner has confirmed it could be made available for development; the site has received community support; No impact on Agricultural Land Classification; site is within a 'conserve and reinforce' landscape Policy Zone IL04; it is located within the existing built form of Harwell.
NP02	R	G	G	A	A	R	R	W	G	W	Not Suitable for Allocation - The site has received community support; the site is adjacent to a commercial operation; Grade 3 Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; and developing the site would result in the footpath being extending. The site is located outside the existing built form of the village within open countryside and is some distance from nearby services.
NP03	R	G	G	A	A	R	R	W	G	W	Not suitable for Allocation - The site has received community support; the site is adjacent to a commercial operation; Grade 3 Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; and developing the site would result in the footpath being extending. The site is located outside the existing built form of the village within open countryside and is some distance from nearby services.
NP04a and b	R	G	R	A	A	R	A	W	G	R	Not Suitable for Allocation - The landowner has confirmed that the site could be available (although there is already a tenancy agreement on the site); the site has not received community support through the draft plan consultation; Grade 3 Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; there are highway constraints at the top of Everton Sluice Lane due to the width of the existing highway. Uncertain how this could be overcome. BDC planning policy team have concerns over the impact of developing this area on the character of the village.
NP05	R	G	A	A	A	R	R	W	A	A	Not suitable for Allocation - The landowner has confirmed it could be made available for development; the site has received mixed levels of community support; Grade 3 Agricultural Land Classification; within a 'conserve' landscape Policy Zone IL03; and developing the site would result in the footpath being extending and road improvements. The site would cause harm to the existing character of the area as it is located outside the existing built form of Everton.

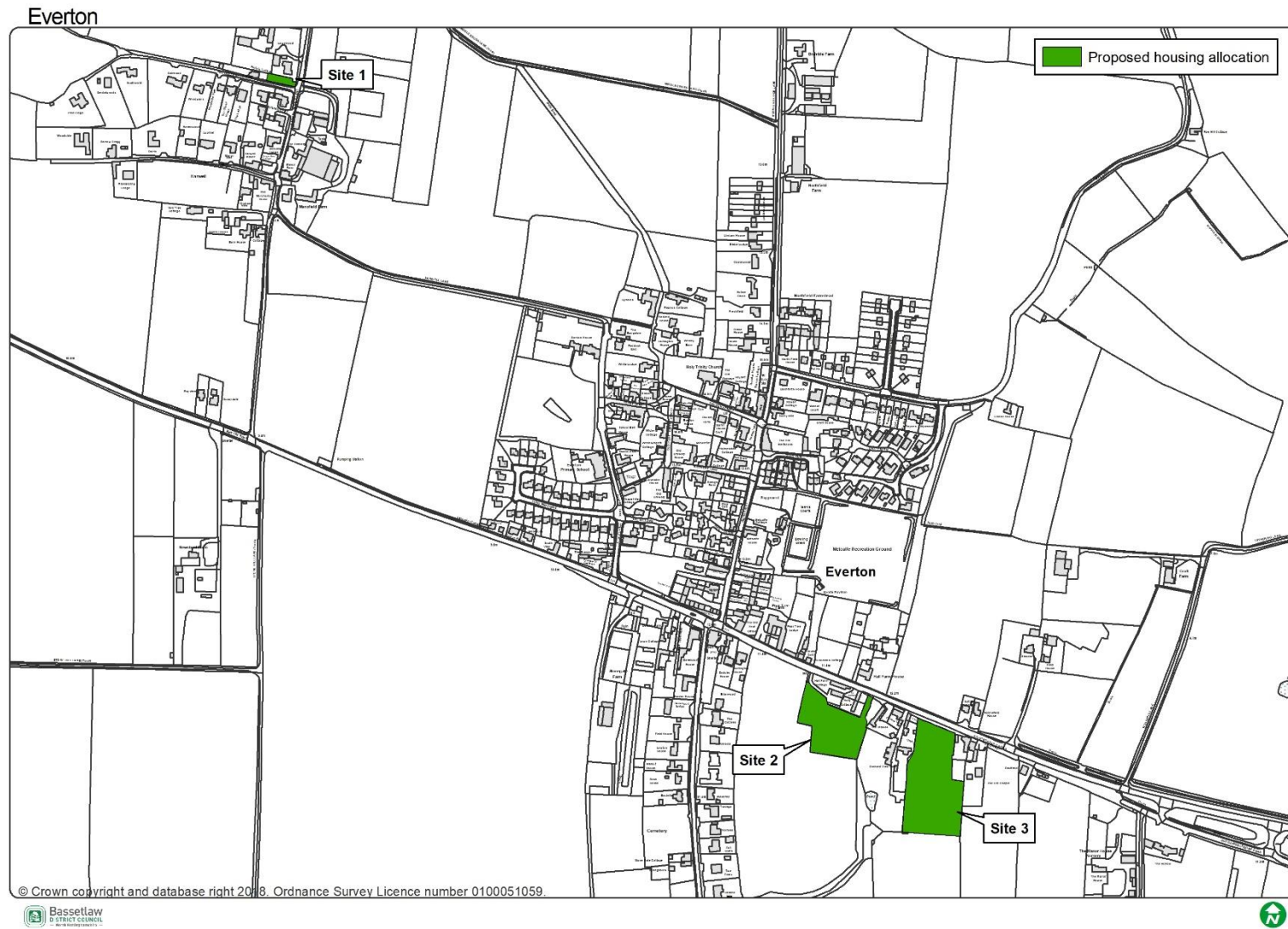
Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
NP06	R	G	G	G	G	R	R	W	R	A	Not suitable for Allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; the site has received community support; No impact on Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; site is between two built character areas; heritage constraints as the site is within the Conservation Area; and developing the site would result in the footpath being widened.
NP07	R	G	G	G	G	R	R	W	A	A	Not suitable for Allocation - The site would not be supported by Conservation for development based on the findings from the site assessment report; the site has received community support; No impact on Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; site is between two built character areas; heritage constraints as the site is within the Conservation Area and adjoining the grounds of a Listed Building; and developing the site would result in the footpath being widened.
NP08	G	G	W	G	A	R	A	W	G	W	Site has been granted planning permission for 10 dwellings. No impact on Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; the site is located adjacent to the existing built form of the village and any development would require the existing footpath to be widened. The site was not part of the initial consultation process.
NP09	A	G	G	G	G	R	A	W	A	A	May be Suitable for Allocation - The site may be supported for development based on the findings from the site assessment report; the site has received community support; No impact on Agricultural Land Classification; within a 'conserve' landscape Policy Zone IL03; the site is located adjacent to the existing built form of the village and any development would require the existing footpath to be widened.
NP10	A	G	G	G	G	R	A	W	A	A	May be Suitable for Allocation - The site may be supported for development based on the findings from the site assessment report providing the Conservation constraints can be addressed through detailed design of any development; the site has received community support; No impact on Agricultural Land Classification; within a 'conserve and reinforce' landscape Policy Zone IL04; and developing the site would result in the footpath being extending. Highway constraints will also need resolving with the potential impact of traffic on Gainsborough Road.

Site ref	Site assessment report	Landowner support	Community support	Neighbouring land uses	Agricultural land classification	Landscape character	Built character	Natural Environment	Heritage Assets	Infrastructure Impact	Comments for residential use
NP11	NP11a	G	G	G	G	R	A	W	A	A	<p>May be Suitable for Allocation – The (reduced) site may be supported for development based on the findings from the site assessment report providing the Conservation constraints can be addressed through detailed design of any development; the site has received community support; No impact on Agricultural Land Classification; within a ‘conserve and reinforce’ landscape Policy Zone IL04; and developing the site would result in the footpath being extending. Highway constraints will also need resolving with the potential impact of traffic on Gainsborough Road. The area identified as NP11b has been discounted from this assessment.</p>
	NP11b										
NP12	R	G	R	G	A	R	A	W	A	R	<p>Not Suitable for Allocation – The landowner has confirmed that the site could be available (although there is already a tenancy agreement on the site); the site has not received community support through the draft plan consultation; Grade 3 Agricultural Land Classification; within a ‘conserve and reinforce’ landscape Policy Zone IL04; there are highway constraints at the top of Everton Sluice Lane due to the width of the existing highway. Uncertain how this could be overcome. BDC planning policy team have concerns over the impact of developing this area on the character of the village.</p>
NP13	R	G	W	G	A	R	R	W	G	A	<p>Not suitable for Allocation – The landowner has confirmed it could be made available for development; the site has received no levels of community support as it was not considered in the previous consultation; Grade 3 Agricultural Land Classification; within a ‘conserve and reinforce’ landscape Policy Zone IL04; and developing the site would result in the footpath being extending and road improvements to Mattersey Road. The site would cause harm to the existing character of the area as it would involve substantial ‘backland’ development which would harm the existing linear character of this part of Everton as identified within the Everton Character Assessment.</p>

3 Potentially suitable sites following the site assessment process



4 Final Sites included as potential Allocations



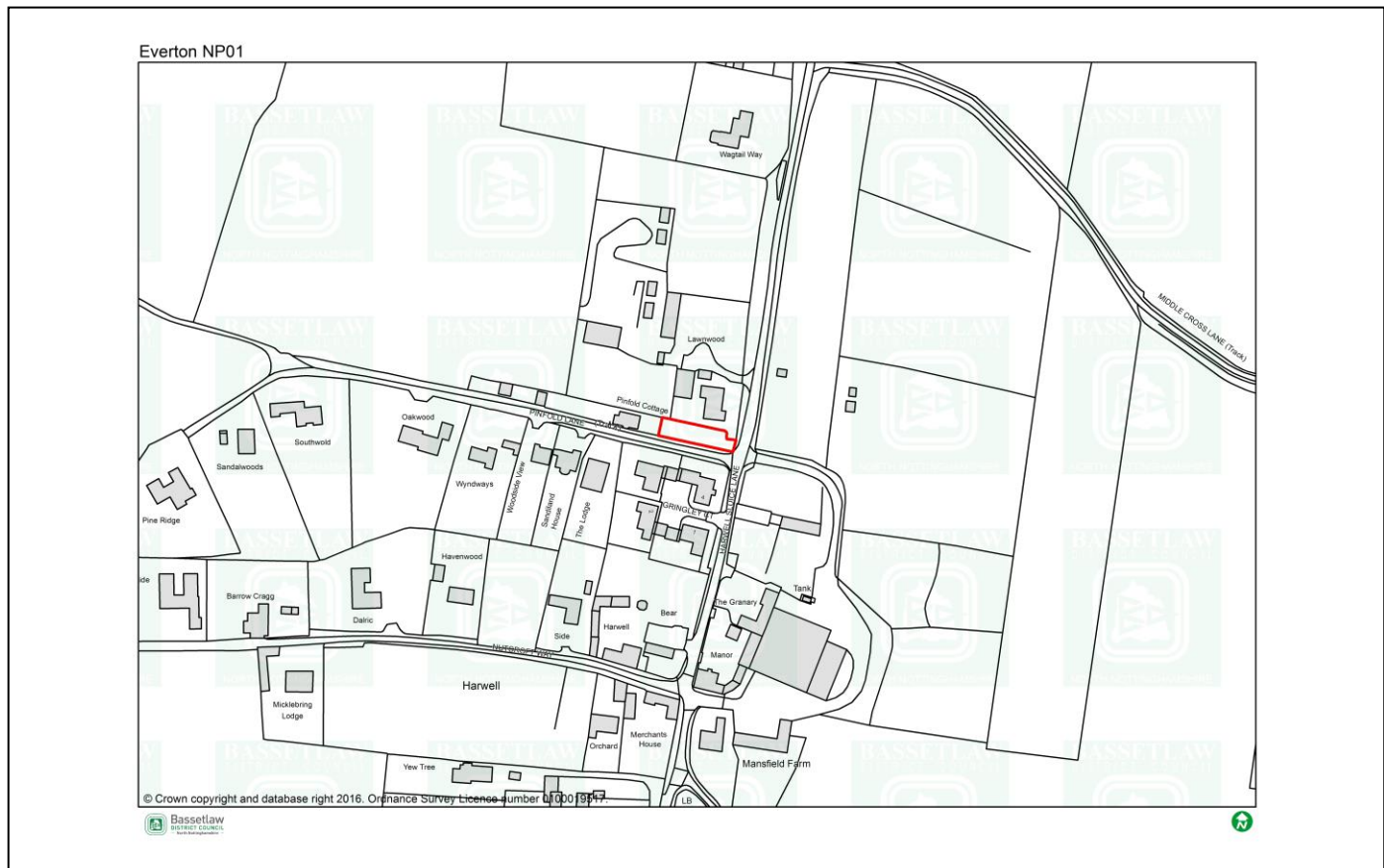


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 1 (NP Identified) Land north of Pinfold Lane, Harwell

Site details

Current use:	Garden
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – residential East – open countryside South – lane and then residential West – house
Site area:	0.03ha
Topography of the site:	Gently sloping site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



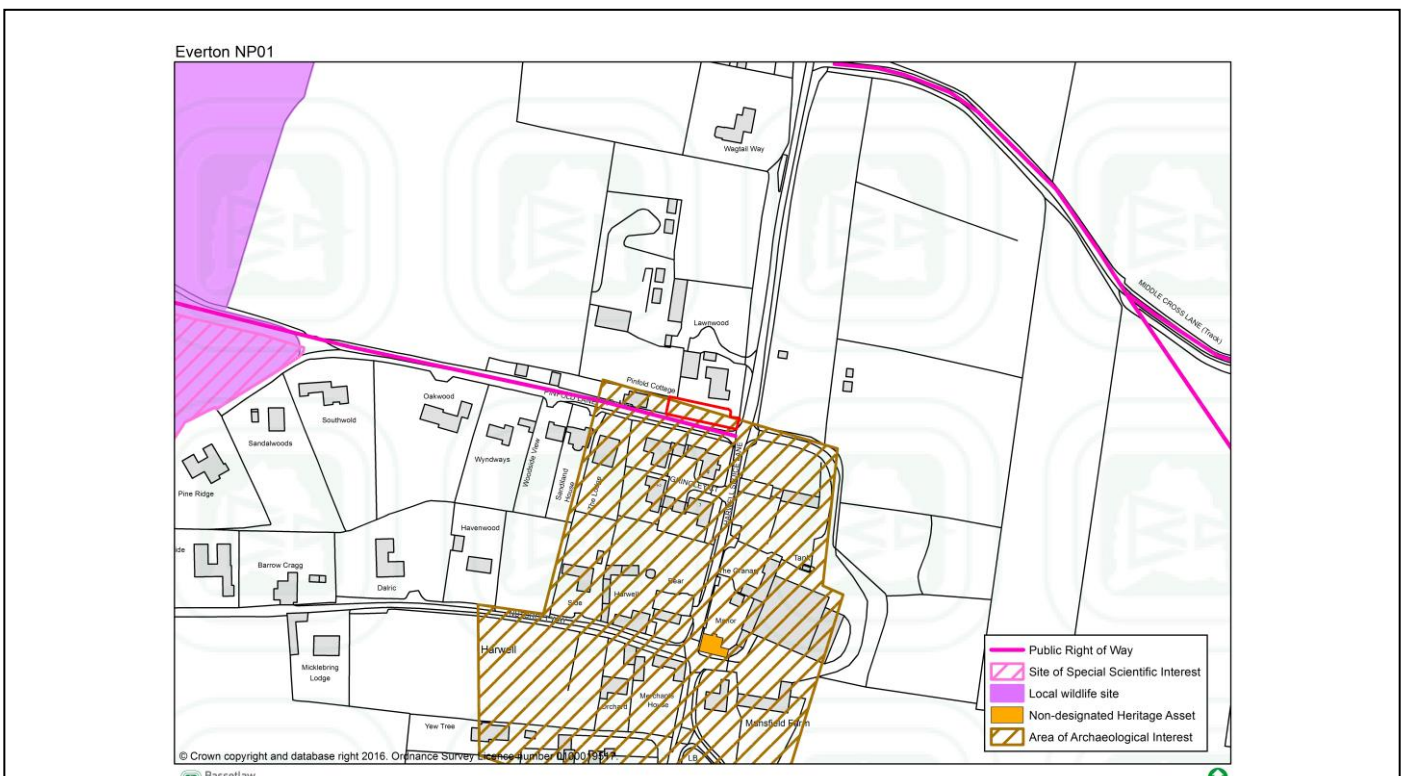


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Site constraints

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 within Harwell.
- Other Heritage Matters:** There are no non-designated heritage assets in close proximity to the site.
- Archaeology:** The whole site is within an identified area of archaeological interest.
- Trees:** There are a few mature trees on southern boundary.
- Ecology issues:** There are no known ecology issues with the site, but there is a mature hedgerow on the southern and eastern boundary. There is a Local Wildlife Site to the west, which is accessed using the lane to the south of this site.
- Rights of way:** There is a public right of way on the southern boundary of this site.
- Flood risk:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

There have been some localised flooding issues within this area and a couple of properties on Nutcroft Way have been affected by run-off from highway areas on Harwell Sluice Lane. This will need to be considered if this site was to be brought forward.

Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. No objection subject to access being off Harwell Sluice Lane.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





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Other comments received:

The site is not in or adjoining a defined built-up area, and therefore the sustainability of the site is questionable, as Harwell was not been identified as an area for future development in the adopted Core Strategy.

However, Harwell's close proximity to Everton and therefore has some access to the services and facilities, is currently being reviewed as part of the emerging Local Plan.

The site has been subject to an appeal where the inspector reason for dismissing the proposal was on sustainability grounds (based on the current adopted Core Strategy).

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

Summary of the potential allocation of this 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 suitable**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- development of the site should be for a single dwelling;
- access should be from Harwell Sluice Lane;
- localised drainage issues are addressed;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.

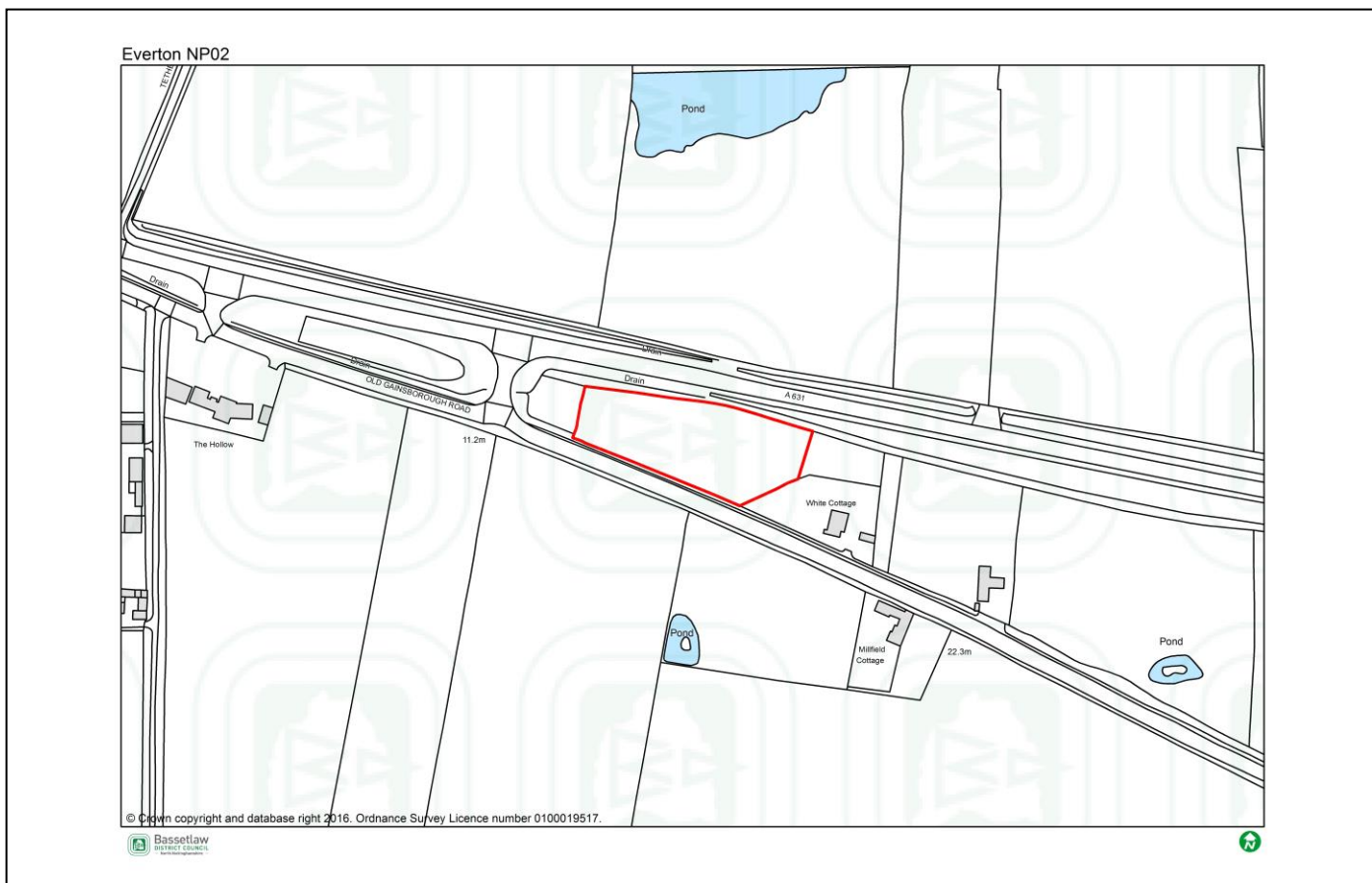


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 2 (NP Identified) Land north of Old Gainsborough Road, Everton

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – road and then open countryside East – house South – road and then open countryside West – roads
Site area:	0.4ha
Topography of the site:	Gently sloping site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



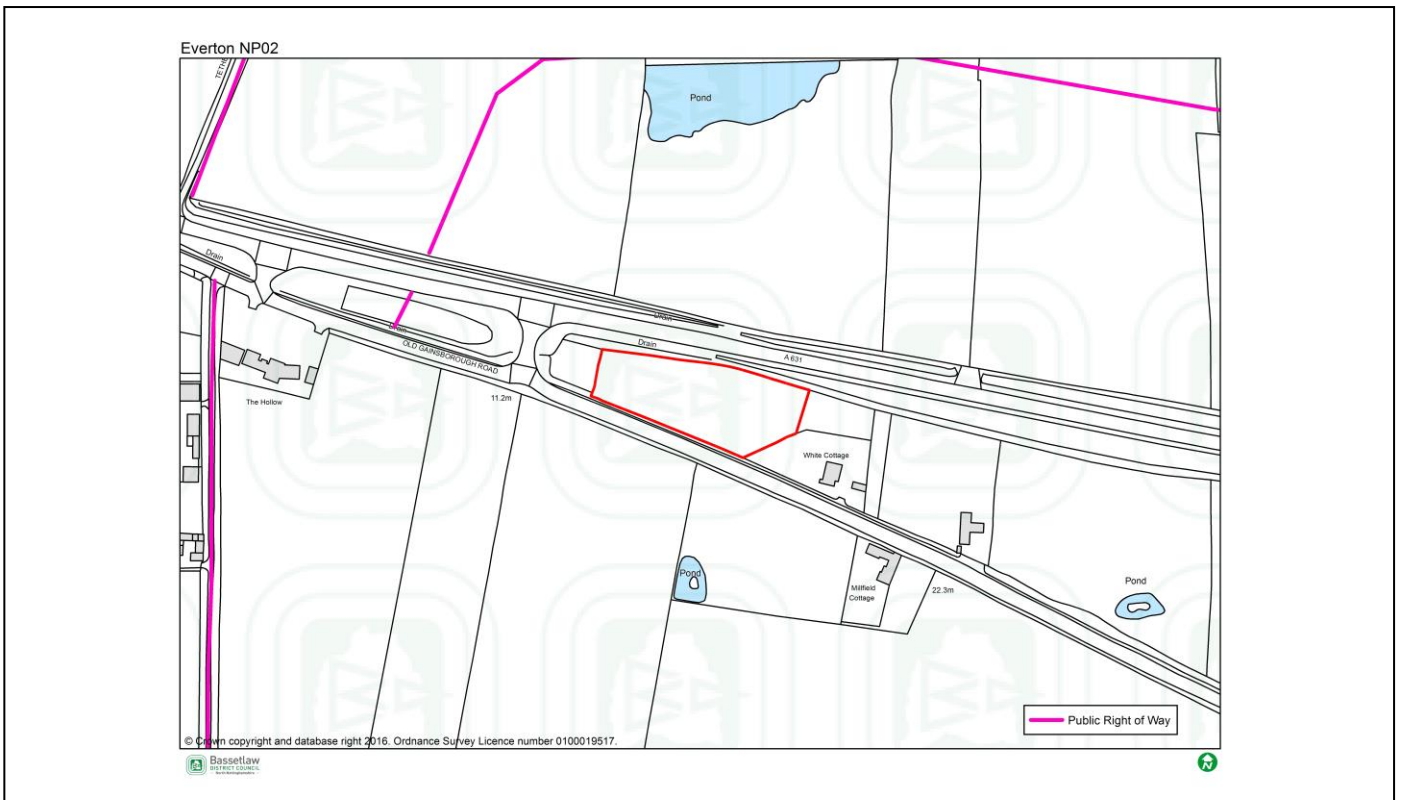


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- Listed Building:** There are no Listed Buildings in close proximity to the site.
- Conservation Area:** There is no Conservation Area in close proximity to the site.
- Other Heritage Matters:** There are no non-designated heritage assets in close proximity to the site.
- Archaeology:** There is not an identified area of archaeological interest within close proximity to the site.
- Trees:** There are no mature trees on the site.
- Ecology issues:** There are no known ecology issues with the site, but there is a mature hedgerow on the boundaries of the site.
- Rights of way:** There are no known rights of way affecting this site
- Flood risk:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. No objection subject to access being restricted to Old Gainsborough Road. Depending on the scale, Old Gainsborough Road may require a 30mph speed restriction to be funded by the developer. This may need to include a section of street lighting.

Tree officer comments:

No comments (as no mature trees on site).

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is not in or adjoining a defined built-up area, and therefore the sustainability of the site is questionable, as it has not identified as an area for future development in the adopted Core Strategy and therefore poses a conflict with current policy.

However, the site's close proximity to Everton and therefore has easy access to the services and facilities, which is currently being considered as part of the emerging Local Plan.

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

Summary of the potential allocation of this 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 **WOULD NOT be supported**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- development of the site should be in keeping with the local character of the area (as this is a remote location and semi-rural in nature);
- access should be from Old Gainsborough Road;
- the requirement for a reduction in speed limit along Old Gainsborough Road and improvements to the street lighting;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.



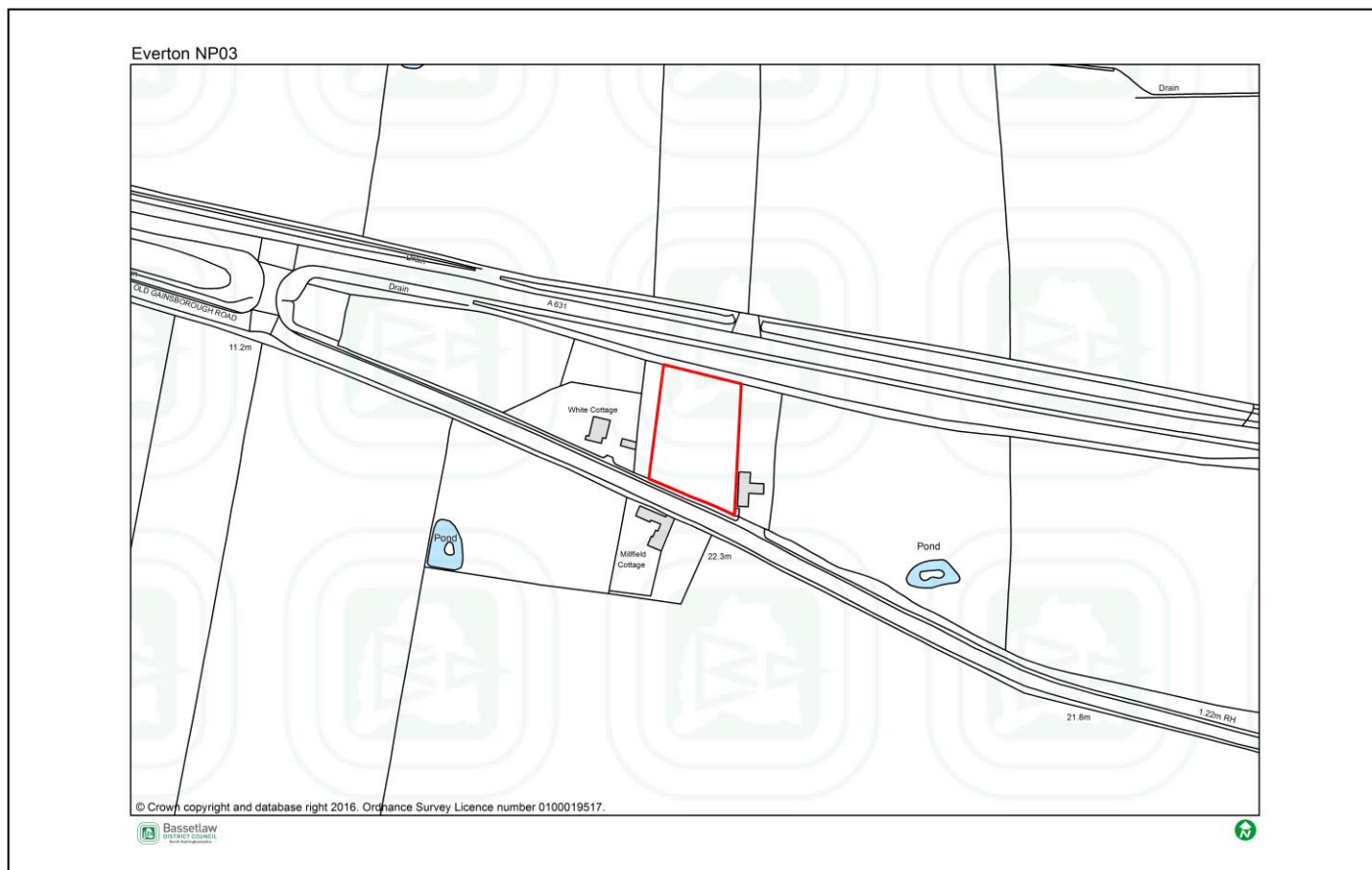


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 3 (NP Identified) Land north of Old Gainsborough Road, Everton

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – road and then open countryside East – house and then open countryside South – road and then house West – house
Site area:	0.25ha
Topography of the site:	Gently sloping site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



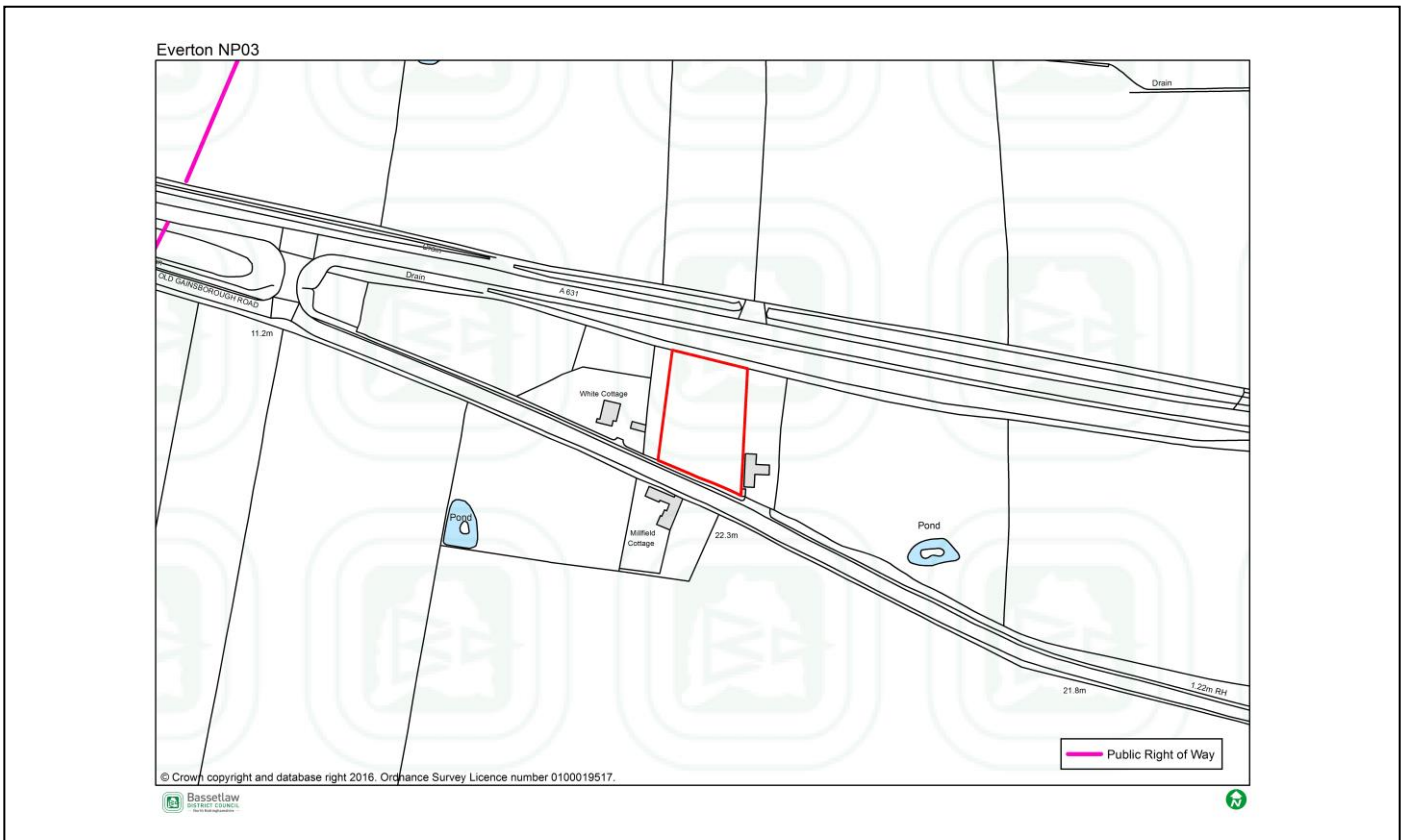


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- Listed Building:** There are no Listed Buildings in close proximity to the site.
- Conservation Area:** There is no Conservation Area in close proximity to the site.
- Other Heritage Matters:** There are no non-designated heritage assets in close proximity to the site.
- Archaeology:** There is not an identified area of archaeological interest within close proximity to the site.
- Trees:** There are mature trees on the northern boundary
- Ecology issues:** There are no known ecology issues with the site, but there is a mature hedgerow on the northern, eastern and southern boundary.
- Rights of way:** There are no known rights of way affecting this site
- Flood risk:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. No objection subject to access being restricted to Old Gainsborough Road.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is not in or adjoining a defined built-up area, and therefore the sustainability of the site is questionable, as it has not identified as an area for future development in the adopted Core Strategy and therefore poses a conflict with current policy.

However, the site's close proximity to Everton and therefore has easy access to the services and facilities, which is currently being considered as part of the emerging Local Plan.

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

Summary of the potential allocation of this 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 **WOULD NOT be supported**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- development of the site should be in keeping with the local character of the area (as this is a remote location and semi-rural in nature);
- access should be from Old Gainsborough Road;
- the requirement for a reduction in speed limit along Old Gainsborough Road and improvements to the street lighting;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.



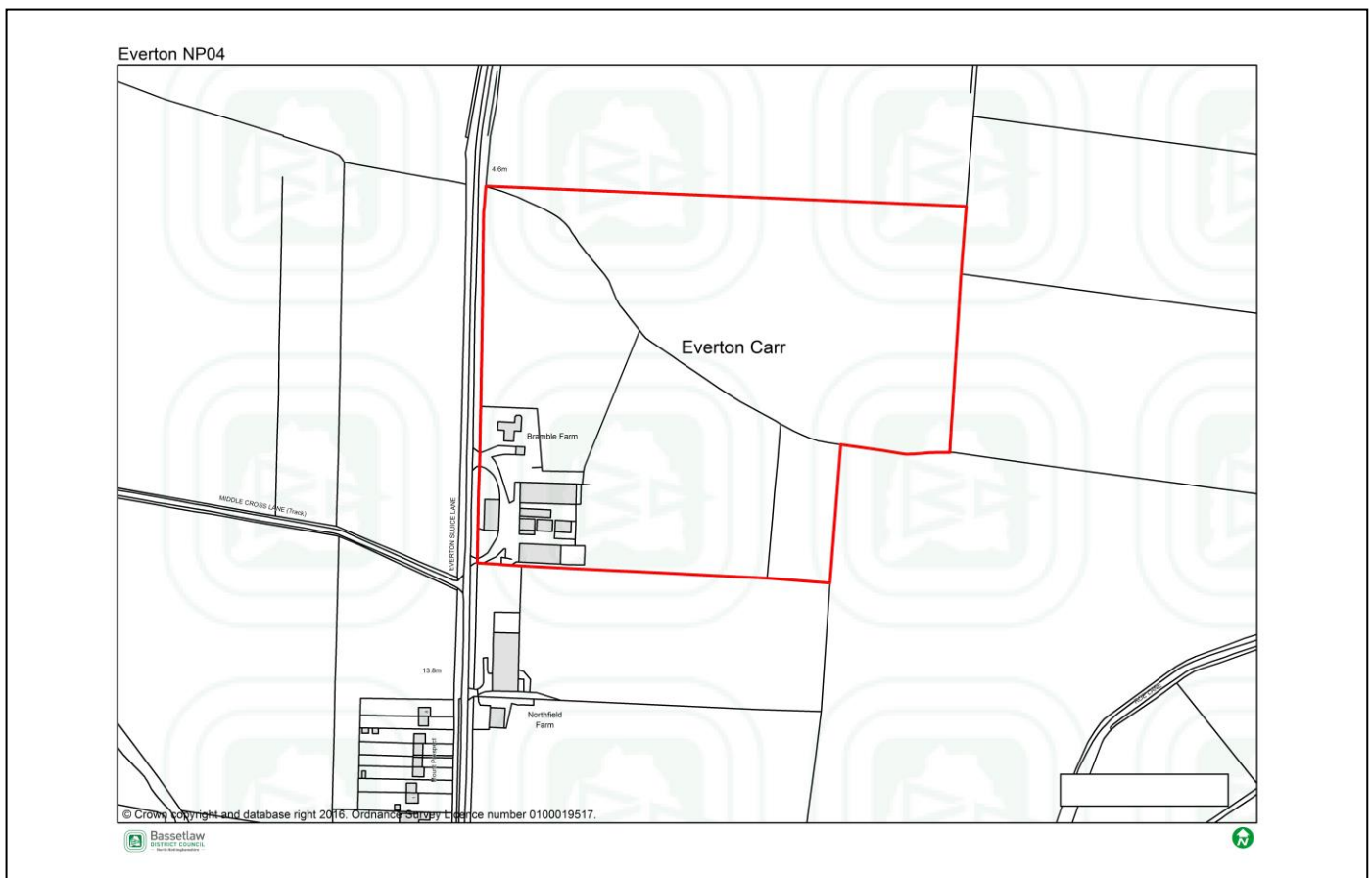


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 4a and b (NP Identified) Land east of Everton Sluice Lane, Everton

Site details

Current use:	House, farm, associated buildings and agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – open countryside East – open countryside South – farm complex then agricultural field West – open countryside
Site area:	6.18ha (reduced to 2.6ha)
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and 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 no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area in close proximity to the site.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	There is not an identified area of archaeological interest within close proximity to the site.
Trees:	There are a few mature trees on the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. Everton Sluice Lane will require widening which would need to include the provision of footway across the site frontage connecting to existing facilities to the south.

A Transport Assessment may be required depending on the scale of the development. The larger sites would be better on the Mathersey Road side of Everton as High Street is almost a cul-de-sac. Traffic will therefore all be focused at the High Street, Gainsborough Road junction. Concern was raised over the connectivity to other parts of the village and the significant improvements/ widening to Everton Sluice Lane to accommodate the developments either side of the road. In addition, there was also a concern about the amount of extra traffic onto the existing junction onto Gainsborough Road.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is adjoining the core built-up area of the village, which is identified as a sustainable location for future development in the Core Strategy. The site has now been reduced to reflect the proposed site NP12 at the opposite side of Everton Sluice Lane. The reduced site would provide a less impact on the existing highway network. The site can only be considered as a potential allocation if site NP12 is also considered. Both sites would provide an extension to the linear 'built form' of this part of Everton.

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

Summary of the potential allocation of this 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 reduced site for housing **Would not be supported**. The site is removed from the built form of Everton and would be classed as development in the open countryside and therefore can only be considered with the inclusion of NP12.

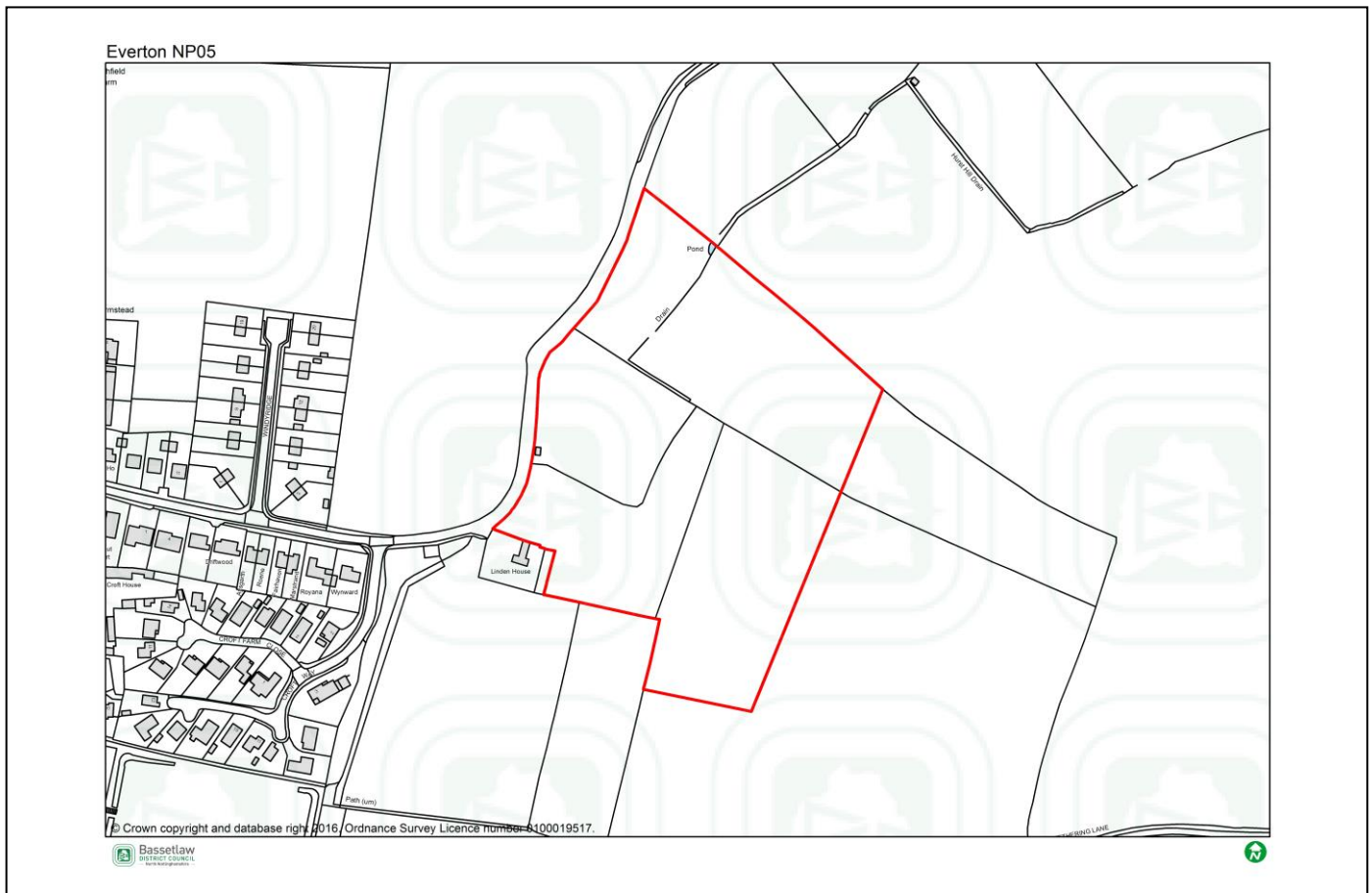


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 5 (NP Identified) Land east of Roe Lane, Everton

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – open countryside East – open countryside South – open countryside West – house, field and then residential
Site area:	4.04ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



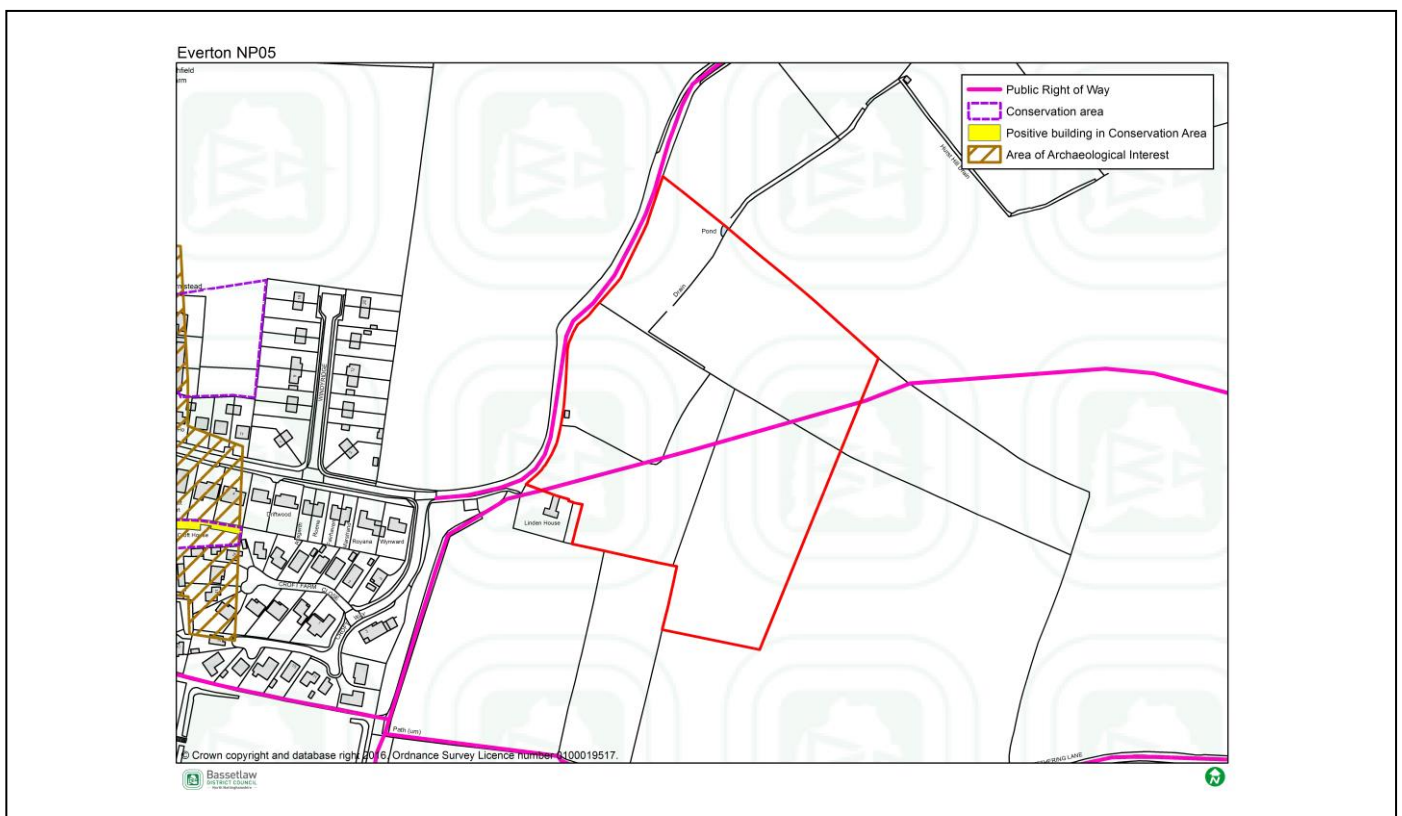


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	There is no Conservation Area in close proximity to the site.
Other Heritage Matters:	There are no non-designated heritage assets in close proximity to the site.
Archaeology:	There is not an identified area of archaeological interest within close proximity to the site.
Trees:	There are no mature trees on the site.
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary.
Rights of way:	There is a public right of way on the northern boundary of this site and one running through the site from southwest to northeast.
Flood risk:	The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 provided comments on the principle of allocating the site. Roe Lane becomes Everton bridleway No.6 beyond Linden House. Significant improvement would be required to bring Roe Lane up to all-purpose highway standard, including widening, straightening, and the provision of footway. The Lane would therefore have to be in the control of the developer. I would recommend that the County's Rights of Way Officer be consulted.

Depending on the scale of the development, improvement to the available visibility from Roe Lane onto High Street will need to be considered. This would require land from the corner properties.

A Transport Assessment may be required, again, depending on the scale of the development. The larger sites would be better on the Mattersey Road side of Everton as High Street is almost a cul-de-sac. Traffic will therefore all be focused at the High Street, Gainsborough Road junction.

Tree officer comments:

No comments (as no mature trees on site).





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: “Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development”.

Other comments received:

The site is **not** in or adjoining to a defined built-up area, which is identified as a sustainable location for future development in the Core Strategy. There may be long term potential, but would be currently classed as being removed from the village.

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

Summary of the potential allocation of this 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 **WOULD NOT be supported**. The site is removed from the built form of Everton and would be classed as development in the open countryside.



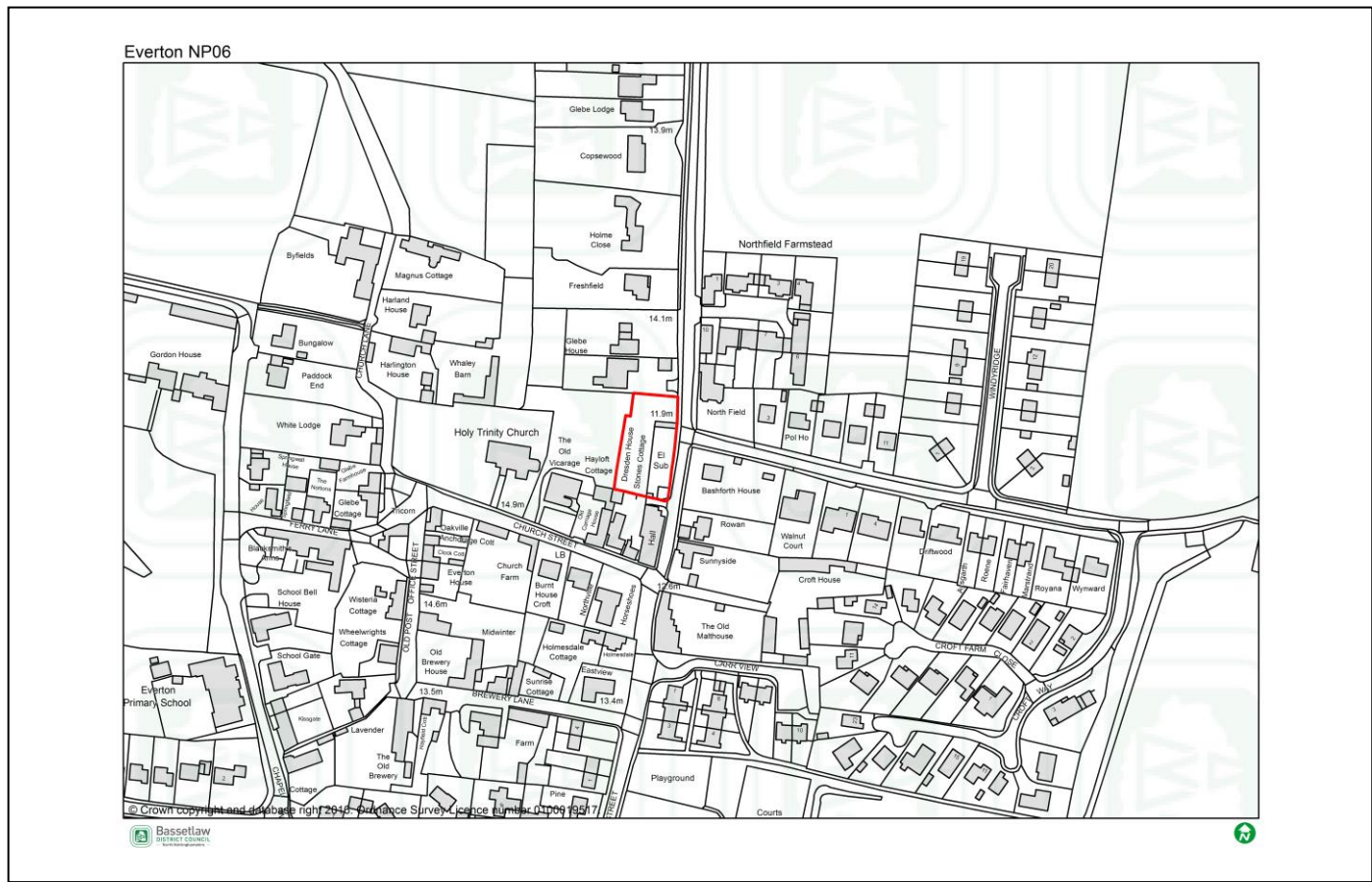


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 6 (NP Identified) Land west of High Street, Everton

Site details

Current use:	Allotment
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – residential East – road and then residential South – residential West residential
Site area:	0.13ha
Topography of the site:	Slightly sloping site from North down to South
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



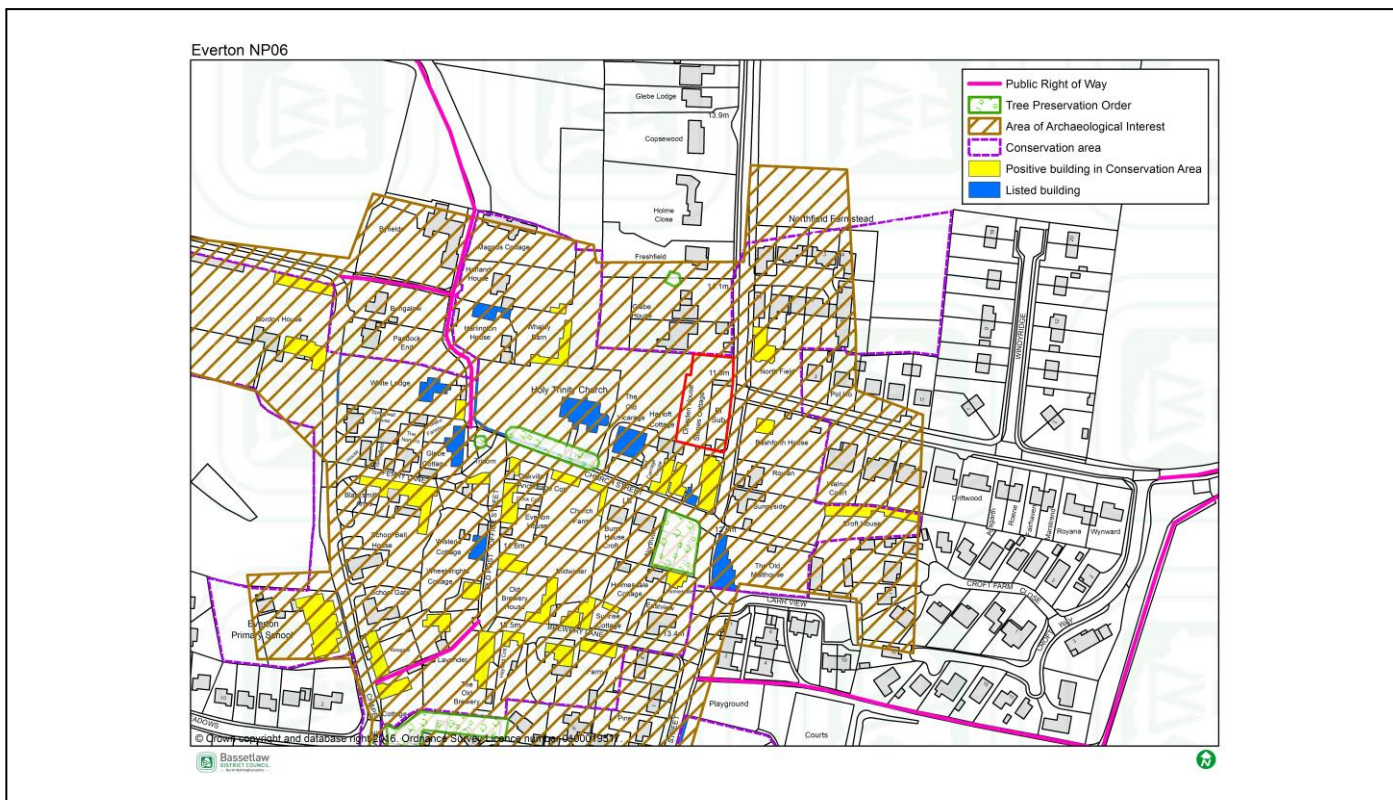


NORTH NOTTS REGENERATION & INVESTMENT TEAM

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: Holy trinity Church) and a grade II Listed Buildings to the west of the site (ref: The Old Vicarage).
- Conservation Area:** The whole site is within the Everton Conservation Area.
- Other Heritage Matters:** There are three positive buildings in the Conservation Area to the south of the site.
- Archaeology:** The whole site is within an identified area of archaeological interest.
- Trees:** There is some vegetation on the eastern boundary, with one mature tree
- 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:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

The site is within the Everton Conservation Area and within the setting of listed buildings. The primary consideration in determining a planning application at this site would be the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site has a front boundary wall which is protected under the Conservation Area designation. Development at this site would need to consider the preservation of this wall.

Development at the site will need to consider the preservation of the boundary wall and the character and appearance of the conservation area would be preserved there is a heritage objection to proposals to develop this site from Historic England.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SuDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. Visibility is likely to be an issue from any proposed point of access. The footway will require widening to 2.0m across the site frontage. This is likely to require the setting back of the boundary wall. Vehicular access gradients would need to comply with the Highway Authority's design guidance.

Tree officer comments:

The value of the mature tree to the north of the site (within a conservation area) would have to be considered and incorporated within any scheme.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: “Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development”.

Other comments received:

The site is within a defined built-up area, 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 will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

Summary of the potential allocation of this 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 **WOULD NOT be supported**. The site is within a conservation area and there are a number of factors that would have to be addressed before the site could be considered suitable. These are detailed matters which would have to be addressed through detailed dialogue with the Local Planning Authority. These matters include:

- single building/house on the site to allow for the preservation of the boundary wall;
- the impact the development would have on the setting of the Conservation area and heritage assets nearby;
- mature tree(s) on the site to be incorporated within the scheme (where possible);
- the layout, access, parking and servicing arrangements to meet the Highway Authority’s requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.



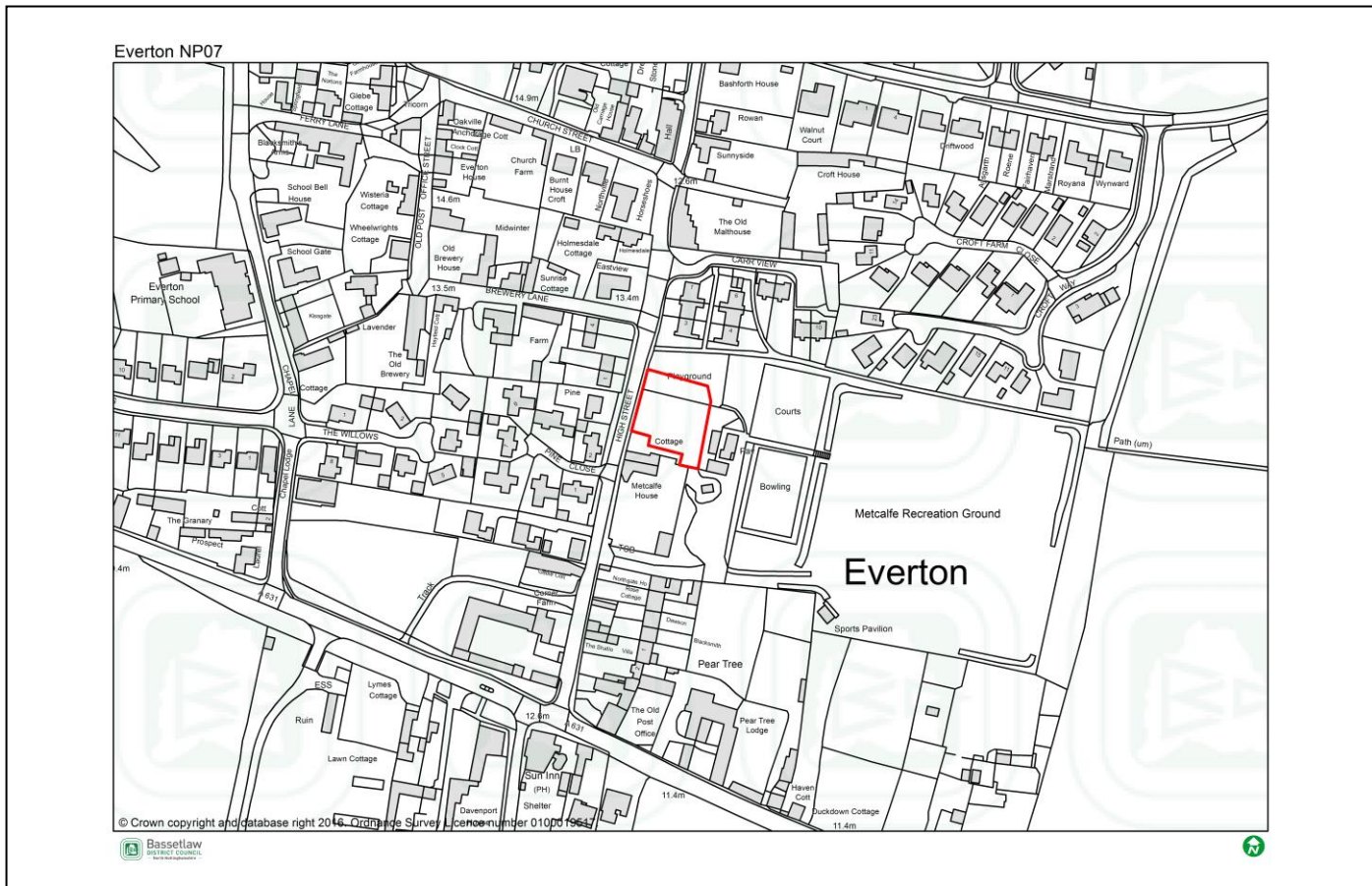


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 7 (NP Identified) Land east of High Street, Everton

Site details

Current use:	Allotments/play area
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – residential East – Metcalfe Recreational Ground South – Metcalfe House and residential West – road and then residential
Site area:	0.10ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



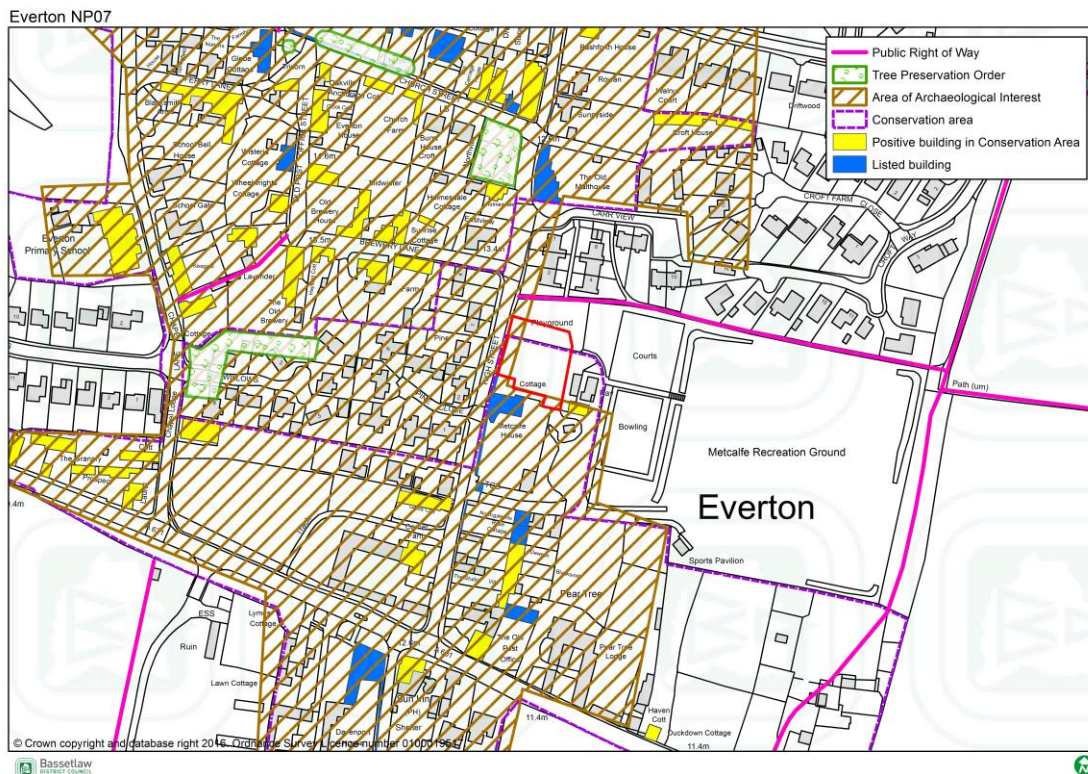


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- Listed Building:** There are no Listed Buildings in close proximity to the site.
- Conservation Area:** The majority of the site is within Everton Conservation Area.
- Other Heritage Matters:** There are no non-designated heritage assets within close proximity to the site.
- Archaeology:** There is an identified area of archaeological interest on the western corner of the site.
- Trees:** There are no mature trees on the 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:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

The site is within the Everton Conservation Area and within the setting of listed buildings. The primary consideration in determining a planning application at this site would be the Planning (Listed Buildings and Conservation Areas) Act 1990.

The open nature of the site provides opportunity for longer reaching views from the historic village core eastwards to the wider countryside.

Development at the site will need to consider the setting of listed buildings, primarily Metcalfe House and the character and appearance of the conservation area. Subject to suitable design, scale, layout and materials, development at this site may not be harmful from a heritage perspective.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. It would need to be demonstrated that satisfactory junction visibility splays can be achieved onto High Street. This is likely to require the loss of the frontage wall. These splays would be best incorporated into the footway which will require widening to 2.0m.

Tree officer comments:

No comments (as no mature trees on site).





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 07). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: “Conserve the traditional character of Lound, Mattersey and Mattersey Thorpe, reinforce the local vernacular in any new development. Conserve and reinforce the open rural character of the Policy Zone by concentrating new small scale development around Lound, Mattersey and Mattersey Thorpe. Create woodland to contain and soften built development, preferably in advance of new development.”

Other comments received:

The site is within a defined built-up area, which is identified as a sustainable location for future development in the Core Strategy.

The current recreational and play facilities would have to be relocated before the site could be classed as suitable for re-development.

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

Summary of the potential allocation of this 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 **WOULD NOT be supported** providing that the play area can be suitably relocated.

The site is within a conservation area and there are a number of factors that would have to be addressed before the site could be considered suitable. These are detailed matters which would have to be addressed through detailed dialogue with the Local Planning Authority. These matters include:

- the impact the development would have on the setting of the Conservation area and heritage assets nearby;
- the layout, access, parking and servicing arrangements to meet the Highway Authority’s requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.



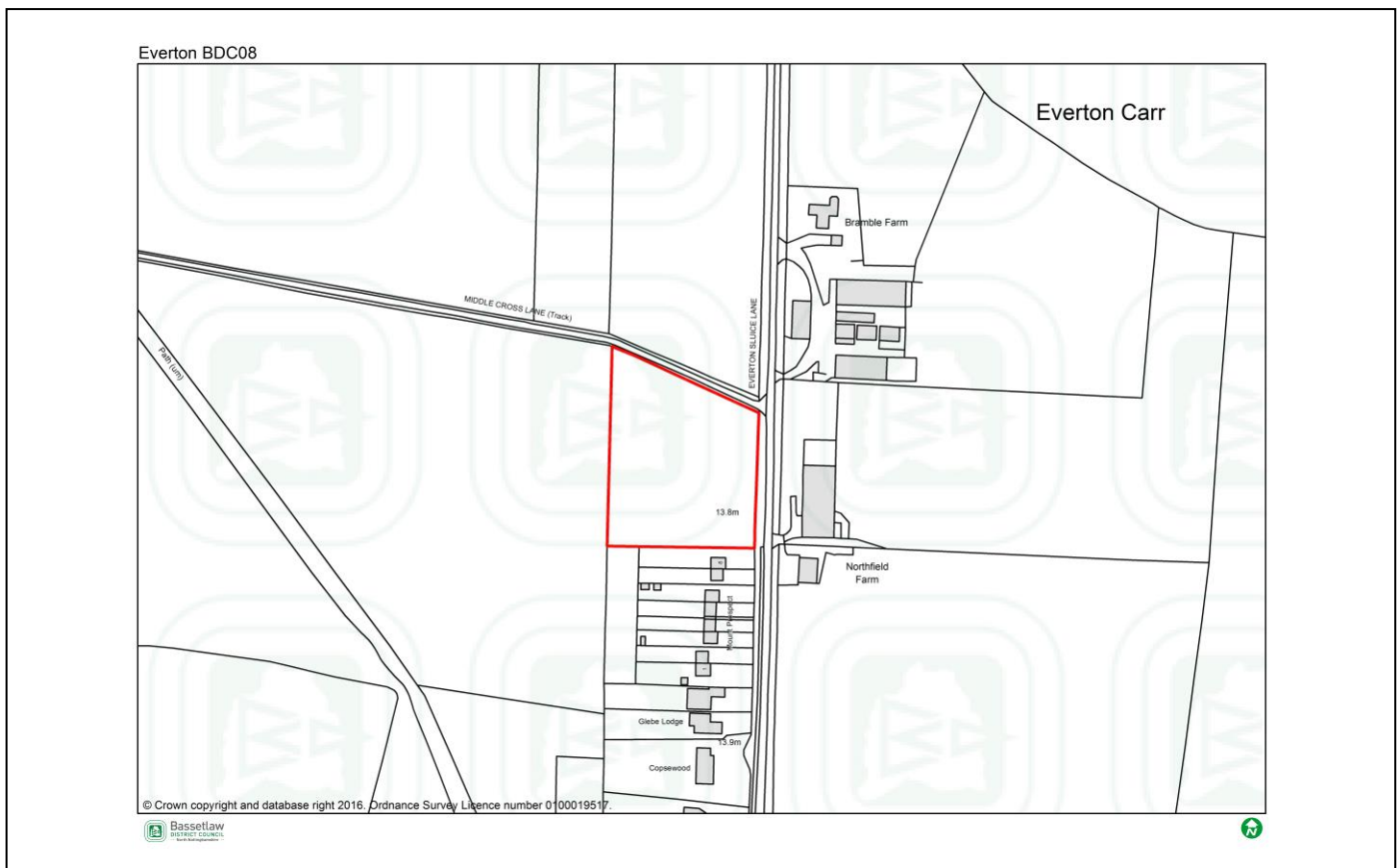


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 8 (NP Identified) Land west of Everton Sluice Lane, Everton

Site details

Current use:	Grassed area
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – open countryside East – farm and associated buildings South – residential West – open countryside
Site area:	0.62ha
Topography of the site:	Fairly flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



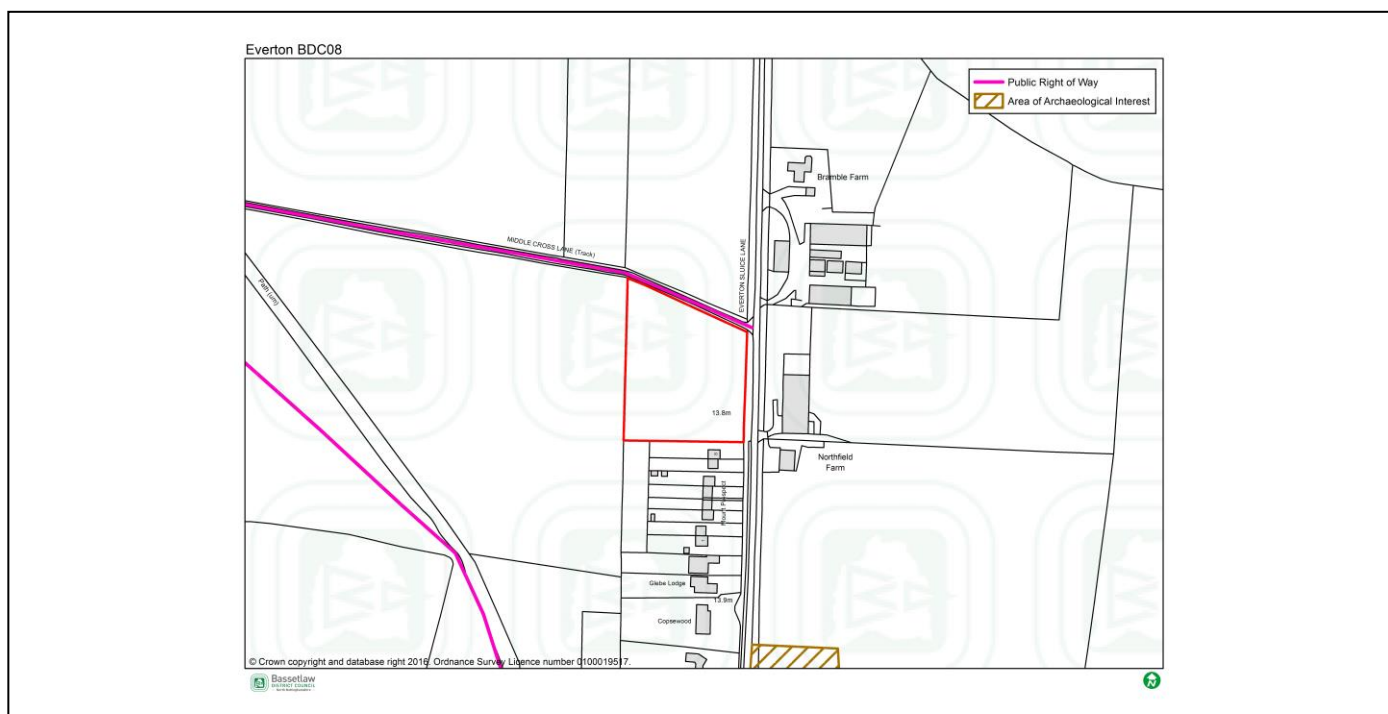


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- | | |
|--------------------------------|----------------------------------------------------------------------------------------------------------|
| Listed Building: | There are no Listed Buildings in close proximity to the site. |
| Conservation Area: | There is no Conservation Area in close proximity to the site. |
| Other Heritage Matters: | There are no non-designated heritage assets within close proximity to the site. |
| Archaeology: | There is an identified area of archaeological interest on the western corner of the site. |
| Trees: | There are a few mature trees on the road verge (adjacent to the eastern boundary) |
| Ecology issues: | There are no known ecology issues with the site, but there is a mature hedgerow on the eastern boundary. |
| Rights of way: | There is a public right of way to the north of the site. |
| Flood risk: | The site is not in close proximity to a flood zone. |





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. Everton Sluice Lane will require widening which would need to include the provision of footway across the site frontage connecting to existing facilities to the south.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is adjoining to a defined built-up area, which is identified as a sustainable location for future development in the Core Strategy.

The site has outline planning permission for 10 dwellings (reference 15/01165/OUT) and expires Thu 27 Oct 2019.

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

Summary of the potential allocation of this 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 **has already been established** through the granting of planning permission.

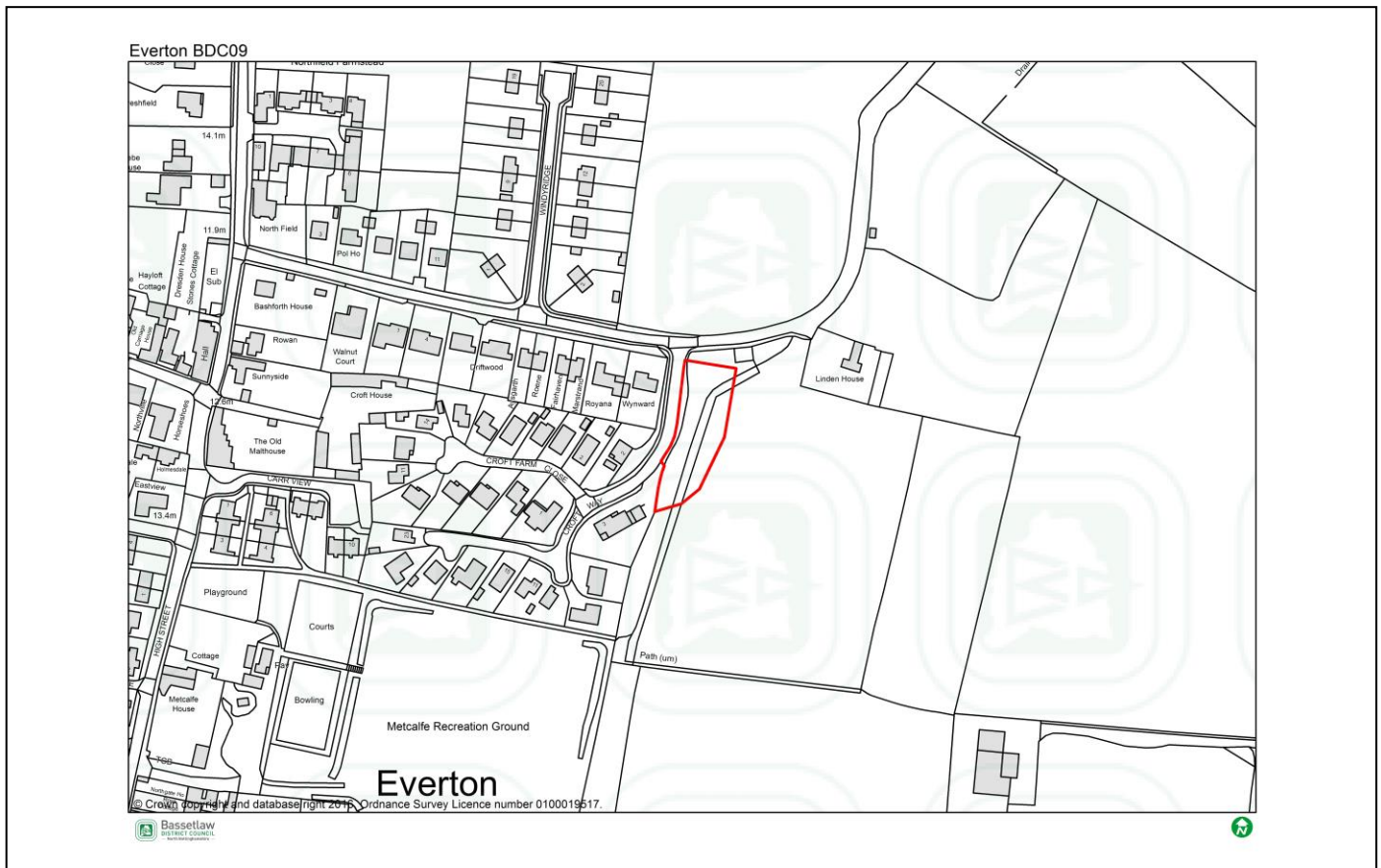


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 9 (BDC Identified) Land west of Croft Way, Everton

Site details

Current use:	Agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – road and then open countryside East – open countryside South – open countryside West – road and then residential
Site area:	0.15ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



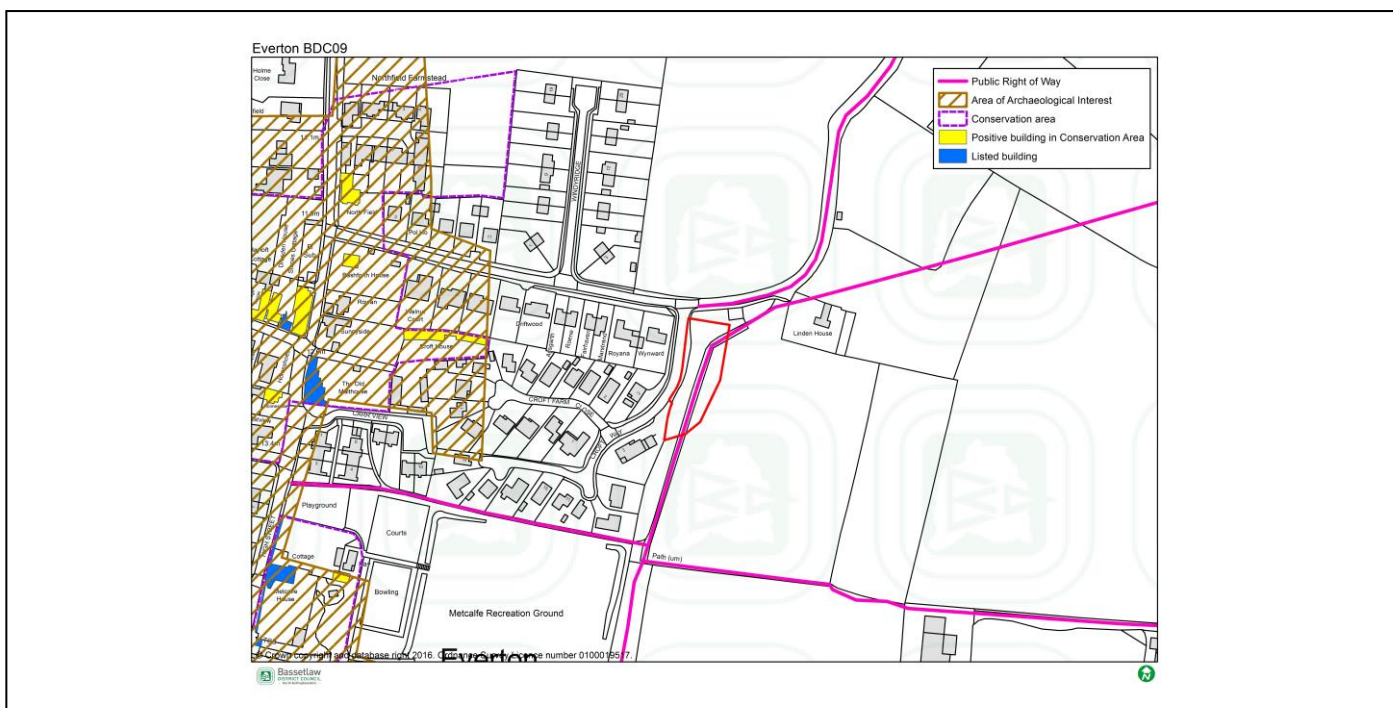


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- | | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Listed Building: | There are no Listed Buildings in close proximity to the site. |
| Conservation Area: | The Conservation Area is not within close proximity to the site. |
| Other Heritage Matters: | There are no non-designated heritage assets within close proximity to the site. |
| Archaeology: | There are no areas of archaeological interest in close proximity to the site. |
| Trees: | There are a few mature trees on the road verge (adjacent to the western boundary) |
| Ecology issues: | There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary. |
| Rights of way: | There is a public footpath running along the northern boundary and a public footpath running on the south eastern boundary. |
| Flood risk: | The site is not in close proximity to a flood zone. |





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. The Highway Authority assumes that this will be frontage development served directly from Croft Way. A 2.0m wide footway will be required along the site frontage up to and including Roe Lane. The visibility splay to the east of the junction of Croft Way and Roe Lane will require improvement.

Improvement to the available visibility from Roe Lane onto High Street will need to be considered.

Tree officer comments:

The value of the mature tree to the north of the site (within a conservation area) would have to be considered and incorporated within any scheme.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is adjoining to a defined built-up area, 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 will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

Summary of the potential allocation of this 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 **WOULD be supported**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- access should be from Croft Way;
- footway will be required along the site frontage up to and including Roe Lane;
- mature trees to be incorporated wherever possible within the scheme;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.



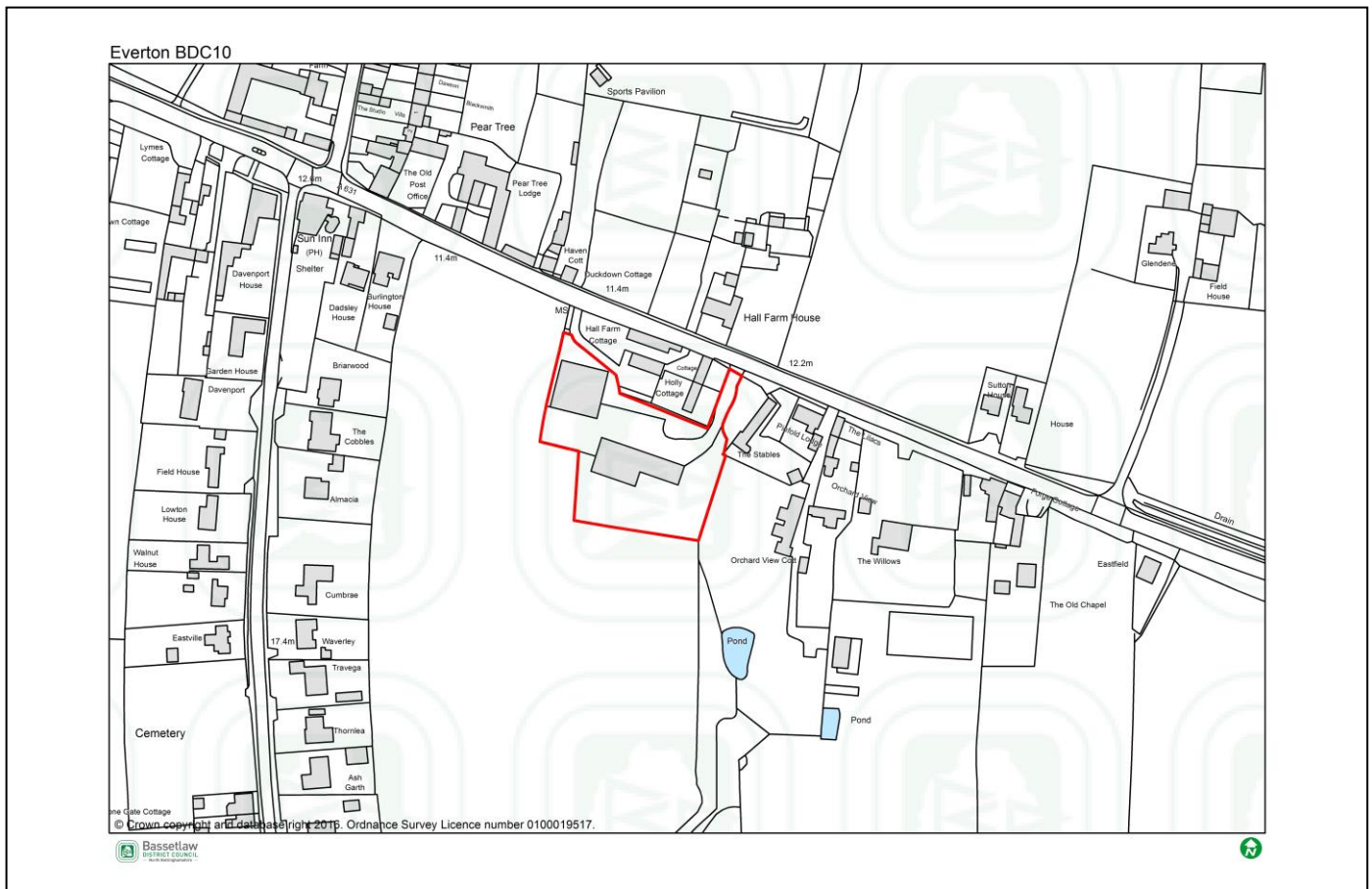


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 10 (BDC Identified) Land south of Gainsborough Road, Everton

Site details

Current use:	Farm buildings/agricultural sheds
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – road and then residential East – residential South – open countryside West – agricultural field
Site area:	0.52ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and 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: Hall Farm) to the north of the site.

Conservation Area: The whole site is within the Everton Conservation Area.

Other Heritage Matters: There are positive buildings in the Conservation Area on and around this site.

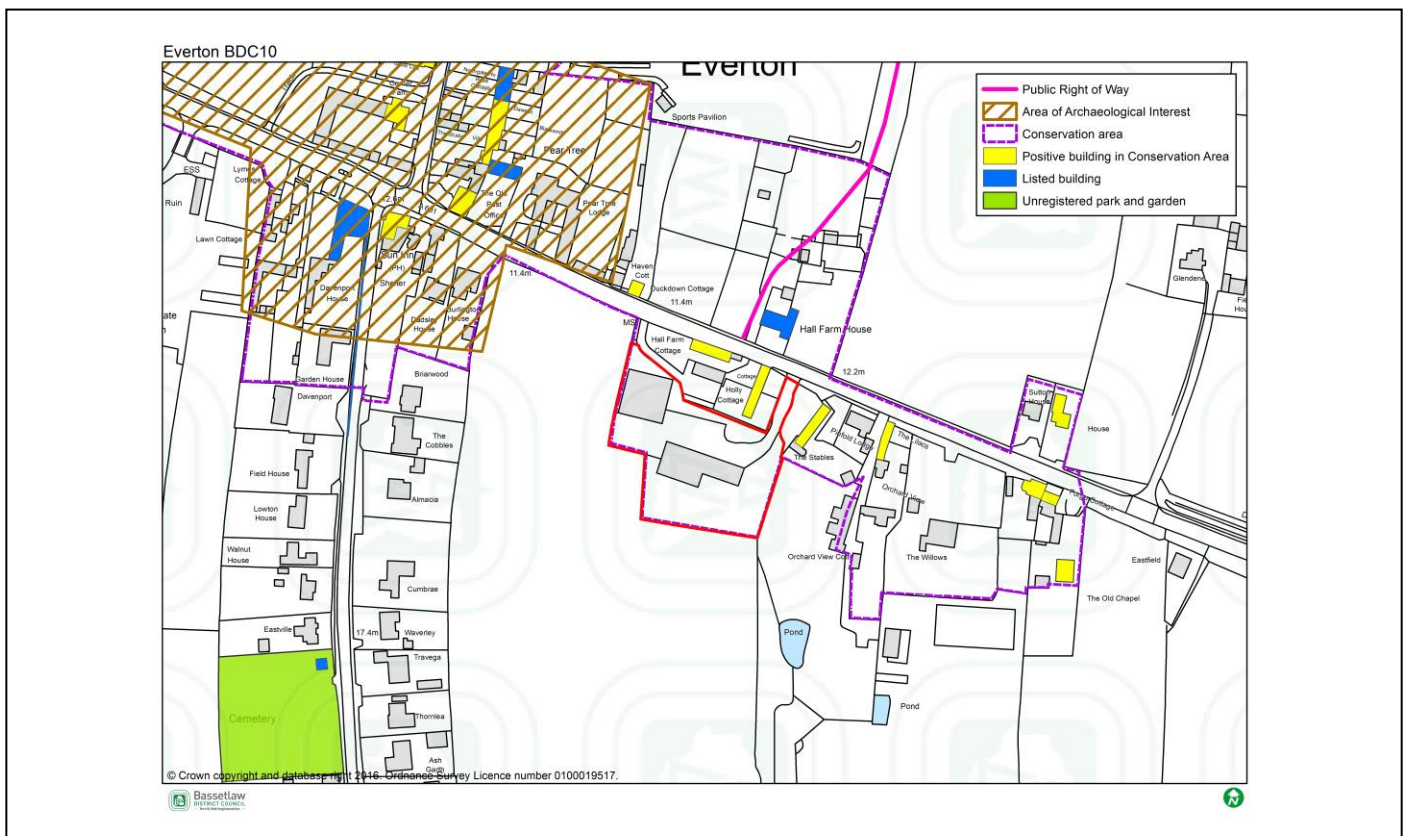
Archaeology: There are no areas of archaeological interest in close proximity to the site.

Trees: There are no mature trees on the 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: The site is not in close proximity to a flood zone.





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.

Conservation comments:

The site is within the Everton Conservation Area and within the setting of Grade II listed building Hall Farm. The primary consideration in determining a planning application at this site would be the Planning (Listed Buildings and Conversation Areas) Act 1990.

Within the site are 20th century agricultural buildings that do not appear to be of significant architectural or historic interest.

Well designed and laid out development within the conservation area boundary that reflects the built form and historic character of Gainsborough Road may be acceptable from a heritage perspective.

Drainage comments:

There have been some localised flooding issues within this area and a couple of properties in close proximity to the site have been affected by lack of capacity in the drainage network and overland flows from the south. This will need to be considered if this site was to be brought forward.

Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. The Highway Authority has strong reservations with respect to direct access to the A631 Gainsborough Road. In this case, visibility for emerging vehicles at the existing access is restricted by the adjacent buildings.

Tree officer comments:

No comments (as no mature trees on site).





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: “Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development”.

Other comments received:

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

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

Summary of the potential allocation of this 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 supported**. The site is within a conservation area and there are a number of factors that would have to be addressed before the site could be considered suitable. These are detailed matters which would have to be addressed through detailed dialogue with the Local Planning Authority. These matters include:

- the impact the development would have on the setting of the Conservation area;
- development should reflect the built form and historic character of Gainsborough Road;
- ensuring that safe access can be achieved on the site and ensuring that the visibility splays can be achieved;
- localised drainage issues are addressed;
- the layout, access, parking and servicing arrangements to meet the Highway Authority’s requirement; and
- complying with the relevant Core Strategy (or the Local Plan once adopted) policies and associated Supplementary Planning Documents.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

**Site 11a and 11b (BDC Identified)
Land south of Gainsborough Road, Everton**

Site details

Current use:	House and garden
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – road and then open countryside East – residential South – open countryside West – residential
Site area:	0.93ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



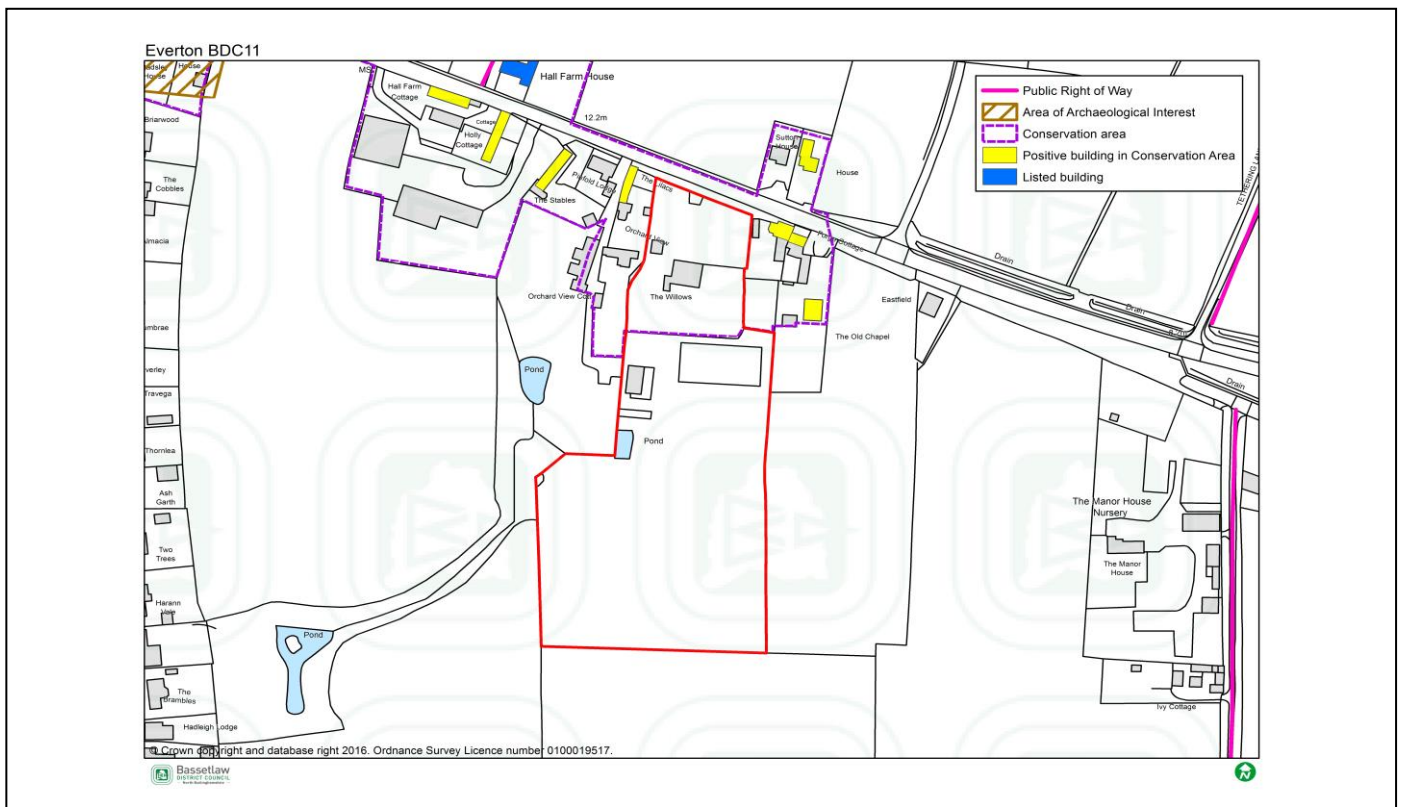


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

Listed Building:	There are no Listed Buildings in close proximity to the site.
Conservation Area:	The Everton Conservation Area covers the site
Other Heritage Matters:	There are various positive buildings in the Conservation Area to the north of the site.
Archaeology:	There are no areas of archaeological interest in close proximity to the site.
Trees:	There are a few mature trees on the site
Ecology issues:	There are no known ecology issues with the site, but there is a mature hedgerow on the site.
Rights of way:	There are no known rights of way affecting this site
Flood risk:	The site is not in close proximity to a flood zone.





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.

Conservation comments:

The site is within the Everton Conservation Area and within the setting of Grade II listed building Hall Farm. The primary consideration in determining a planning application at this site would be the Planning (Listed Buildings and Conversation Areas) Act 1990.

The site extends southwards beyond the built form along Gainsborough Road. Well-designed and laid out development within the conservation area boundary that reflects the built form and historic character of Gainsborough Road may be acceptable from a heritage perspective. Concern is expressed at the extent of the site beyond the conservation area boundary and its encroachment into the wider countryside. Development of the entire site would not respect the organic nucleated development of the village or the more linear development historically seen along Gainsborough Road.

Well designed and laid out development within the conservation area boundary that reflects the built form and historic character of Gainsborough Road may be acceptable from a heritage perspective.

Drainage comments:

There have been some localised flooding issues within this area and a couple of properties in close proximity to the site have been affected by lack of capacity in the drainage network and overland flows from the south This will need to be considered if this site was to be brought forward.

Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. The Highway Authority would wish to restrict access to a high-volume 'A' road due to the potential for a high propensity of severe accidents and the need to maintain the free flow of traffic. Nevertheless, should the site be likely to come forward, a junction would be required compliant with the Design Manual for Roads and Bridges. A footway would be required across the site frontage connecting to the footway fronting the Sun Inn.





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: “Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development”.

Other comments received:

The site is adjoining to a defined built-up area, 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 will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

Summary of the potential allocation of this 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 supported**.



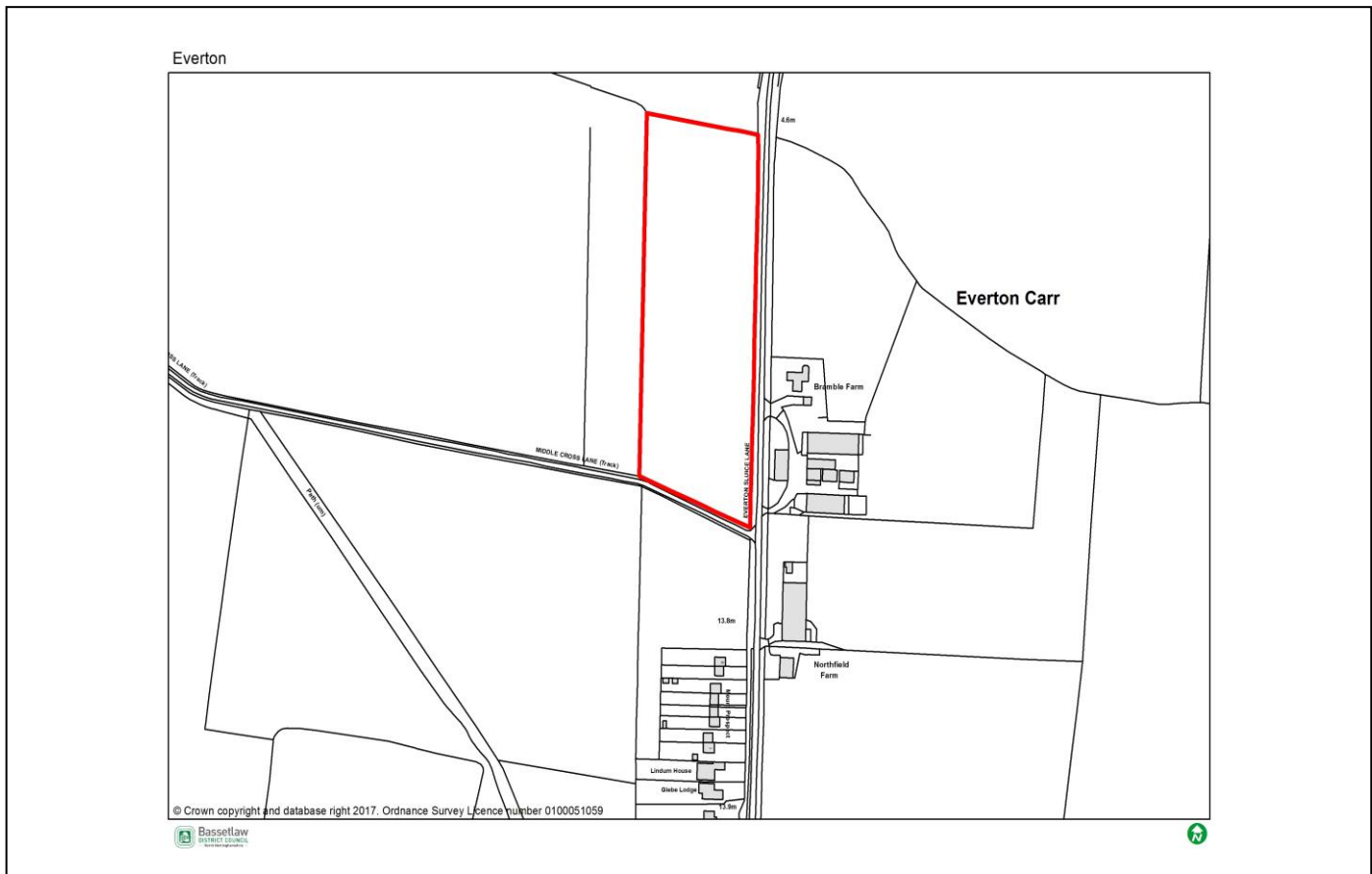


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 12 (NP Identified) Land West of Everton Sluice Lane, Everton

Site details

Current use:	and agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton’s development boundary
Surrounding land use(s):	North –open countryside East – open countryside and farm buildings South – Field with planning permission West – open countryside
Site area:	2.78ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



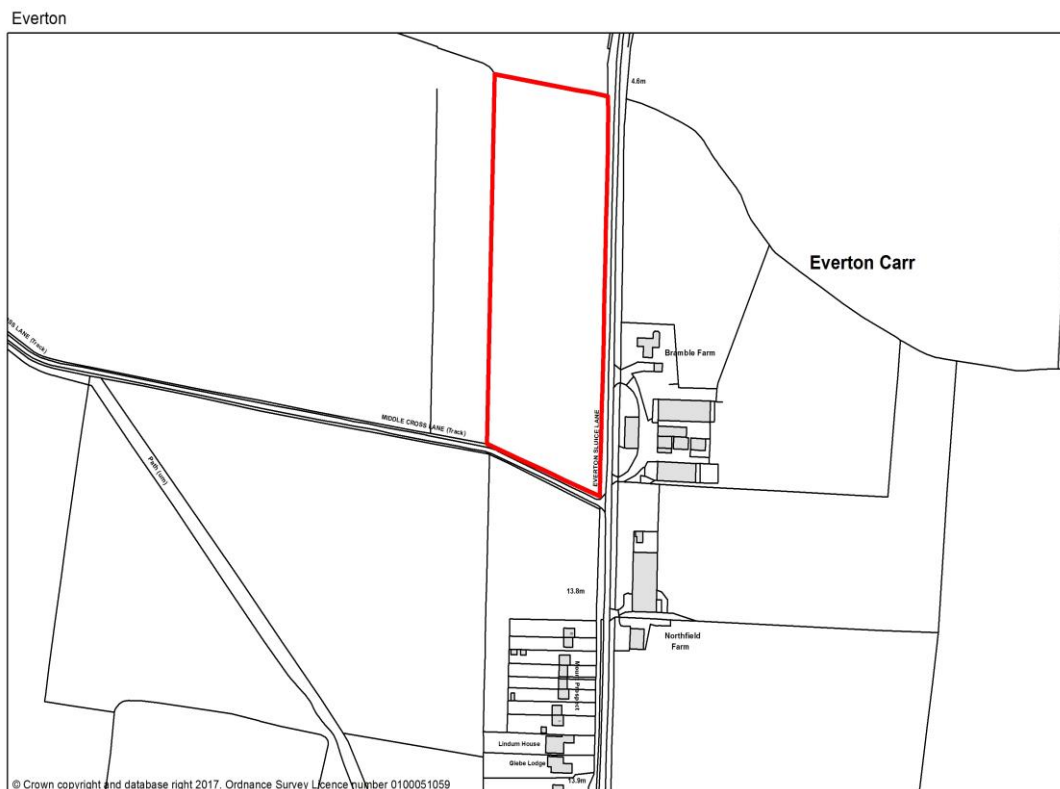


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- Listed Building:** There are no Listed Buildings in close proximity to the site.
- Conservation Area:** There is no Conservation Area in close proximity to the site.
- Other Heritage Matters:** There are no non-designated heritage assets in close proximity to the site.
- Archaeology:** There is not an identified area of archaeological interest within close proximity to the site.
- Trees:** There are a few mature trees on the site.
- Ecology issues:** There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary.
- Rights of way:** There are no known rights of way affecting this site
- Flood risk:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site. Everton Sluice Lane will require widening which would need to include the provision of footway across the site frontage connecting to existing facilities to the south.

A Transport Assessment may be required depending on the scale of the development. The larger sites would be better on the Mattersey Road side of Everton as High Street is almost a cul-de-sac. Traffic will therefore all be focused at the High Street, Gainsborough Road junction. Concern was raised over the connectivity to other parts of the village and the significant improvements/ widening to Everton Sluice Lane to accommodate the developments either side of the road. In addition, there was also a concern about the amount of extra traffic onto the existing junction onto Gainsborough Road.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".



NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is adjoining the core built-up area of the village (and site NP08 which does have existing planning permission for 10 dwellings, 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 will need to address the guidance provided in the relevant Supplementary Planning Documents on these matters.

Summary of the potential allocation of this 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 **Would NOT be supported**. The site is removed from the built form of Everton and would be classed as development in the open countryside.

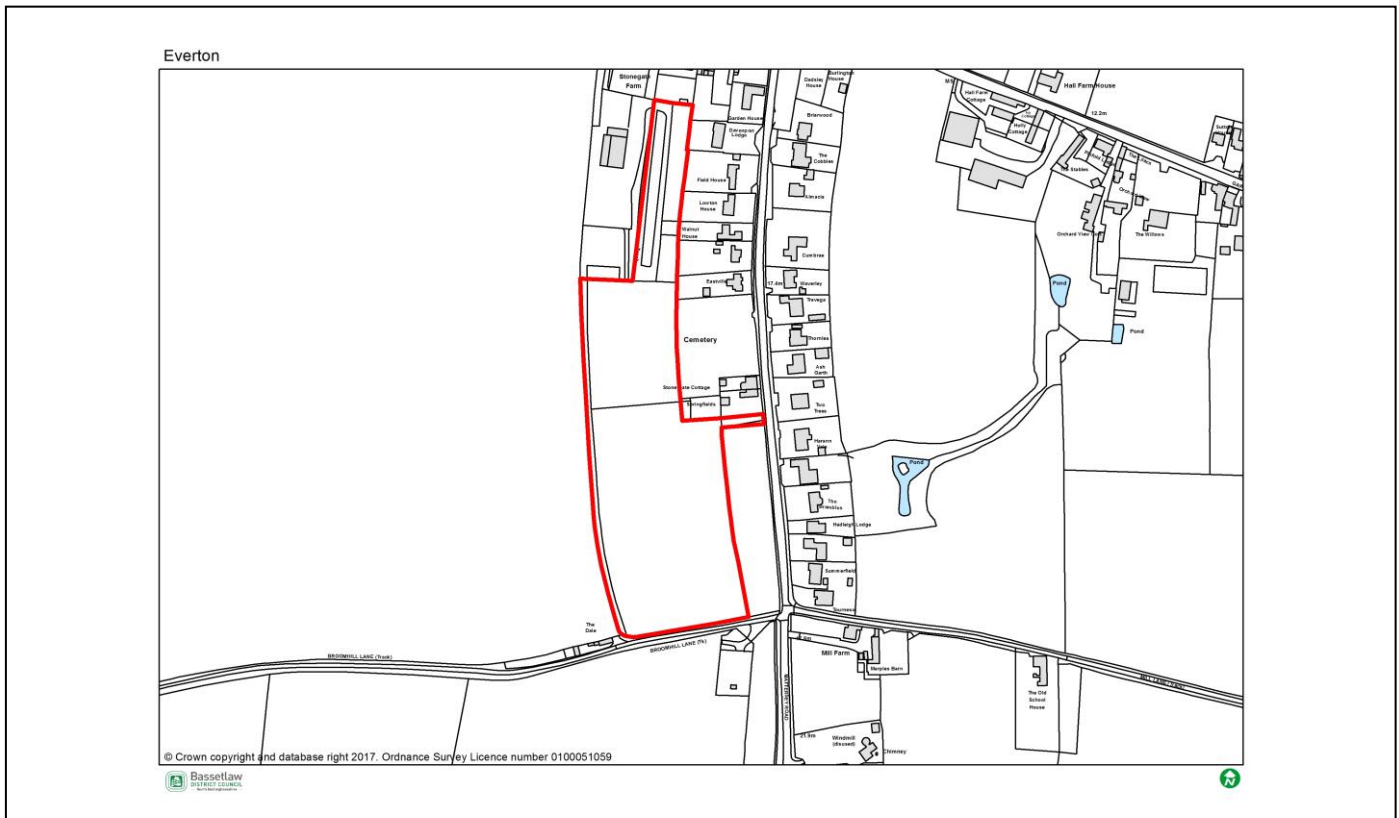


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 13 (NP Identified) Land West of Everton Sluice Lane, Everton

Site details

Current use:	and agricultural field
Previous use:	None known
Current status within the Core Strategy:	Outside Everton's development boundary
Surrounding land use(s):	North – Residential buildings East – Road and residential buildings South – Road and Countryside West – open countryside
Site area:	3.93ha
Topography of the site:	Flat site
Landscape Character Area designation:	Idle Lowlands 04: conserve and reinforce



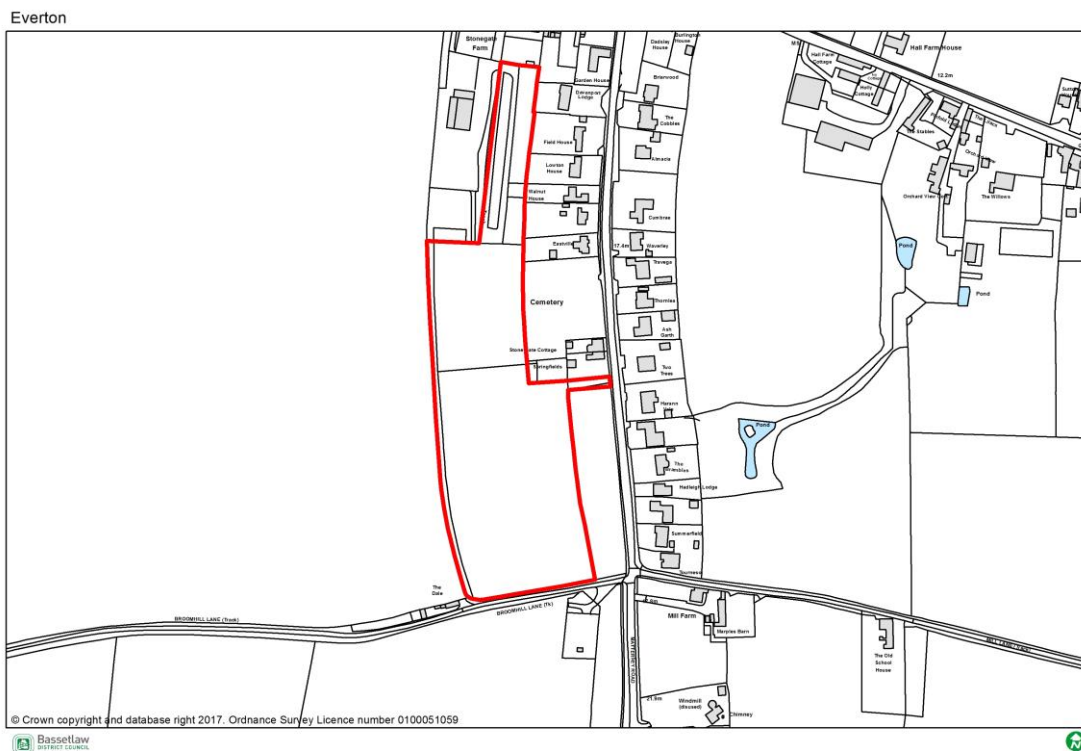


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site constraints

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

- Listed Building:** There are Listed Buildings in close proximity to the site.
- Conservation Area:** There is a Conservation Area in close proximity to the site.
- Other Heritage Matters:** There are non-designated heritage assets in close proximity to the site.
- Archaeology:** There is not an identified area of archaeological interest within close proximity to the site.
- Trees:** There are a few trees close to the site.
- Ecology issues:** There are no known ecology issues with the site, but there is a mature hedgerow on the western boundary.
- Rights of way:** There are no known rights of way affecting this site other than existing footpaths and roads
- Flood risk:** The site is not in close proximity to a flood zone.





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.

Conservation comments:

No comments.

Drainage comments:

No known flooding issues in this area. Soakaways should be an effective method for disposal of surface water in line with current SUDs policy. Any discharge to watercourse or river would have to be balanced to greenfield run off and designed in line with Environment Agency requirements. No objection in principle.

Flooding comments:

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 have provided comments on the principle of allocating the site.

A Transport Assessment may be required depending on the scale of the development. The larger sites would be better on the Mattersey Road side of Everton as High Street is almost a cul-de-sac. Traffic will therefore all be focused onto Mattersey Road.

Tree officer comments:

The value of any mature trees will have to be considered and incorporated within any scheme where possible.

Landscape comments:

The site is within the Idle Lowlands (Policy Zone 04). As part of the findings from the Landscape Character Assessment 2009, the following recommendations were given to a new build development taking place: "Conserve and reinforce the rural character of the Policy Zone by concentrating new development around the existing settlements of Harwell, Everton and Scaftworth. Conserve and reinforce the historic field pattern by containing new development within historic enclosed boundaries. Conserve the local brick built vernacular and reinforce this in new development".





NORTH NOTTS REGENERATION & INVESTMENT TEAM

Other comments received:

The site is adjoining the core built-up area of the village, which is identified as a sustainable location for future development in the Core Strategy. However, any development would lead to 'backland' development and therefore have potential significant implications to the existing linear character of this part of Everton as identified in the Everton Character Assessment. A recent planning appeal decision, on the principle of development, was dismissed for various reasons including character and appearance. APP REF 3173194 (2017).

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

Summary of the potential allocation of this site through the Neighbourhood Plan

Through the Neighbourhood Plan process, this site is being considered as a potential housing allocation. From the research undertaken and consultation comments received, it is considered that the principle of allocating the site for housing **would NOT be supported**. The site is removed from the built form of Everton and would be classed as development in the open countryside.

