

Final Version
(Reviewed March 2021)

Sutton cum Lound Neighbourhood Plan

2016-2031

**Sutton cum Lound Neighbourhood Plan Steering Group on behalf of Sutton
cum Lound Parish Council, residents and businesses**

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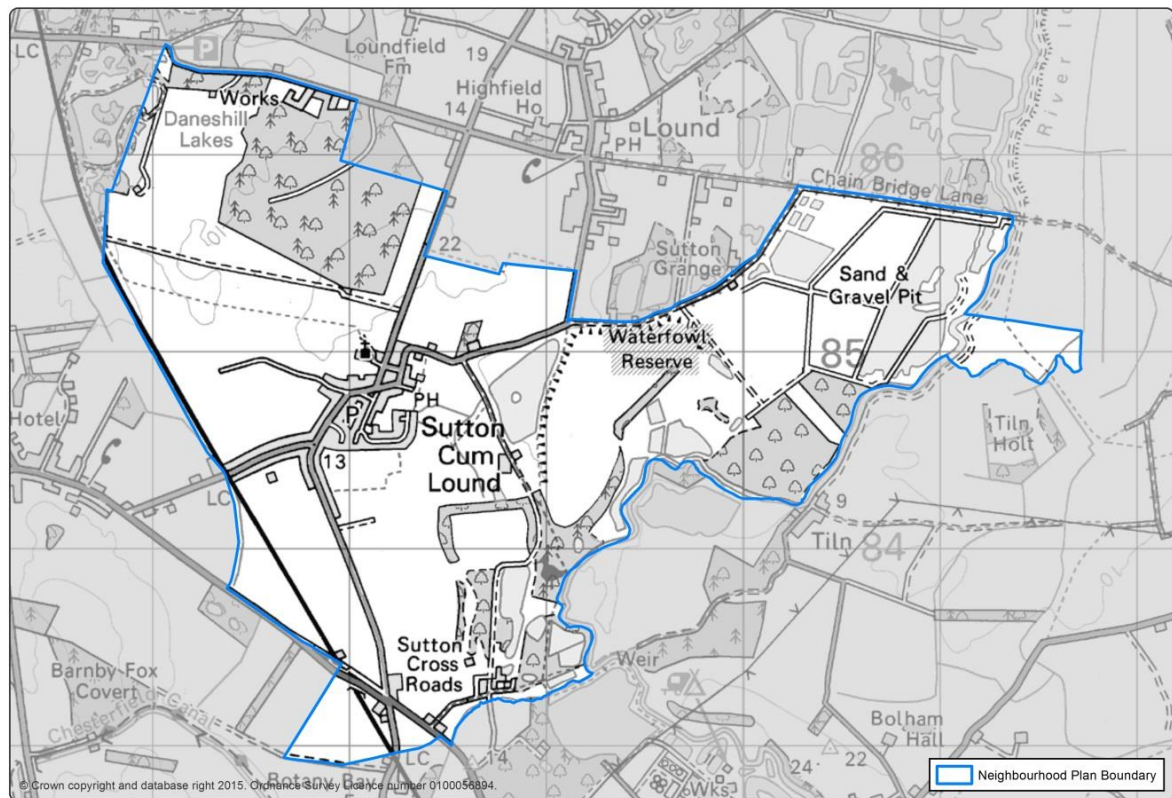
2 What is the Sutton cum Lound Neighbourhood Plan?

- 1 This Neighbourhood Plan is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (NPSG) made up of residents and councillors from Sutton cum Lound Parish Council. Once the plan has been 'made' by Bassetlaw District Council (BDC) it is part of the development plan with statutory weight and will be used by:
 - a) Developers when preparing planning applications for submission to BDC
 - b) BDC in assessing and determining planning applications
 - c) Inspectors in determining appeals
- 2 The Plan has been prepared by Sutton cum Lound Neighbourhood Plan Steering Group on behalf of Sutton cum Lound Parish Council. It covers the whole of the Parish of Sutton cum Lound and sets out planning policies for the Neighbourhood Plan Area from 2016-2031.
- 3 This time frame extends beyond the existing Core Strategy reflecting the fact that BDC are preparing a new Local Plan and that new evidence (like the SHMA 2013) has been produced to cover the period to 2031. This Neighbourhood Plan is intended to be in general conformity with the strategic policies of the Council's Local Plan¹

¹ This includes the policies of the adopted Bassetlaw District Core Strategy and Development Management Policies DPD 2011 and evidence base for the emerging Bassetlaw Local Plan

4 Map 1 Sutton cum Lound Neighbourhood Plan area

Sutton cum Lound



3 Why do we want a Neighbourhood Plan?

- 5 Sutton cum Lound is classed as a Rural Service Centre in BDC's Core Strategy and development is required to *'be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'*.
- 6 The closure of the village shop in November 2015 and the loss of the Post Office in 2002 (although a postal service is provided 2 half days per week from the village hall) is evidence that the local facilities people value are under threat.
- 7 The majority of the community recognises that, with an ageing population, some housing development is required to sustain existing services and to support local housing requirements.
- 8 Initial consultation focused on what the right scale of development should be for Sutton cum Lound. There was no allocation made for development in the Core Strategy (10% of the districts allocation of 599 houses was to be spread across all the rural service centres in the district.) The Site Allocations Development Plan Document was withdrawn when it was determined that the level of growth and development being planned for the area in the document was insufficient to meet current need.

- 9 The 2013 Strategic Housing Market Assessment (SHMA) concluded that BDC's housing requirement was significantly higher than that proposed in the Core Strategy. In 2012 and 2014 2 outline planning permissions were granted for 3 and 9 dwellings respectively on the corner of Lound Low Road on the basis of this district wide short fall.² This permission has yet to be implemented.
- 10 The production of a neighbourhood plan presented an opportunity for the Parish Council to contribute to shaping planning policy in future particularly in relation to the type and location of future development.
- 11 The Sutton cum Lound Neighbourhood Plan allocates sites and prescribes design guidelines for their development.

4 How does this Neighbourhood Plan work within the planning system?

- 12 Local planning policy is formulated and delivered by Bassetlaw District Council (BDC) as the local planning authority and BDC will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
- 13 This Neighbourhood Plan, when 'made', will form part of the suite of statutory development planning policy documents for Sutton cum Lound. Planning applications will therefore be determined in accordance with the neighbourhood plan unless material considerations indicate otherwise.
- 14 The adopted district policies are in the Core Strategy and Development Management Policies Development Plan Documents 2011. These are available on BDC's web site.
- 15 This Plan has been drafted in the context of the National Planning Policy Framework, the Core Strategy and Development Management Policies DPD, studies done for BDC to support a future Local Plan and work commissioned by the NPSG. In particular, these reports are:
 - a) SHMA 2013
 - b) SHLAA 2013
 - c) Residential Design Successful Places: Supplementary Planning Document 2013
 - d) Site Assessment Reports

² see <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N8WSASC3N3U00> and <http://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&previousKeyVal=000K30CSLI000&activeTab=summary&previousCaseUprn=010090363810&previousCaseNumber=000JCSC3BU000&keyVal=M33CFQCS00T0>

- 16 Documents a-c are on BDCs web site; document d (for all the sites considered) is on Sutton cum Lound's web site suttoncumlound.net/neighbourhood-plan
- 17 These neighbourhood plan policies are also written within the context of District and County policies which also aim to support sustainable development. For example, Nottinghamshire County Council's Policy WCS2 of the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1; Waste Core Strategy 2002 and the Nottinghamshire Minerals Local Plan 2005 requires that all development should be designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste.
- 18 The parish is also entirely within a Mineral Safeguarding and Consultation Area for sand and gravel. The Minerals Local Submission Draft (2016) sets out a policy (DM13) concerning these areas. Botany Bay is partly in the parish and is a site allocated for future sand and gravel extraction. Barnby Moor is another site that abuts the parish boundary.³
- 19 It is expected that development in Sutton Cum Lound will meet County policy requirements where applicable.

5 Consultation

- 20 The NPSG recognised consultation was key to successfully developing a Neighbourhood Plan for Sutton cum Lound Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people young and old and from across the Parish.
- 21 The NPSG organised a range of events and delivered a questionnaire to every household to ensure all residents and businesses have had the opportunity to shape and influence the scope and intent of this Neighbourhood Plan.
- 22 The community have also been well informed with regular updates on the Neighbourhood Plan website⁴, the village website⁵, Facebook⁶ and through the quarterly village magazine (The Sutton Spotlight).
- 23 The consultation events and activities that shaped the production of this plan are summarised in the Consultation Statement⁷

³ A plan of these sites can be found at Appendix A of the Minerals Local Submission Draft 2016

⁴ <http://www.suttoncumlound.net/neighbourhood-plan>

⁵ <http://www.suttoncumlound.net/>

⁶ <https://www.facebook.com/Sutton-cum-Lound-Neighbourhood-Plan-1630505220512156>

⁷ <http://www.suttoncumlound.net/neighbourhood-plan/>

6 Status of Projects and Actions

- 24 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed at Appendix A.
- 25 As Bassetlaw District Council has an adopted Community Infrastructure Levy policy, this Neighbourhood Plan will also look to maximise the planning gain by securing funding directly for the local community from development in the Parish. With a Neighbourhood Plan in place the Parish Council will be able to secure 25% of the CIL monies, although the amount of CIL is directly related to the amount of local development that occurs. This will be invested in the improved provision of community facilities and environmental improvements (some of these are identified as projects at Appendix A).
- 26 The identification of Projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

7 Sutton cum Lound in context

A. The People

- 27 In 2011 the Census recorded 673 residents living in 322 dwellings in the Parish; there had been a decline of 5 people since 2001.
- 28 Table 1 shows the proportion of people of working age, children and older people compared to the district.

Table 1

Age	Sutton cum Lound %	Bassetlaw District %
0-17	15	21
18-65	62	61
Over 65	24	19

- 29 It is significant that, compared to the district, Sutton cum Lound has a higher proportion of people over 65 and fewer children. The highest percentage of residents in Sutton are in the 45-59 age range (29%) so over the Plan period there will be a significant increase in the population of people over 65 as the 45-59 cohort moves into older age.

- 30 Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 14 and Policy 2.
- 31 80% of residents described their health as good or very good, this is similar to the district but slightly lower than the national figure of 81%.

B. Amenities

- 32 The Plan area has a number of important local amenities and services listed in table 2.

Table 2

Village Hall	Postal service provided 2 half days per week from village hall
1 pub the Gate Inn	Village green
	Sutton Church of England Primary School (63 pupils, 22 pupils from within the Parish, school capacity of 105)
Church of St Bartholomew	Play area for young children (situated in Village Hall grounds)

- 33 The nearest doctors or post office is in Retford 3 miles away.
- 34 The closure of the only shop in the village in November 2015 was very disappointing for local people. One of the drivers to do a Neighbourhood Plan was the need to ensure that other local services like the school and pub are supported. Seeking ways to provide a local shop in the village again is identified as a project (see appendix A).

C. Economy

- 35 395 residents are economically active with 38% in full time employment (20% of whom work more than 49 hours per week). In 2011 unemployment was 3.3%, lower than the district average.
- 36 There are 35 businesses working or registered in the Parish ranging from farms through to companies operating in the service sector.

D. Housing in Sutton cum Lound

- 37 47% of properties in Sutton cum Lound have 3 bed rooms which is similar to the district and region. However, 21% of houses in Sutton cum Lound have 4 bed rooms, (compared to 16% in the district) and 21% have 2 bed rooms compared to 23% in the district.
- 38 By comparison to some Bassetlaw villages, Sutton cum Lound has a reasonable mix of housing type. In addition to the older properties (see heritage assets below) in the 20th

Century development has occurred on a regular basis. The most recent developments have been Clyro Place in the early 1990's and barn conversions near the centre of the village on Lound Low Road between 2007 and 2009.

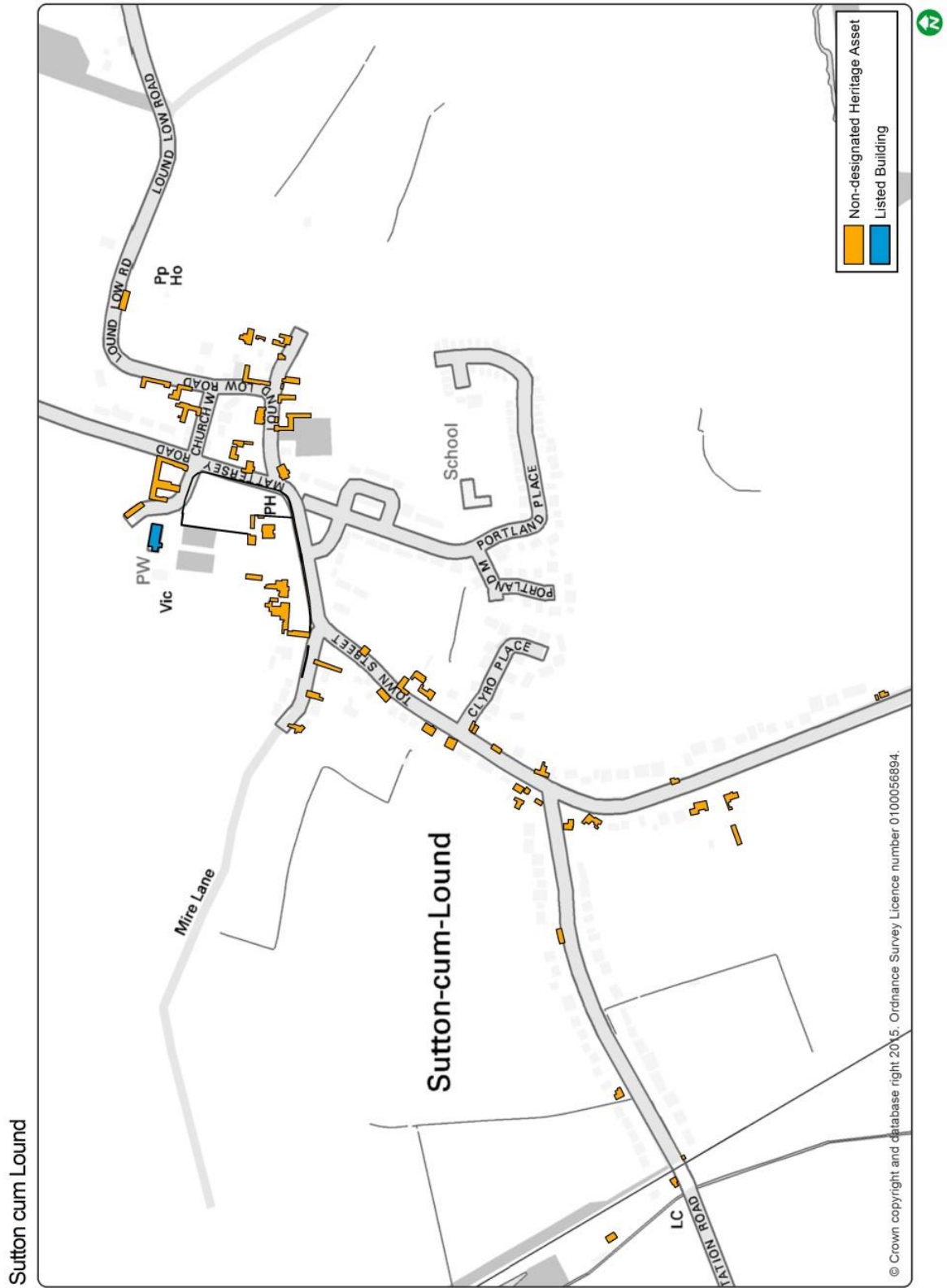
- 39 House prices in the parish are similar to neighbouring villages (£203,176) but more expensive than in Retford (£146,395).⁸
- 40 The 2013 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that by 2031 it is expected that 38% of all households will be made up of people over 65. Nearly a quarter of residents are over 65 and with a large cohort in the 45-59 age range it is expected that this will increase significantly over the Plan period as indicated across the district.
- 41 The SHMA identifies a likely need *'to support demand for bungalows ... based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.'* Future development should reflect this local and district requirement for some smaller dwellings.

E. Heritage in Sutton cum Lound

- 42 The only listed buildings are St Bartholomew's Church and the gates and gate piers to Sutton Manor but, there are buildings or structures that have been identified by BDC as having local significance.
- 43 Map 2 shows these assets at time of submission. It is possible that over the Plan period there may be some minor amendments to this list. Map 2 gives an indication of the extent of heritage assets across the parish. For the most up to date situation please also see <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/conservation-and-heritage/non-designated-heritage-assets/>

⁸ See scoping report

Map 2: Heritage Assets in Sutton cum Lound

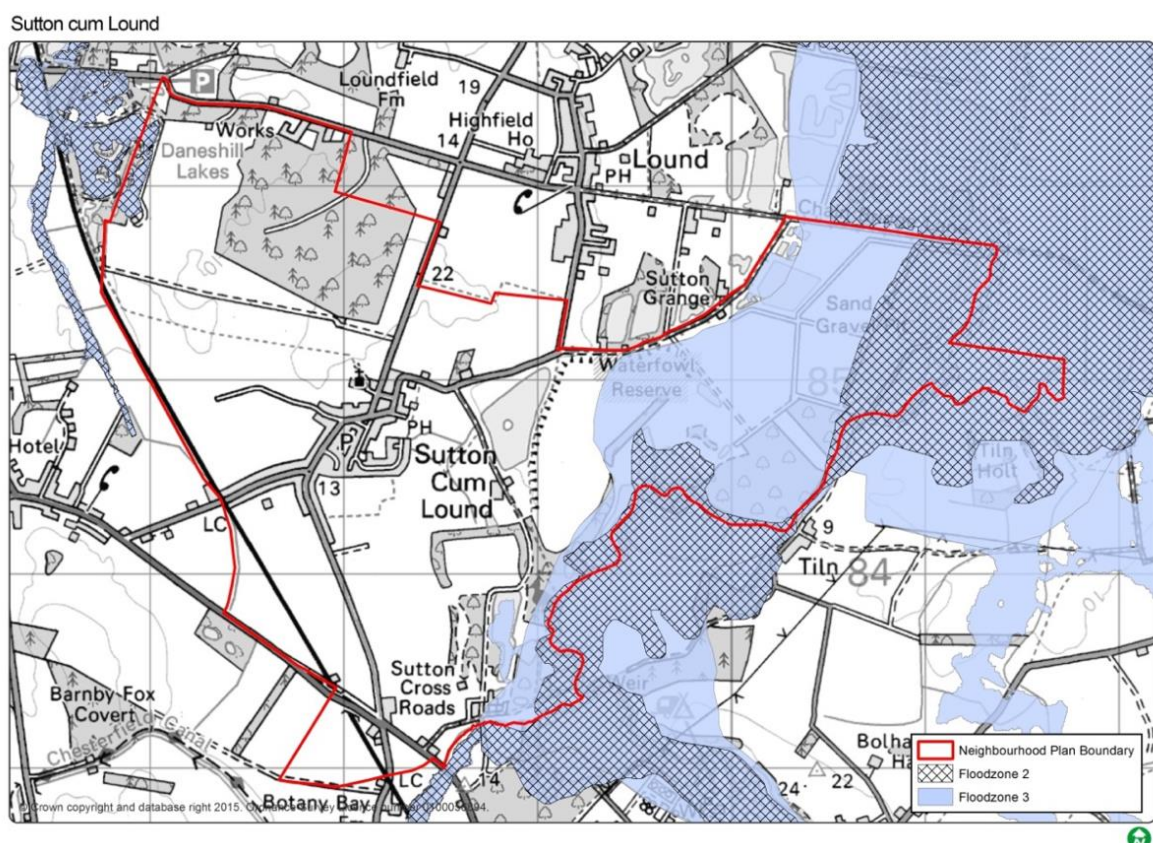


Sutton cum Lound

F. Natural Environment

- 44 The River Idle makes up the southern and eastern Plan boundary and defines the landscape character of the parish.
- 45 The flat low lying nature of the parish (including river washlands, ditches and dykes) is indicated in the extensive area that is affected by flooding. Map 3 shows that the eastern part of the Parish is in flood zone 3 (land that has a 1 in 100 or greater annual probability of river flooding) and flood zone 2 (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

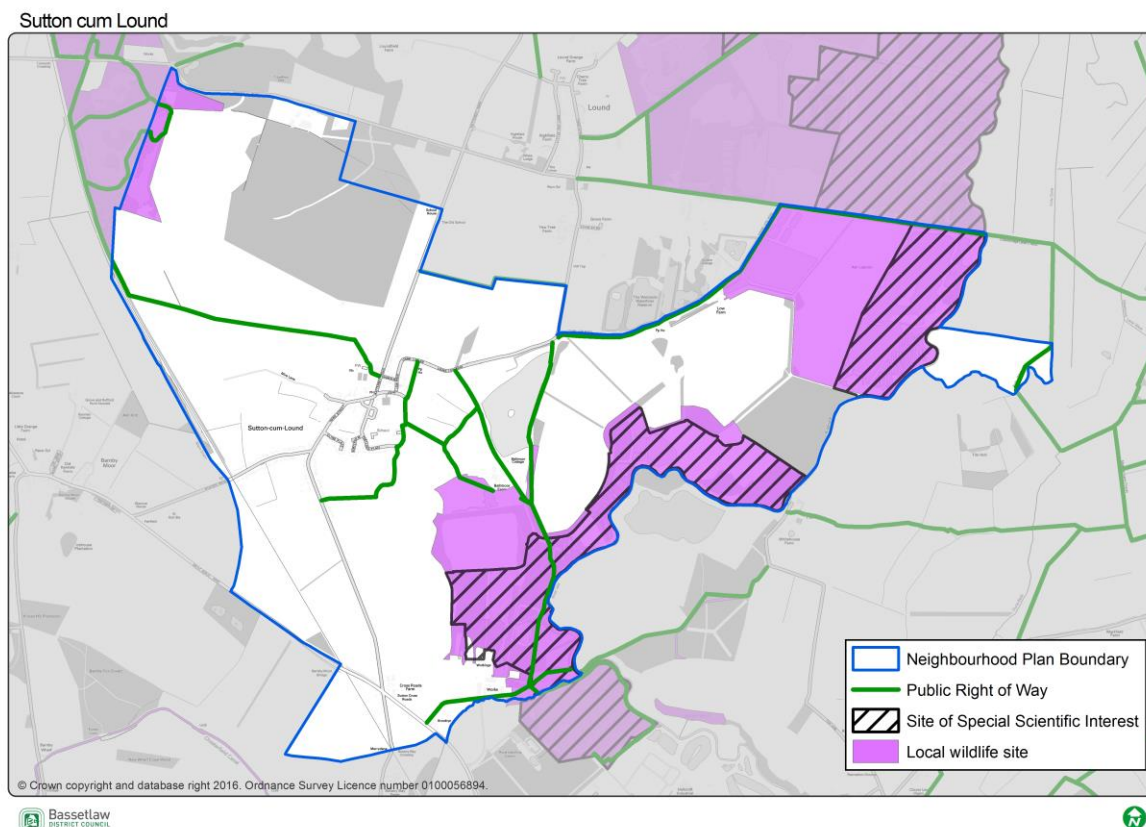
Map 3: Flood Zones in Sutton cum Lound Parish



- 46 The village is outside these flood zones.
- 47 District policy requires that a site-specific Flood Risk Assessment is produced for all development in flood zones 2 and 3. It was considered that the issue was dealt with adequately via district policy and there is no specific Neighbourhood Plan policy on it.
- 48 The Idle Valley Nature Reserve is a Site of Special Scientific Interest. It covers 319 hectares of the Parish (it is 450 hectares in total) and is a one of the largest sites for nature conservation in the East Midlands.

- 49 Although the visitor centre is just outside the Parish, the Nature Reserve is a popular visitor destination and draws people into the area.
- 50 There are footpath routes through the village and out to the open countryside. Recently efforts have been made to create a more joined up network and with the assistance of local farmers, the network of footpaths has been improved⁹.
- 51 This links to other local initiatives like Nottinghamshire Wildlife Trust's Wild Web project which is focused on enhancing accessibility to the Idle Valley. The parish council will continue to seek ways to maximise the benefits of partnership working in relation to improving access and protecting the Idle Valley Nature Reserve.
- 52 Map 4 shows the extent of these Local Wildlife Sites and the SSSIs and the footpaths across the Parish.

Map 4 Local Wildlife Sites, Sites of Special Scientific Interest and footpaths



⁹ several permissive rights of way have been established to provide an improved network of walking routes see <https://www.google.com/maps/d/u/0/viewer?hl=en&oe=UTF8&msa=0&ie=UTF8&mid=1yF8ml68PXP4sg1F1MxgdtfVQrk&ll=53.36426305993954,-0.9866504999999961&z=14>

G. Getting Around

- 53 The bus service has decreased in frequency in recent years and now operates five journeys per day in to Retford along with six return journeys. The service was reviewed in 2015 and the services are operated by stage coach (with a local authority subsidy) to provide a two hourly service to Retford and Bawtry.
- 54 Speeding is a longstanding issue with a 2015 Speed Statistics Report identifying average speeds of 36.7 mph at Town Street (South West of Clyro Place, 46.9 mph at Mattersey Road (North of Church Way) and 42.8 mph at Sutton Lane (South of Station Road).
- 55 Lound Low Road includes two sharp narrow corners as the road enters the village from the north. This historic street layout is not suitable for the volume of traffic particularly the agricultural vehicles that use this route. A significant concern for the community is the impact that future housing growth (not just in the parish but across the district) will have on traffic flows along this part of Lound Low Road.
- 56 There is also no footpath along Sutton Lane as it runs south to the cross roads which makes walking out of the village to the south dangerous given the speed of traffic approaching the village.

8 Sutton cum Lound Today: Challenges and Opportunities

- 57 The Consultation Summary shows the extensive dialogue that was undertaken before the scope of the Plan was agreed. Where the concerns raised by local people were substantiated by evidence then it is possible to have a neighbourhood plan response.
- 58 The community concerns and the proposed neighbourhood plan response are set out in table 3.

Table 3: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Ageing population	Need to ensure that future development reflects the local need for houses suitable for older people. This enables people to down size and stay in the village and frees up family housing which attracts younger people to the village.
Loss of village shop – future of other services?	Importance of retaining village services like the school and the pub; some housing growth will be needed to sustain the population.
Location of future development	Importance of protecting the existing rural character of the village, the historic buildings in the centre and sensitively siting development to make the most of views into and out of the village from publicly accessible routes

Community Concerns	Neighbourhood Plan Opportunities
Design	New development needs to be designed to a high quality.
The roads/ speeding/ safety	This issue relates to the existing road network and the routes through the village. It is not directly related to future development sites and as such there is no NP policy on it. However, this was an issue of significant concern in the surveys and consultation feedback; these comments form the basis of Policy 9 to secure appropriate access and road safety projects that could be delivered (subject to funding).
Protection of green spaces	This does not just refer to public open spaces. The character of Sutton Cum Lound is due in part to the gardens, open spaces and other breaks between buildings both in the historic core of the village and on the edge of the settlement. This allows for views into and out of the village to the open countryside and contributes to the historic rural character of the centre which still has evidence of the village's rural agricultural past.

9 Community Vision

59 This vision has been prepared by the NPSG and endorsed by the community based on the consultation events and questionnaire feedback.

Sutton cum Lound Parish will continue to be a safe, vibrant and friendly community in which to live. New development will be located so that it blends in with the existing village and the houses will be of a size and tenure to suit the needs of people of all ages. This will contribute to the vitality and viability of the village, helping to support local facilities whilst reflecting the village's rural character.

10 Community Objectives

60 A range of issues were raised through the early consultation process. The objectives below reflect the area of focus for this Neighbourhood Plan.

Community Objective 1: To bring forward carefully selected housing sites to meet the future needs of the community.

Community Objective 2: To ensure that all new development is built to a high-quality design and integrates with the existing settlement pattern.

Community Objective 3: To ensure that development reflects and enhances the rural local character of the village in relation to the heritage, topography and views.

Community Objective 4: To seek solutions to the problems of speeding and road safety in the Parish and to ensure that these problems are not made worse by future housing growth.¹⁰

Community Objective 5: To protect and, where possible, enhance the walking, cycling routes and public open spaces in the Parish.

Community Objective 6: To encourage sufficient housing growth to sustain the range of facilities in the village.

Community Objective 7: To seek to ensure that the Parish Council and the community have the opportunity to be involved early in the planning application process (ideally at pre-application stage) via the mechanisms outlined in this Neighbourhood Development Plan.¹¹

11 Sustainable Development Principles and Sutton cum Lound

61 Getting the right balance between maintaining the distinctive character of the area whilst allowing modest growth that enables the community to thrive is a challenge. This Neighbourhood Plan will ensure the right balance is achieved up to 2031 by;

- a) the careful selection of sites with a lot of community consultation,
- b) by encouraging pre-application consultation, the requirement for pre-application consultation with the Parish Council as schemes are developed and
- c) the requirement for housing design to meet national standards for high quality design.

62 The NPPF states that there are three dimensions to sustainable development; economic, social and environmental. The planning system must balance up these dimensions to ensure the vitality of communities.

¹⁰ whilst this issue cannot be solely addressed as part of the new development proposals it is one of the biggest areas of concern for local people – it is linked to Policy 9 and the community projects at Appendix A

¹¹ this is not a land use policy but reflects the community's ideal that there will be better communication between developers and local people at an earlier stage and is reflected in the 'key principle'

- 63 Sutton cum Lound residents have considered carefully the location and approximate amount of development that would be appropriate given the rural setting and scale of the village.
- 64 On the three sites allocated the Parish Council will work proactively with developers at the pre-application stage, wherever possible, to secure development that is in accordance with the design and location principles in this Neighbourhood Plan.

12 Consulting the Community

- 65 This Plan is a reflection of the community's wish to have greater involvement and influence in development proposals that come forward between 2016 and 2031. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 66 This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is intended to encourage applicants who are submitting applications for new build, or replacement buildings, to talk to the Parish Council prior to a scheme being submitted for planning permission.
- 67 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by BDC.
- 68 The key principles for community consultation are set out below.

Key Principle: Pre-application Community Consultation

- 1. Applicants submitting development proposals are encouraged to actively engage in consultation with Sutton cum Lound Parish Council and the community as part of the design process at the pre-application stage.**
- 2. In consulting with the community it will be considered best practice for the applicant to involve and engage with local people and other stake holders, and particularly the Parish Council, about any proposals before detailed plans are prepared.**
- 3. The planning application should include a short document explaining how the proposals being submitted following this consultation with the community have addressed the views of, and any issues or concerns raised by, local people and the Parish Council.**

13 Design of Residential Development

- 69 Due to Sutton cum Lound's evolution from a mainly agricultural settlement to a village supporting workers in nearby towns, the village has evolved incrementally over time. There is no one housing design or material that recurs throughout (although there are small pockets of housing with a specific style). Rather its character comes from its mixture of housing types and styles.
- 70 Where development has evolved over time one of the pleasures of walking around the village is this variety of styles, which combines with the glimpses of open countryside.
- 71 However, there are 51 non-designated heritage assets (dwellings of local historical or architectural significance) and where such a character is clearly distinguishable, new development should respect this character. Particular importance is given to the character of buildings on Town Street where several non-designated heritage assets are situated in close proximity to each other.
- 72 Densities also vary across the village reflecting this mix of housing types and styles.
- 73 New development should integrate with the existing village and where practicable direct safe connections should be made with the surrounding development.
- 74 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document "Successful Places a Guide to Sustainable Housing Layout and Design". The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it.
- 75 In addition, this Neighbourhood Plan also encourages the use of Building for Life 12 (Bfl12) by developers in the preparation of their planning applications. Bfl12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 76 Bassetlaw's Supplementary Planning Document also endorses the use of BFL 12 as a *'national standard for well-designed homes and neighbourhoods and is about creating good places to live.'*
- 77 Bfl12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters: 'integrating into the neighbourhood', 'creating a place' and 'street and home'.
- 78 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

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

79 The more greens that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the threshold for good design.

80 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the schemes will be of the highest design standards, reflecting the location of the sites adjacent to the open countryside and adjoining a rural village with significant heritage assets.

Policy 1: Design of Residential Development

- 1. Proposals for residential development should demonstrate a high design quality that enhances the distinctiveness and quality of the village by contributing to its historic rural character. In order to achieve this development should;**
 - a) use a locally inspired range of materials to ensure a narrow colour palette is utilized in keeping with the character of the surrounding properties; and**
 - b) use low walls made from local materials and hedges as boundary treatments, to delineate public and private space; and**
 - c) Be of a scale and mass that retains openness in the built form and retains views out to surrounding countryside; and**
 - d) demonstrates a layout that maximises opportunities to integrate new development with the existing settlement pattern; and**
 - e) protects and where possible enhances heritage assets (including their setting).**
- 2. Where development is located along a through road the design should respect neighbouring plot size and spacing and the orientation and set back of surrounding buildings.**
- 3. Where development adjoins the countryside, proposals should;**
 - a) demonstrate how they accord with the actions in the Bassetlaw Landscape Character Assessment by containing new development within existing field boundaries where possible; and**
 - b) use landscaping to provide a green soft edge to site boundaries; and**
 - c) reflect existing character by orientating rear gardens to meet the edge of the settlement boundary unless it can be demonstrated to the satisfaction of the district council that a more suitable layout, that retains the rural character, can be demonstrated.**
- 4. Applicants will be required to demonstrate that their scheme accords with national design standards including Building For Life 12 or equivalent successor documents (9 greens in accordance with BfL 12 or equivalent).**

14 A Mix of Housing Types

- 81 The importance of providing a *'mix of housing'* is emphasised in the National Planning Policy Framework (see NPPF paragraph 61.)
- 82 A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Sutton cum Lound has a balanced provision of house types to meet the needs of young and old and of people on different incomes is an important aim of this Neighbourhood Plan.
- 83 Evidence has shown¹² that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
- 84 In terms of social cohesion communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries.
- 85 Although Sutton cum Lound has the same proportion of 3 bed houses as the district average it has a higher proportion of larger dwellings (21% compared to 16%).
- 86 The consultation revealed a strong preference for the provision of houses to ensure Sutton cum Lound remains a vibrant place with local facilities like a pub and school. The need to provide a range of house types is crucial; smaller properties are suitable either for starter homes or for older people and where older people downsize within the village this frees up family houses.
- 87 The need to consider future population needs is a central tenet of planning and the 2014 Strategic Housing Market Assessment (SHMA) has identified that by 2031 38% of the district's population will be over 65.
- 88 A quarter of Sutton cum Lound's population are already over 65 and the analysis at section 7 showed that a large cohort will fall into this age bracket over the Plan period.
- 89 Government policy states *that 'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'.*
- 90 Older people usually require smaller houses (2 bedroom) located near to amenities.
- 91 Policy 2 requires new housing to reflect the local need for smaller dwellings.

¹² Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

Policy 2: A Mix of Housing Types

- 1. Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller market dwellings.**
- 2. Developers are required to demonstrate how this has been taken into account in the different house types and bedroom numbers proposed.**

15 Site Allocations

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

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

93 A total of 20 sites were considered by the community at a consultation session in March 2016. 13 sites had been identified by BDC and from the original consultation on the Neighbourhood Plan a further 7 sites had been identified as part of the Neighbourhood Plan process. Appendix D shows the sites that were included in the site selection consultation for this Neighbourhood Plan.

94 The consultation feedback and the map showing all the sites that were considered are on the Sutton cum Lound Neighbourhood Plan web site.

95 Site assessment of all the proposed sites was undertaken by Bassetlaw District Council on behalf of the NPSG. This formed the factual basis of the site assessment in the Site Assessment Report¹³.

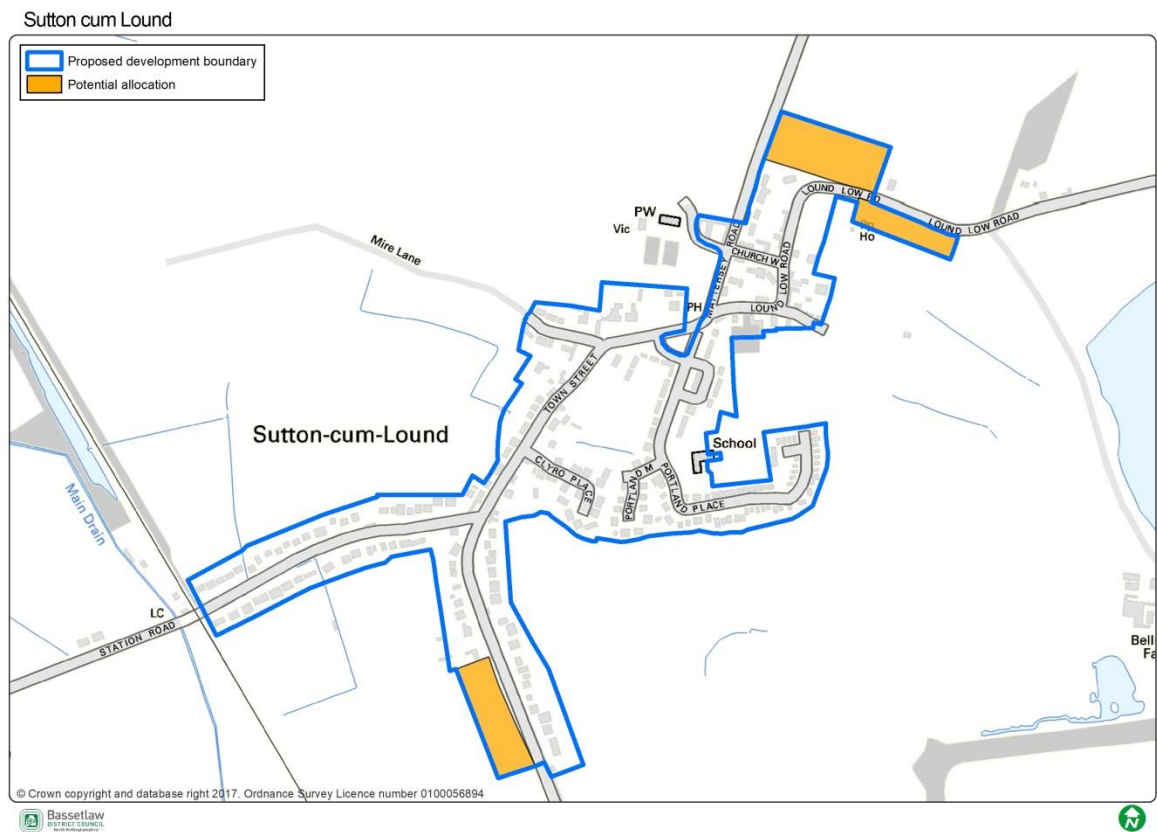
96 The discussion relating to these sites is shown in the Consultation Statement.

97 The sites below have been selected as being suitable, available, achievable and acceptable to the local community. However, the current Development Boundary for Sutton cum Lound established through policy CS8 of the Bassetlaw Core Strategy and Development

¹³See neighbourhood plan web site for full report of each site assessed, appendix B for the sites allocated and appendix C for the scoring of the sites.

Management Policies DPD excludes the three sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites are small and immediately adjoin the development boundary it is not considered that their development would materially affect the development strategy of the BCSDMP. Accordingly the development boundary is therefore revised to include the three development sites. The new boundary and the exact extent of the areas for development are identified in the Policies Map.

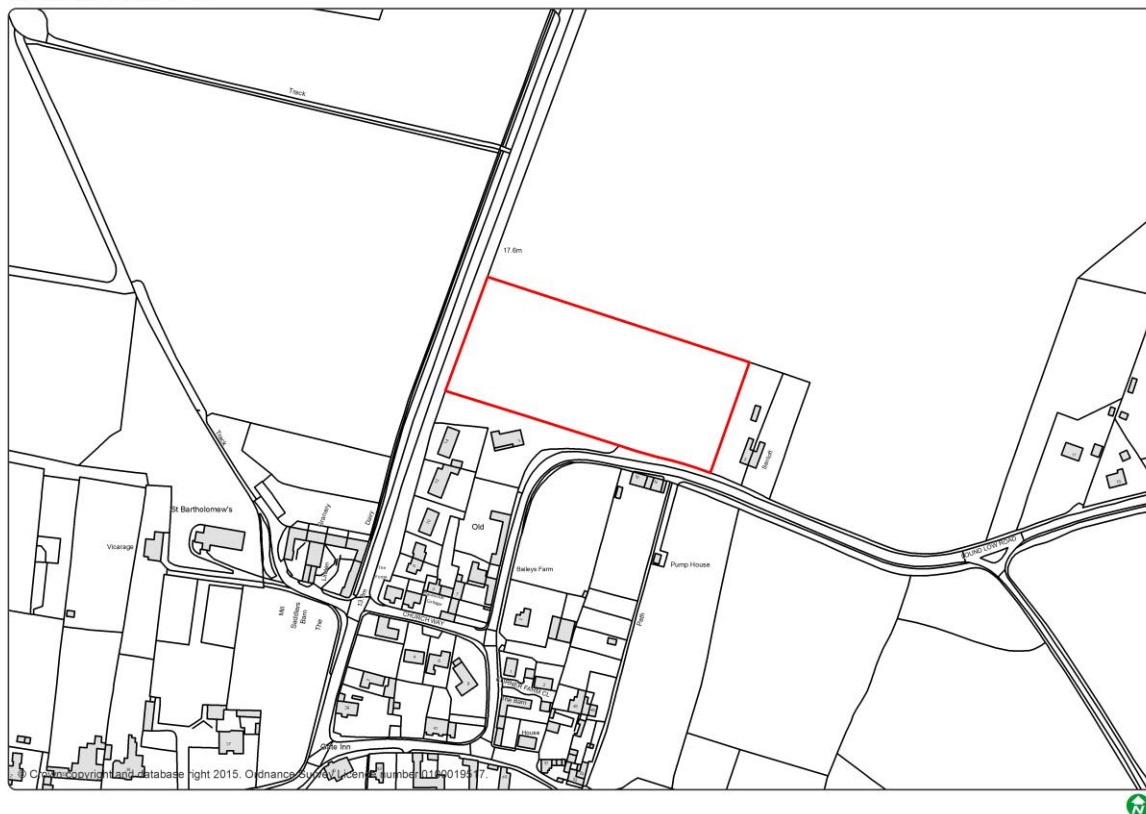
Map 5: Policies Map



Land East of Mattersey Road

Map 6

Sutton cum Lound NP03



98 This 1.25-hectare site adjoins Mattersey Road on the west and Lound Low Road on the south east.

99 To the north is open countryside, to the east is a pair of semi-detached houses, to the west of Mattersey Road then open countryside and to the south are residential properties.

100 A major concern for local people is the impact of any additional development on the flow of traffic through the village given the tight and narrow corners on Lound Low Road. They are frequently the cause of near misses and congestion particularly when agricultural vehicles are travelling through the village.

101 Consultation with BDC, the landowner and the community has included a proposal to put a link road through this site to connect Mattersey Road and Lound Low Road which would reduce the traffic using Lound Road. The design of the road would assist the flow of traffic on Lound Low Road and alleviate the current concerns about highways safety at this point of Lound Low Road.

102 The route of this road and further viability and technical studies would be required as part of the planning application process. However, development proposals that also seek

to address this road safety issue on Lound Low Road would secure wider public benefit and would be supported by the community.

103 A site assessment has considered the conservation, drainage, environmental and highway concerns. The site assessment is at Appendix B and how it scored against all the other sites at Appendix C.

104 There was good community support for the development of this site. (See consultation statement page 26 and onwards)

105 The site scored the most 'greens' (5) on the site assessment criteria, 4 ambers and one red. The red was for landscape character - Sutton cum Lound is in a policy zone that is identified as 'conserve and reinforce'. As all the potential sites considered are green field, all the sites scored 'red' on this measure.

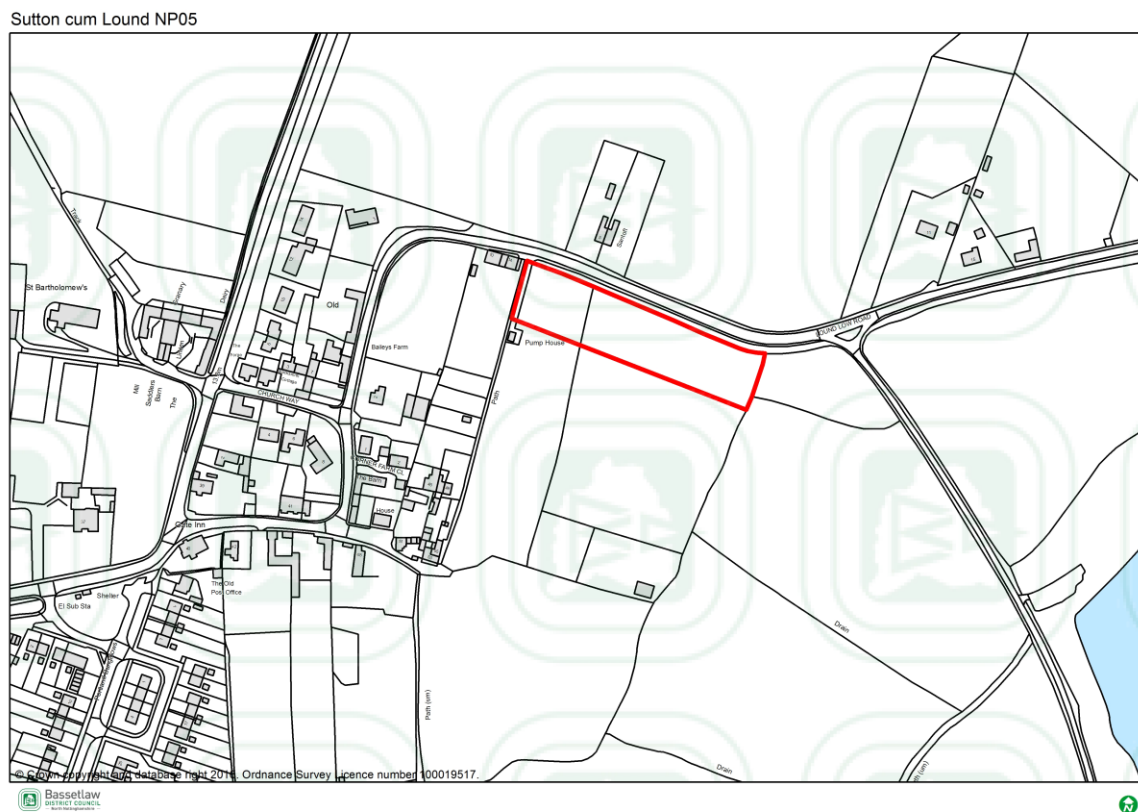
106 The allocation of this site for development in Policy 3 establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site. The planning application will also be required to address the issues raised in the site assessment.

Policy 3: Land East of Mattersey Road

- 1. Residential development on land east of Mattersey Road as allocated on the policies map will be supported where the applicant can demonstrate that the scheme meets all of the following criteria;**
 - a) that the design of the dwellings does not detract from the wider setting of the church and the non-designated heritage assets nearby and**
 - b) the design and layout reflects the rural setting and is in accordance with Policy 1.**
- 2. The proposals should include the provision of an access road that connects Mattersey Road to Lound Low Road unless it can be demonstrated this is not technically possible or viable.**

Land South of Lound Low Road

Map 7



- 107 This 0.53-hectare has a road and a pair of semi-detached houses to the north, open countryside to the south and east and residential properties to the west. A public right of way runs along the western boundary.¹⁴
- 108 There was good community support for the development of this site. (See consultation statement page 26 and onwards) but only for development fronting the road.
- 109 The Site Assessment ¹⁵ scored this site 4 'greens' on the site assessment criteria. It scored red for landscape character - Sutton cum Lound is in a policy zone that is identified as 'conserve and reinforce'. As development on any of these sites would be contrary to this landscape policy all the sites scored 'red' on this measure.
- 110 The other red score was in relation to the built character as it would extend ribbon development along Lound Low Road. Nevertheless, with careful design as required in Policy 4 any negative impact can be minimised.

¹⁴ See Site Assessment Appendix B

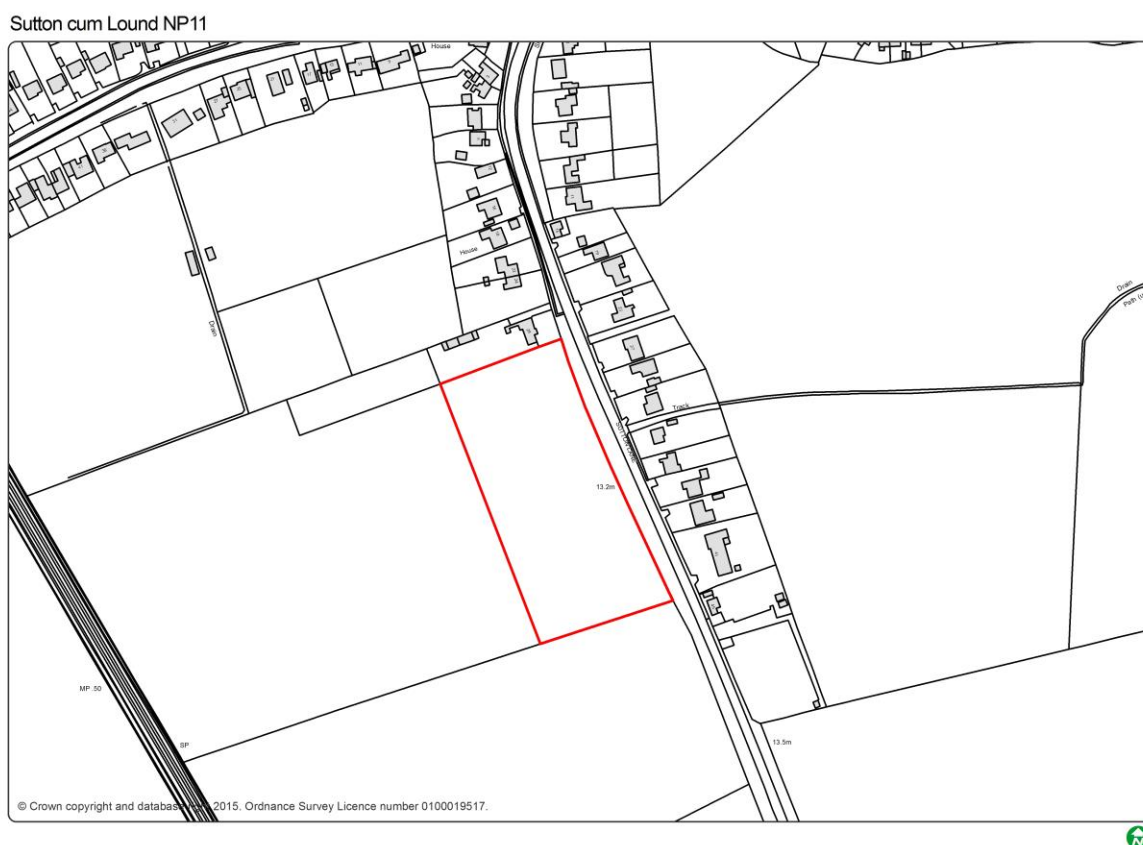
¹⁵ See Appendix C

Policy 4: Land south of Lound Low Road

1. Residential development on land south of Lound Low Road as allocated on the policies map will be supported where the applicant can demonstrate the following:
 - a) the design and layout reflects its rural setting and is in accordance with Policy 1; and
 - b) the layout safeguards the public right of way on the western boundary.

Land West of Sutton Lane

Map 8



111 This 0.77-hectare site is on the southern approach to the village. There are properties on the northern boundary. On the eastern boundary is the main road through the village with properties opposite. The south and western boundary is open countryside.

112 The site assessment¹⁶ undertaken by BDC identified two issues that should be taken into account when considering development on the site.

- The need for a footpath connection on the road frontage

¹⁶ see Appendix B

- Linear development along the road frontage would reflect local character and density.
- 113 There was community support for this site (see Consultation Statement page 26 and onwards).
- 114 The Site Assessment¹⁷ scored the site 4 'greens'. It scored red for landscape character - Sutton cum Lound is in a policy zone that is identified as 'conserve and reinforce'. As development on any of these sites would be contrary to this landscape policy all the sites scored 'red' on this measure.
- 115 The other red score was in relation to the quality of the agricultural land which is grade 3¹⁸.
- 116 Properties to the north have long gardens that run to the rear that soften the boundary between the built edge of the village and the open countryside.
- 117 Consultation with Nottinghamshire County Council revealed that this site is the nearest to a site allocation for sand and gravel extraction in the Minerals Local Submission Draft 2016 called Botany Bay, a part of which is within the parish.¹⁹

Policy 5: Land West of Sutton Lane

- 1. Residential development on land west of Sutton Lane as allocated on the policies map will be supported where the applicant can demonstrate;**
 - a) a high design quality that reflects the location of the site as a gateway into the village.; and**
 - b) a layout that reflects the linear development pattern of the properties on the opposite side of Sutton Lane and**
 - c) a layout that reflects the open aspect of the site and its rural setting and be in accordance with Policy 1; and**
 - d) boundary treatments that present a strong frontage to Sutton Lane and rear gardens that present a green boundary to the open countryside to the west.**
 - e) The means by which a pedestrian footpath will be provided along the length of the site frontage connecting to the existing footpath north of the site.**

¹⁷ see Appendix C

¹⁸ based on the Agricultural Land Classification

¹⁹ see <http://www.nottinghamshire.gov.uk/media/113022/mlp-consultation-submission-draft.pdf>

16 Infill and Redevelopment in Sutton cum Lound Village

- 118 It is possible that, over the Plan period, sites within the existing village will come forward for development. The cumulative effect of this can change the character of the area.
- 119 The heritage quality of parts of Sutton cum Lound village is reflected in the 51 non-designated heritage assets. Limited infill and redevelopment may be acceptable in the village provided it preserves the character of the village. Regard should be had to the scale and character of the area when assessing development proposals.
- 120 Not all gaps are appropriate for infilling. Early on in this neighbourhood plan process the community identified the protection of green spaces as a key issue (see table 3). Part of the character of Sutton Cum Lound is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character of the village.
- 121 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage²⁰ by the filling of a small gap normally capable of taking one or two dwellings only.
- 122 Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites may be in the centre of the village close to local amenities, limited infill and redevelopment may be appropriate.
- 123 Smaller dwellings suitable for older people or those with mobility issues will be particularly supported in the village. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first home.
- 124 Redevelopment proposals and limited infill plots are required to respect the surrounding character and densities in accordance with district policy and also to be in accordance with the design policies in this Plan.

²⁰ A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.

Policy 6: Infill and Redevelopment in Sutton cum Lound Village

- 1. Residential development on infill and redevelopment sites will only be supported where the proposals meet all the following criteria;**
 - a) the scheme is in keeping with the character of the area particularly in relation to historic development patterns and building plot sizes; and**
 - b) Where listed buildings and their settings are affected the scheme preserves or enhances their significance and in respect of non-designated heritage assets the effect of development on their significance is taken into account including the scale of any harm or loss; and**
 - c) building lines and boundary treatments of the development should respect those already existing in the area surrounding the site.**
 - d) the scheme is small in scale (one or two dwellings unless it can be demonstrated to the District Council's satisfaction that a higher number, perhaps due to plot and dwelling size, would not cause material harm to the character of the area.)**
- 2. Proposals that include smaller dwellings on infill and redevelopment sites that are within a safe walking distance of local amenities will be particularly supported.**

17 Enhancing Facilities in the Village

125 Sutton cum Lound is classed as a rural service centre because it offers a 'range of services and facilities'. However, since the Core Strategy was prepared in 2011 the village shop and the post office have closed. The loss of the village shop remains keenly felt by local people who now have to travel 3 miles to Retford for the most basic provisions. The limited bus service means that mostly this journey is undertaken by car.

126 The NPPF para 92 advocates that planning policies should '*plan positively for the provision and use of community facilities and local services*'

127 Local facilities not only aid social cohesion (by providing meeting places for local groups) but being able to walk or cycle to local shops reduces car usage – an important measure of a sustainable community.

128 Although Sutton cum Lound now has a more limited range of facilities, those that exist are highly valued and well used. The school, pub and village hall are focal points for village life.

129 The community want to improve these facilities. The consultation identified

- The need to reinstate a village shop service
- The need to replace the old tennis courts with more suitable facilities for older children (U14-U18).

- 130 The Open Space Strategy 2012 produced for BDC identified that there was a need for increased provision for children of this age. (The existing play park is more suitable for younger children).
- 131 This report noted that in various villages multi use games areas (MUGAs) had been provided. The Parish Council will continue to seek funding to provide this facility for older children in the village.
- 132 With 39 businesses listed as operating from Sutton Cum Lound, technological advances and changing working practices means this number is likely to grow over the Plan period. Fast and reliable fibre to cabinet broadband access and a widespread 4G mobile telephone signal help make Sutton suitable for home working.
- 133 As more people work from the village during the day time this presents opportunities for village facilities like the pub to provide a social space for interaction.

Allotments

- 134 Allotments can provide valuable health and social inclusion benefits; they can create attractive amenity spaces.
- 135 There are no allotments within the Parish and the Parish Council report that more than 10 people have requested them during the process for preparing this Neighbourhood Plan. This places a duty on the Parish Council to find a site suitable for them if possible.
- 136 BDCs Open Space, Sport and Recreation Study 2010 included District analysis of the existing provision. The National Society of Allotment and Leisure Gardens (NSALG) suggests an average plot size of 250 metres and 1 allotment per 200 people. The Study notes that at District level Bassetlaw meets NSALG standards but that there is a lack of provision in more rural settlements. There has been a rise in the calls for allotment provision locally that reflects a national trend.
- 137 With the population of Sutton Cum Lound the NSALG standard would equate to 4 plots although the Parish Council report demand for at least 10. This suggests that a 0.5-hectare site would provide 10 allotments with associated servicing (access and car parking).²¹
- 138 BDC have previously identified a possible site in the village (site BDC10 on map at Appendix D). However, the limited access and lack of water made this unpopular with local residents.
- 139 The expected increase in population due to the proposed development in Sutton Cum Lound is likely to increase the demand for allotments. No suitable site has currently been

²¹ site size based on Torworth Parish Council who provided 12 new allotments in 2010 on a 0.6-hectare site.

identified but Policy 7 reflects the Parish Councils desire to deliver a site for this purpose over the Plan period.

- 140 The site should be directly and safely accessible for local residents. The BDC Open Spaces Study found that a majority of users would accept a 5-10-minute walk to access provision. The ability to bring water to the site will also be a key factor in identifying a suitable location.
- 141 It is anticipated that partnership working with local landowners as part of the pre-application consultation to bring forward the housing sites will assist in also securing a site for allotments. This is also a project see appendix A.
- 142 Policy 7 supports proposals that enhance all the community facilities across the Plan area. The Parish Council intends that, where Community Infrastructure Levy is secured, (if applicable) it may be used to support improvements to local community facilities. See the projects listed at Appendix A.

Policy 7: Enhancing facilities in the village

- 1. Development that supports the vibrancy and vitality of the village by improving the range of facilities for the local community will be supported where it can be demonstrated that;**
 - a) the scheme is meeting an evidenced local need, and**
 - b) the scheme is appropriate to its rural setting; and**
 - c) does not cause material harm to the amenity of neighbouring residential properties.**
- 2. Proposals for an allotment site to meet existing and future needs where the site can be suitably accessed and serviced will be supported.**

18 Improving Green Infrastructure

- 143 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around Sutton cum Lound and the open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, churchyards, sports facilities and water-courses.
- 144 Bassetlaw's Green Infrastructure Study May 2010 describes the assets in the Plan area. *'The central Idle Valley to the north of Retford is bound by the river channels of the Idle itself to the east and the Ryton to the west. This is an area of strong green infrastructure node-value, primarily due to it including the extensive Sutton and Lound Gravel Pits SSSI, which after half a century of aggregates extraction has developed into a*

unique wetland landscape and is now identified as a landscape requiring conservation and reinforcement'

- 145 In the Bassetlaw Landscape Character Assessment the entirety of the Plan area is covered by Policy Zone 9 of the Idle Lowlands character area. This Policy Zone is described as being in a moderate condition, with the recommended action for the area is to conserve and restore it.
- 146 Map 4 shows the existing public rights of way in the Plan area. The network has been improved due the parish council working with land owners who have granted access across fields to join up some of the footpaths.
- 147 The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.²²
- 148 The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.²³
- 149 The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
- 150 Discussions with landowners are on-going and the Parish Council will remain committed to securing further improvements to the footpath network that ensures a better network of pedestrian and/or cycle routes over the Plan period where possible. Continuing to seek ways to improve walking routes is also a project (see Appendix A). The Parish Council have published a walking brochure which reflects the improved footpath infrastructure.
- 151 The provision of additional play equipment targeting older children has been a common point of discussion throughout the Neighbourhood Plan process. The provision of a multi-use games area on the site of the old tennis courts is supported and would meet the identified need for play space for older children.

²² see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

²³ see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

Policy 8: Improving Green Infrastructure

1. **Development proposals that deliver improvements to the green infrastructure network will be encouraged. Particular support will be given to proposals to improve green infrastructure that:**
 - a) **are compatible with the local recommendations made in the Bassetlaw Landscape Character Assessment and do not result in loss of or harm to features of identified ecological value; and**
 - b) **are for the purpose of improving non-vehicular routes; and**
 - c) **would not harm local habitats.**
2. **All development will be expected to demonstrate how it protects and, where possible, enhances existing public rights of way affected by development and shows the opportunities taken to improve linkages between the site and existing routes and, where the site is on the edge of the settlement, between the village edge and the open countryside.**
3. **Opportunities to improve green infrastructure assets as part of a development proposal will be supported.**

19 Getting Around

152 Road Safety was a significant issue of great concern throughout the consultation process. The speeding of vehicles on the approach to the village (Mattersey Lane to the north and Sutton Lane to the south) is made possible due to the long straight roads (as was evidenced in local speed tests see section 6). The lack of footpaths along these routes into the village makes it a significant highway safety issue.

153 The community have already organised speed camera testing to provide evidence to the police and the highways agency about the extent of the speeding (see section 7 G).

154 The issue of highway safety relating to the tight corners on Lound Low Road and the lack of footpaths on the west side of Sutton Lane are addressed as part of policies 3 and 5 respectively. However given the community's concerns regarding road safety throughout the preparation of the plan and also the policy in the NPPF at section 9 paragraph 108 that development should be located and designed to '*provide safe and suitable access*' it is justified to set out a policy that requires all development to be designed to improve highway and pedestrian safety in the immediate vicinity of the site.

155 Whilst generally policy in the neighbourhood plan can only require highway improvements as part of development, there are other road safety matters that do not relate specifically to the development and use of land. In recognition of these concerns, raised through consultation, the Parish Council will work with partners including Nottinghamshire County Council and BDC to seek design solutions to improve road safety as set out in Community Projects Nos 4 and 6 in Appendix A.

Policy 9: Highway Safety

- 1. All development proposals within the village, both on allocated sites and on other infill development sites under policy 6, will be required to demonstrate that the development and its access arrangements have been designed to improve pedestrian and highway safety in the immediate vicinity of the site.**

20 Implementation

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

157 There are several areas of activity which will affect delivery and each is important in shaping Sutton cum Lound Parish in the months and years ahead. These comprise:

- a) The statutory planning process. This Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village. In the context of the prevailing economic climate and public funding there is recognition that public investment in the Parish will be challenging to secure.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

158 The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

21 Monitoring and Review

- 159 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Sutton cum Lound Parish Council.
- 160 The Parish Council will publish a report on the implementation of the Plan periodically.
- 161 The findings of the report will be shared with BDC.
- 162 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
- 163 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation and in accordance with legislative procedures for neighbourhood planning applying at the time.

Appendix A: List of Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

- | | |
|------------------|---|
| Project 1 | Seek funding to provide play facilities for older children |
| Project 2 | Provide a Historical Information Board |
| Project 3 | Enhance the rural nature of the village by seeking funds to plant more trees around the village and raising awareness amongst residents of the value of Tree Protection Orders on existing trees. |
| Project 4 | Continue to lobby NCC and the Highways Agency to improve pavements in parts of the village |
| Project 5 | Work with local landowners to secure the provision of a sports playing field |
| Project 6 | Work with BDC, NCC and the Highways Agency to seek solutions to the recognised problem of speeding on the main roads into the village. |
| Project 7 | Seeks opportunities to reinstate a village shop service |
| Project 8 | Work with local landowners to identify a site suitable for allotments |
| Project 9 | Work with partners (e.g. Nottinghamshire Wildlife Trust) to improve access to the Idle Valley |

Appendix B: Site Assessments

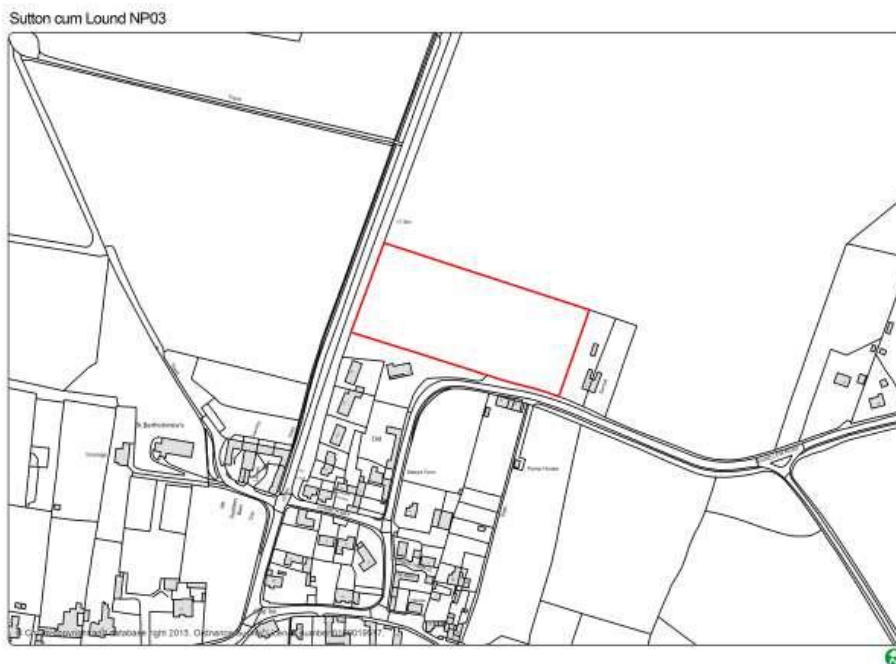


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 3 (NP – Community Identified) Land east of Mattersey Road, Sutton

Site

Current use:	Agricultural land
Previous use:	None known
Current status within the Core Strategy:	Outside Sutton’s development boundary
Surrounding land use(s):	North – open countryside East – pair of semi-detached residential properties South – residential properties West – road and then open countryside
Site area:	1.25ha
Topography of the site:	Flat site, slopes from the North down to South
Landscape Character Area designation:	Idle Lowlands 07: conserve and reinforce



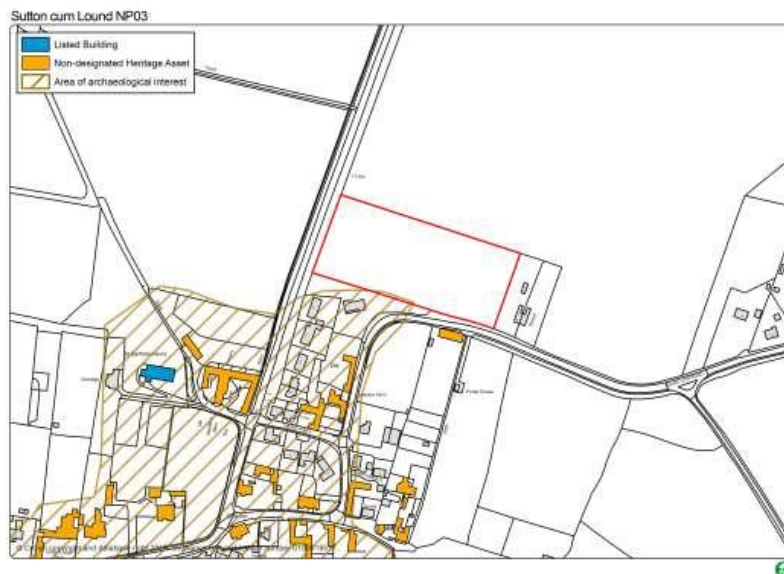


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Site constraints

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 (Grade I Church is within the wider area)
Conservation Area:	There is no Conservation Area within the village
Other Heritage Matters:	There are non-designated heritage assets to the south of the site
Archaeology:	The land to the southeast of the site has been identified as an area of archaeological interest
Trees:	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 right of way running along the western boundary of the site
Flood risk:	There are no known fluvial flooding issues within the village



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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:

This site contains no features of interest itself, although is within the wider setting of the church and several non-designated heritage assets. The adjacent site, to the south, is identified as an area of archaeological interest. With this in mind, Conservation would have no concerns with the principle of development here, although consideration needs to be given to the impact development would have on the setting of the church and on other heritage assets nearby. Road-fronted development would be recommended, on both Mattersey Road and Lound Low Road, with no backland development. The use of traditional building types, with appropriate scales, layout, facing materials and detailing would help assimilate any development into its historic surroundings.

Drainage comments:

No known issues. Greenfield run-off rates would have to be maintained and the potential impact on the existing drainage network would have to be considered. No objection in principle.

Environment Agency advice:

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

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. There are no objections raised to this site coming forward in principle, subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on-site highway layout to standard, residential travel plan, planning contributions, off-site improvements a traffic assessment.

There may be some benefit in providing access from both Mattersey Road and Lound Low Road as this will improve connectivity around the village and avoid the need for turning heads which are costly in terms of land take. However, there would be no objection to frontage development subject to satisfactory visibility splays being achieved at plot accesses. This may be slightly more difficult on Lound Low Road closer to the bend. The preference would be for a link between Mattersey Road and Lound Low Road though.

Tree officer comments:

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



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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.

If there were to be any development on this site, a connecting road through from Mattersey Road and Lound Low Road could be supported, as well as frontage development to reflect the character of the surrounding built form.

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 acceptable**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- the impact the development would have on the setting of the church and on other heritage assets nearby;
- development to front onto the Mattersey Road and Lound Low Road;
- link road through the site to improve permeability;
- hedgerow along the boundaries should be retained where possible;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



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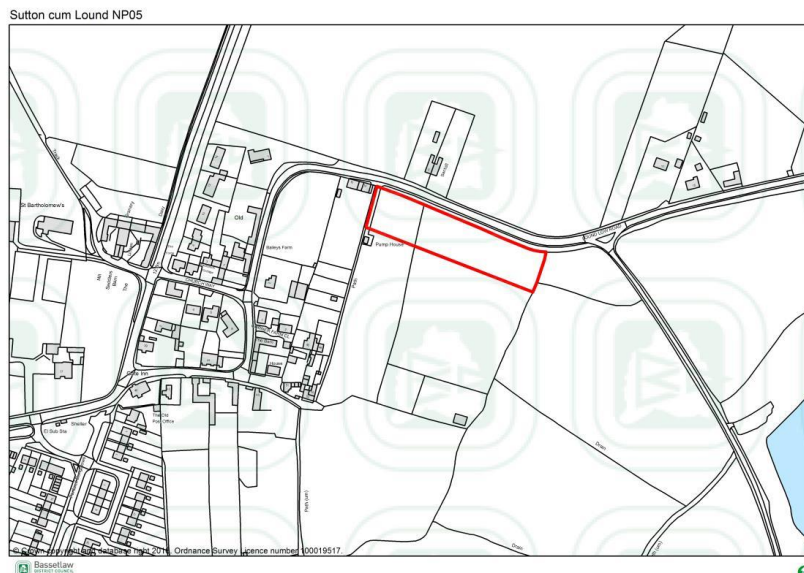


NORTH NOTTS REGENERATION & INVESTMENT TEAM

Site 5 (NP – Community Identified) Land south of Lound Low Road, Sutton

Site details

Current use:	Unused Agricultural land and a pump house
Previous use:	None known
Current status within the Core Strategy:	Outside Sutton’s development boundary
Surrounding land use(s):	North – road and then pair of semi-detached residential properties and open countryside East – open countryside South – open countryside (NP20) West – mainly residential with large open gaps
Site area:	053ha
Topography of the site:	Flat and even site
Landscape Character Area designation:	Idle Lowlands 10: conserve and reinforce



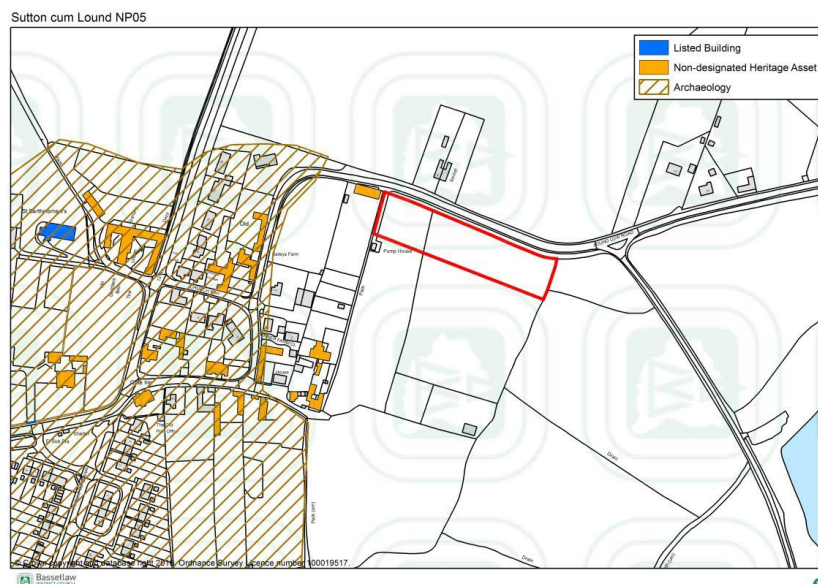


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Site constraints

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 the village
Other Heritage Matters:	There are non-designated heritage assets to the west of the site
Archaeology:	There are no areas of archaeological interest which borders 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 is a right of way running along the western boundary of the site
Flood risk:	There are no known fluvial flooding issues within the village



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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:

This site is outside of the historic core and there are no heritage assets on the site. There are several non-designated heritage assets in the vicinity. There are no concerns with the principle of development from a heritage point of view, although this is subject to the design, scale, layout, materials and detailing being appropriate to the historic setting and subject to existing field boundaries being respected in any successful scheme.

Drainage comments:

No known issues. Greenfield run-off rates would have to be maintained. No objection in principle.

Environment Agency advice:

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

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. There are no objections raised to this site coming forward in principle, subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on-site highway layout to standard, residential travel plan, planning contributions, off-site improvements a traffic assessment.

It is recommended that the site is served comprehensively with site NP04 and that this includes two points of access, one from each allocation, to improve the connectivity through the village. The village speed limit will require relocating to a point east of the site frontage, and the existing footway will require widening to a minimum of 2m.

Tree officer comments:

No comments.



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Land west of Sutton Lane, Sutton (NP11)

Site details

Current use:	Agricultural land
Previous use:	None known
Current status within the Core Strategy:	Outside Sutton's development boundary
Surrounding land use(s):	North – residential properties East – road and then residential properties South – open countryside West – open countryside
Site area:	0.77ha
Topography of the site:	Flat, even site
Landscape Character Area designation:	Idle Lowlands 10: 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 the village
Other Heritage Matters:	There are non-designated heritage assets to the north of the site
Archaeology:	The land to the north and south of the site has been identified as an area of archaeological interest
Trees:	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 are no known rights of way affecting this site
Flood risk:	There are no known fluvial flooding issues within the village



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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 contains no heritage assets, although immediately to the north are several non-designated heritage assets. Areas of archaeological interest exist to the north and south. Conservation has no concerns with the principle of development, subject to acceptable design, scale, materials and detailing. In addition, Conservation would only be supportive of development alongside the road in a linear form.

Drainage comments:

No known issues. Greenfield run-off rates would have to be maintained and the potential impact on the existing drainage network which runs through the village would have to be considered. No objection in principle.

Environment Agency advice:

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

Highway Authority comments:

The Highway Authority have provided comments on the principle of allocating the site. There are no objections raised to this site coming forward in principle. A footpath connection would be required on the road frontage. Furthermore, satisfactory details of layout, access, parking and servicing will be required. Requires visibility to be provided as standard, on-site highway layout to standard, residential travel plan, planning contributions and off-site improvements.

Tree officer comments:

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



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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.

If this site were to be developed, the preference would be to have a linear development along the road frontage to reflect the local character and of a similar density.

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 acceptable**. There specific matters which would need to be addressed or considered if this site was to be allocated:

- the impact the development would have on the setting of the heritage assets nearby;
- hedgerow along the boundaries should be retained where possible;
- footpath connection would be required on the road frontage;
- the layout, access, parking and servicing arrangements to meet the Highway Authority's requirement; and
- complying with the relevant Core Strategy policies and associated Supplementary Planning Documents.



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Appendix C: Site Assessment of All Sites

Site ref	Site assessment report	Community support	Neighbouring land uses	Economic opportunities?	Agricultural land classification	Landscape character	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Comments
1	R	A	G	A	A	R	G	A	R	W	The site could not be supported from Conservation perspective; has received some level of community support; is adjacent to the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; Conservation constraints may impact on the deliverability of the site and viability of any scheme coming forward; adverse impact on heritage assets within the locality of the site and there is no known impact on local infrastructure issues.
2	R	A	G	A	A	R	G	A	R	W	The site could not be supported from Conservation perspective; has received some level of community support; is adjacent to the built form of Sutton and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; Conservation constraints may impact on the deliverability of the site and viability of any scheme coming forward; adverse impact on heritage assets within the locality of the site and there is no known impact on local infrastructure issues.
3	G	G	G	A	A	R	G	A	A	G	The site could be supported for development based on the findings from the site assessment report; has received a good level of community support; is adjacent to the built form of Sutton and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; potential impact on heritage assets within the locality of the site and developing the site could improve the local road network by creating a new link road through from Lound Low Road to Mattersey Road.
4	G	A	G	A	A	R	G	A	A	A	The site could be supported for development based on the findings from the site assessment report; some level of community support; adjacent to the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; potential impact on heritage assets within the locality of the site and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road.
5	G	G	G	A	A	R	R	A	G	A	The site could be supported for development based on the findings from the site assessment report; has received a good level of community support; is slightly apart from the built form of Sutton; grade

Site ref	Site assessment report	Community support	Neighbouring land uses	Economic opportunities?	Agricultural land classification	Landscape character	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Comments
											3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the sites to the west being developed out first; unlikely to be have an impact on heritage assets and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road.
6	A	A	G	A	A	R	R	A	G	A	The site may be supported for development based on the findings from the site assessment report providing that access can be provided through an adjacent site; some level of community support; slightly apart from the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the sites to the west being developed out first; access to the site is reliant upon third party land/ransom strips and may impact on the deliverability of the site; unlikely to be have an impact on heritage assets and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road and/or Portland Place.
7	A	A	G	A	A	R	R	A	A	A	The site may be supported for development based on the findings from the site assessment report providing that access can be provided through an adjacent site some level of community support; slightly apart from the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the sites to the west being developed out first; access to the site is reliant upon third party land/ransom strips and may impact on the deliverability of the site; potential implications on the development potential of the site due to the heritage assets close by and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road and/or Portland Place.
8	A	A	G	A	A	R	G	A	A	A	The site may be supported for development based on the findings from the site assessment report providing that access can be provided through an adjacent site or over a ransom strip some level of community support; adjacent to the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the sites to the west being developed out first; access to the site is reliant upon third party land/ransom strips and may impact on the deliverability of the site; potential implications on the development potential of the site due to the heritage assets close by and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road and/or Portland Place.

Site ref	Site assessment report	Community support	Neighbouring land uses	Economic opportunities?	Agricultural land classification	Landscape character	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Comments
9	A (5)	R	G	A	A	R	G	A	G	W	The site may be supported for development (up to 5 houses) based on the findings from the site assessment report providing that a suitable access can be provided; has not received community support; is within the built form of Sutton and appears to be a logical infill site; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and could impact on the numbers of units delivered on the site; unlikely to be have an impact on heritage assets and there are no known impact on local infrastructure issues.
10	R	R	G	A	R	R	G	A	G	W	The site could not supported for development as a suitable access cannot be provided; has not received community support; is within the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and would impact on the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
11	G	A	G	A	R	R	G	A	G	W	The site could be supported for development based on the findings from the site assessment report; some level of community support; adjacent to the build form of Sutton and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site has no constraints to affect the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
12	G	R	G	A	R	R	G	A	G	G	The site could be supported for development based on the findings from the site assessment report; has not received community support; is adjacent to the build form of Sutton and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site has no constraints to affect the deliverability of the site; there are no heritage assets affected by the site's development and there is the potential for developing the site to improve the known drainage problems associated in the locality.
13	R	R	G	A	R	R	G	A	G	W	The site could not supported for development as a suitable access cannot be provided; has not received community support; is within the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and would impact on the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
14	A (1)	R	G	A	R	R	A	A	G	W	The site may be supported for development (for one houses) based on the findings from the site assessment report providing that a suitable access can be provided; has not received community

Site ref	Site assessment report	Community support	Neighbouring land uses	Economic opportunities?	Agricultural land classification	Landscape character	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Comments
											support; is the character of the locality in this area is liner development, this site would create a cul-de-sac development; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and could impact on the numbers of units delivered on the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
15	R	R	G	A	A	R	G	A	G	W	The site could not supported for development as a suitable access cannot be provided; has not received community support; is adjacent to the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and would impact on the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
16	R	R	G	A	A	R	G	A	A	W	The site could not supported for development as a suitable access cannot be provided; has not received community support; is adjacent to the built form of Sutton; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; site access is not suitable and would impact on the deliverability of the site; potential implications on the development potential of the site due to the heritage assets close by and there are no known impact on local infrastructure issues.
17	A	A	G	A	R	R	A	A	G	W	The site could be supported for development based on the findings from the site assessment report; has received some level of community support; is adjacent to the build form of Sutton (providing NP11 comes forward) and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site has no constraints to affect the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.
18	A	A	G	A	R	R	A	A	G	W	The site could be supported for development based on the findings from the site assessment report; has received some level of community support; is adjacent to the build form of Sutton (but would be further extending the linear form of the village on one side of the road if NP11 and 17 do not also come forward) and appears to be a logical extension to the village; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; the site has no constraints to affect the deliverability of the site; there are no heritage assets affected by the site's development and there are no known impact on local infrastructure issues.

Site ref	Site assessment report	Community support	Neighbouring land uses	Economic opportunities?	Agricultural land classification	Landscape character	Built character	Green infrastructure	Heritage Assets	Infrastructure Impact	Comments
19	A	A	G	A	A	R	A	A	G	A	The site could be supported for development based on the findings from the site assessment report providing that access can be provided through an adjacent site; has received some level of community support; is adjacent to the settlement of Sutton (providing that BDC04 is built out); grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the site to the north being developed out first (in the same ownership); unlikely to be have an impact on heritage assets and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road and/or Portland Place.
20	A	A	G	A	A	R	R	A	G	A	The site could be supported for development based on the findings from the site assessment report providing that access can be provided through an adjacent site; has received some level of community support; is slightly apart from the built form of Sutton due to site NP05 to the north; grade 3 ALC; within a 'conserve and reinforce' landscape Policy Zone; would detract from the current character of the locality without the site to the north being developed out first (in the same ownership); unlikely to be have an impact on heritage assets and the site could increase the traffic potentially using the junction of Town Street with Mattersey Road and/or Portland Place.

Appendix D: Sites identified for Consultation

