

East Drayton Neighbourhood Plan

Site Assessment

Final Report

December 2024

Quality information

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Abbreviations used in the report

Abbreviation Definition

MHCLG	Ministry of Housing, Communities and Local Government
dph	Dwellings per hectare
Ha	Hectare
BDC	Bassetlaw District Council
SHLAA	Strategic Housing Land Availability Assessment
HELAA	Housing and Economic Land Availability Assessment
EDNP	East Drayton Neighbourhood Plan
EDPC	East Drayton Parish Council
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest
EDPC	East Drayton Parish Council

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the East Drayton Neighbourhood Plan (EDNP). The work undertaken was agreed with East Drayton Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in September 2024 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for development and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocation policies would comply with the strategic policies of the adopted Development.

The report is intended to help East Drayton Parish Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

The Neighbourhood Plan is being prepared in the context of the Bassetlaw Local Plan 2020-2038 (adopted 2024). The relevant planning authority is Bassetlaw District Council (BDC). The East Drayton Neighbourhood Area was designated in 2019.

East Drayton is categorised in the Bassetlaw Local Plan under 'Small Rural Settlement.' These are settlements that have limited access to employment, services and public transport. The settlement has no defined Built-up Area Boundary and there are currently no sites allocated for development in the Local Plan.

Of the eight sites assessed, one site is appropriate for allocation within the neighbourhood plan. This site is

- ED08 - Conifers, Low Street

A further five sites have been identified as potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report. These are:

- ED02 - Yew Tree Farm, Top St
- ED03 - Vine Farm, Low St
- ED05 - Part of field south of Long Lane
- ED06 - Land to the south of Church Lane
- ED07 - Land to rear of North Beck and Chapel View, Low Street

The remaining two sites are not currently suitable for housing development and therefore not appropriate for allocation in the neighbourhood plan. These are:

- ED01 - Land at Long Lane
- ED04 - Land south of Greengate Rd and north of South View Farm

In order to select sites for allocation in the Neighbourhood Plan, the next steps would be to select sites based on the findings of this site assessment, the Neighbourhood Plan objectives; community consultation and consultation with landowners;

discussions with Bassetlaw District Council; any other relevant evidence that becomes available; and other considerations such as the appropriate density of the proposed site(s) to reflect local character.

1. Introduction

- 1.1 The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for the proposed development type and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocation policies would comply with the strategic policies of the adopted Development.
- 1.2 The report is intended to help East Drayton Parish Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.1 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

- 1.2 East Drayton is located in Bassetlaw and the Neighbourhood Plan is being prepared in the context of the Bassetlaw Local Plan. The relevant planning authority is Bassetlaw District Council. As a two-tier local authority, Nottinghamshire County Council is responsible for certain public services, most importantly roads, schools and libraries. Planning is entirely devolved to Bassetlaw District Council.
- 1.3 The village of East Drayton is located approximately 7 miles east of the closest main town, Retford and 12 miles west of Lincoln. The nearest train station is approximately 7 miles away in Retford, which is served by the London North Eastern Railway on the East Coast Main Line providing links to York and London King's Cross, with additional services to Leeds, Newcastle and Edinburgh. The settlement lies about a mile north of the A57 providing vehicular access towards Lincoln.
- 1.4 East Drayton is categorised in the Bassetlaw Local Plan¹ under 'Small Rural Settlement.' These are settlements that have limited access to employment, services and public transport. The settlement has no defined Built-up Area Boundary and there are currently no sites allocated for development in the Local Plan
- 1.5 There are several Listed Buildings within the parish, including the Grade I listed Church of St Peter, and numerous Grade II listed buildings such as the Yew Tree Farmhouse and the Old Harrow Inn.
- 1.6 East Drayton had a population of 266 at the time of the 2021 Census. In terms of services, the settlement has a local sports club, a village hall and a public house.

The Neighbourhood Plan

- 1.7 The parish of East Drayton, located in Bassetlaw, was initially designated as a neighbourhood area by Bassetlaw District Council on 26 September 2019 – see **Figure 1-1**.

¹ Available at: <https://www.bassetlaw.gov.uk/planning-and-building/bassetlaw-local-plan-2020-2038/bassetlaw-local-plan-2020-2038/>

- 1.8 Bassetlaw District Council have provided East Drayton with a housing requirement of 5 dwellings over the Local Plan period. This housing need has now been met through speculative housing applications for 13 homes.
- 1.9 This assessment will determine whether the eight sites that have been identified have potential to deliver additional housing to meet an additional identified local need.

East Drayton

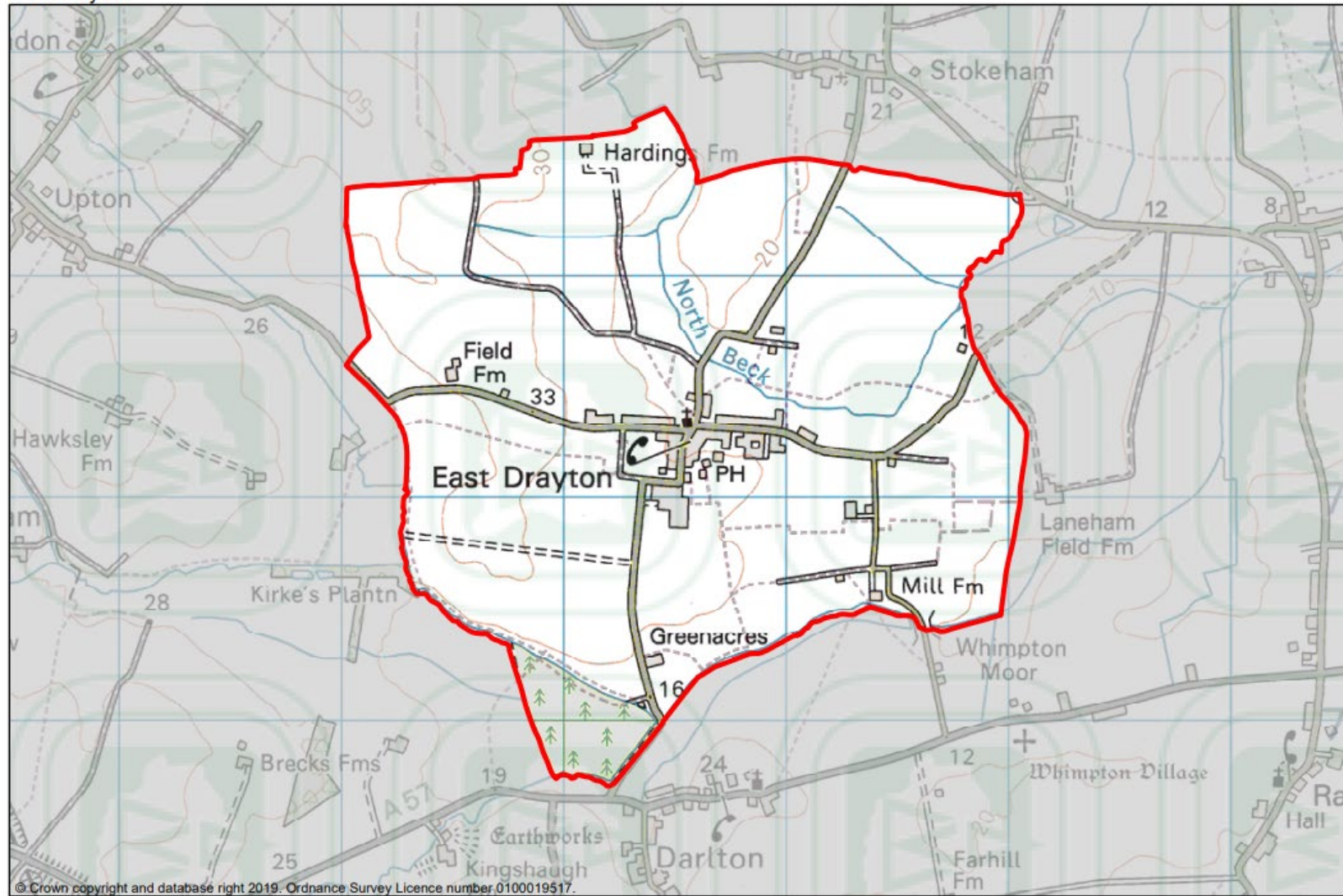


Figure 1-1 Map of East Drayton Neighbourhood Area. Source: BDC.

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)² and Neighbourhood Planning (updated September 2020)³. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit⁴.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. The list of available sites in the parish identified have come forward through a recent round of a Call for Sites exercise completed by East Drayton Parish Council in preparation of the Neighbourhood Plan.
- 2.4 Chapter 4 of this report sets out the sites included in this assessment, including a map of all sites.

Task 2: Site Assessment

- 2.5 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan through a consistent evaluation of each site against an objective set of criteria.
- 2.6 The pro-forma contains the following criteria:
- General information:
 - Site location and use;
 - Site context and planning history;
 - Type of site (greenfield, brownfield etc.).
 - Suitability:
 - Environmental considerations;
 - Physical considerations;
 - Accessibility;
 - Landscape and visual considerations;
 - Heritage considerations;
 - Planning policy considerations.
 - Availability; and

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Also see: How to Assess and Allocate Sites for Development toolkit (Locality, 2021)

<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Summary / Conclusions

2.7 The sites were assessed using the pro-forma through a combination of desktop assessment and details recorded during the site visit undertaken in October 2024. The site visit helped understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities, and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

2.8 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:

- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan (subject to viability).
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan if issues can be resolved or sufficiently mitigated.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

2.9 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. An appropriate density is applied to the developable area of the site, which is the site area reduced to allow for non-residential use (Table 2-1).

2.10 The BDC Land Availability Assessment (LAA) methodology considers that rural villages, such as East Drayton, have an indicative capacity of 20 dwellings per hectare, and this has therefore been applied in this assessment.

2.11 The indicative housing capacity is then determined by multiplying the developable area in hectares (determined by the relevant percentage of the overall site area) by the indicative density (which in East Drayton is 20).

Table 2-1. Calculation of site developable area and density based on Bassetlaw District Council LAA methodology

Site Area	Developable area (% of gross site area)	Indicative density (dph)
<0.65 hectares	100%	20
0.65 – 5.99 hectares	90%	20
6.00 – 10.00 hectares	80%	20
>10.00 hectares	60%	20

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the emerging development plan so that Neighbourhood Plan policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national and local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2023⁵) and is supported by the Planning Practice Guidance (PPG)⁶. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans. The draft 2024 NPPF⁷ has now been published for consultation and should therefore also be taken into account in the preparation of neighbourhood plans.
- 3.4 The statutory local plan-making authority is Bassetlaw District Council. The key document making up the adopted statutory development plan for East Drayton is the Bassetlaw Local Plan 2020-2038 (adopted 2024).
- 3.5 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.6 The policies of particular relevance to development in East Drayton are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.10 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 1.1 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse

⁵ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ Available at: www.gov.uk/government/collections/planning-practice-guidance

⁷ Available at: <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement.

- 3.11 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.12 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.13 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.14 **Paragraph 71** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.
- 3.15 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.16 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.17 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.18 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.19 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.20 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.21 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Bassetlaw District Council Local Plan 2020-2038 (adopted 2024)

- 3.22 **Policy ST1: Bassetlaw's Spatial Strategy** makes provision for a minimum of 9,720 dwellings, including 1,715 across Small Rural Settlements.
- 3.23 **Policy ST2: Housing Growth in Rural Bassetlaw** outlines a minimum housing requirement for East Drayton of 5 dwellings over the plan period. The policy also states that proposals for residential development within a development boundary of a Large or Small Rural Settlement, or in those cases where there is no development boundary, within the existing built form of a settlement, will be supported where it adheres to the criteria as set out in Part 2 of this policy. Proposals for residential development outside of a development boundary of a settlement, or in those cases where there is no development boundary, outside the existing built form of a settlement, will be supported where it is consistent with Part 2 and Part 3 of this policy.

Part 2 of this policy outlines that residential development proposals within the existing built form of a settlement will be supported where they meet all of the following criteria:

- a) its location, size, scale and form does not cause significant harm to the existing built character in that part of the settlement;
- b) it does not cause significant harm to the openness and distinctiveness of the surrounding countryside, where appropriate;
- c) it maintains the physical separation between settlements, where appropriate;
- d) it prioritises the re-use of previously developed land or underused land where possible;
- e) it positively responds to the design principles as identified in Policy ST33, and any relevant characterisation studies and/or design codes informing a made neighbourhood plan; and
- f) it provides well-designed, safe and convenient access for all, including where appropriate, connections and improvements to existing infrastructure to promote walking, cycling, and the use of public transport i.e. pavements, roads with crossings, cycle lanes or paths, bus stops etc.

Part 3 of this policy outlines that residential development proposals in the countryside will be supported where they are consistent with Part 2 above and where they:

- a) are supported within a made neighbourhood plan (including a review); or
- b) provide for the replacement of an existing dwelling; in this case the replacement dwelling should be of a similar size and scale to the original

- dwelling and be located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would have no adverse impact on the wider setting; or
- c) provide for the conversion of a permanent redundant or disused non-residential building that is structurally capable of conversion and that any extension or alteration would not adversely affect the form, scale, massing or proportion of the building and would enhance the immediate setting; or
 - d) are consistent with other policies in this Plan.
- 3.24 **Policy ST27: Affordable Housing** states that the provision of affordable housing will be sought from housing schemes of 10 or more units or housing sites of 0.5 ha or more.
- 3.25 **Policy ST28: Housing Mix** states that new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type, and tenure.
- 3.26 **Policy ST30: Sites for Gypsies and Travellers** designates the formalisation of the site adjacent to site ED01 in this site assessment as a Gypsy and Traveller for 1 additional pitch. The policy states that the permanent accommodation needs of the District's Gypsy and Traveller community will be met through the provision for 49 permanent pitches by 2037-2038, with approximately 27 permanent pitches to be delivered by 2028-2029. Up to 2028-29, beyond these designated sites where the identified need has been fully met, small extensions to, or intensification of, an existing authorised, well managed site may be supported if there is a need specific to the household on site. Any such extensions should be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land, where possible. All extensions/intensifications up to 2028/29 and any new sites beyond 2028/29 must adhere to the requirements as set out in Part 2 of this policy.
- 3.27 **Policy ST35: Landscape Character** states that proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported. Proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments.
- 3.28 **Policy ST38: Biodiversity and Geodiversity** states that the Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw and apply a mitigation hierarchy to minimise impact.
- 3.29 **Policy ST39: Trees, woodlands and hedgerows** states that the Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation.
- 3.30 **Policy ST40: The Historic Environment** states that the historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.
- 3.31 **Policy ST41: Designated and Non-Designated Heritage Assets** states that proposals involving a designated heritage asset, or the setting of a designated heritage asset will be expected to conserve, enhance or better reveal those elements which contribute to the heritage significance and its setting. It notes

that in the case of a Conservation Area, development should have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to have regard to the significance of the asset and its relationship with its setting and be sympathetic to its design.

3.32 **Policy 47: Contaminated and Unstable Land** sets out the measures proposals must take where development is considered to be on contaminated land and/or unstable land.

3.33 **Policy ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation** states that all proposals should be designed to improve resilience to the anticipated effects of climate change taking into account the design principles in the Bassetlaw Design Quality SPD and the Bassetlaw Design Code.

3.34 **Policy ST53: Promoting Sustainable Transport and Active Travel** states that development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices will be supported.

Evidence base documents

3.35 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan including the following:

- Bassetlaw Land Availability Assessment (LAA) (2022)⁸
- Bassetlaw Landscape Character Assessment (2009)⁹
- Bassetlaw Local Plan – Site Selection Methodology (2020) Bassetlaw Local Plan – Site Selection Methodology (2020)¹⁰

⁸ Available at: [Land Availability Assessment January 2022 \(bassetlaw.gov.uk\)](https://www.bassetlaw.gov.uk/land-availability-assessment-january-2022)

⁹ Available at [bassetlaw-landscape-character-assessment-compressed.pdf](https://www.bassetlaw.gov.uk/bassetlaw-landscape-character-assessment-compressed.pdf)

¹⁰ Available at [Microsoft Word - Site selection methodology Final \(bassetlaw.gov.uk\)](https://www.bassetlaw.gov.uk/microsoft-word-site-selection-methodology-final)

4. Site Assessment

- 4.1 A number of potential development sites within the East Drayton Neighbourhood Area have been identified from a 2024 Call for Sites from the Neighbourhood Plan Steering Group.
- 4.2 **Table 4-1** and **Figure 4-1** provides a list and map of all identified sites.

Table 4-1 Sites Considered for Assessment in East Drayton Site Options and Assessment Report

Site Reference	Site Address/Location	Proposed Use	Site Identification Method / Source
ED01	Land at Long Lane	Housing	Call for Sites
ED02	Yew Tree Farm, Top St	Housing	Call for Sites
ED03	Vine Farm, Low St	Housing: conversion of brick barn and separate brick cart shed for conversion into housing. Also, possible extra dwellings on farmyard where agricultural buildings currently sit.	Call for Sites
ED04	Land South of Greengate Rd and North of South View Farm	Housing	Call for Sites
ED05	Part of field south of Long Lane	Housing	Call for Sites
ED06	Land to the south of Church Lane, DN22 0LH	Housing: conversion of existing outbuildings into housing and/or erection of single home within garden	Call for Sites
ED07	Land to rear of North Beck and Chapel View, Low Street	Housing	Call for Sites
ED08	Conifers, Low Street	Housing	Call for Sites

- 4.3 **Table 5-1** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area.
- 4.4 The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 4.5 The site assessment ratings are also shown on **Figure 5-1**.
- 4.6 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

Table 4-2 Site assessment summary

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
ED01	Land at Long Lane	0.53	0	Housing		<p>The site is a greenfield site in the countryside and sits adjacent to an existing Gypsy and Traveller site designated in the Local Plan and a converted outhouse that is now a dwelling. The site is detached from the settlement with poor pedestrian links to the village along Long Lane and development here would not be compliant with any of the criteria as set out in Part 3 of Policy ST2: 'Housing Growth in Rural Bassetlaw' in the Local Plan and in paragraph 84 of the NPPF. Pedestrian access would need to be taken via the footpath (Ref: East Drayton FP8) that runs towards East Drayton from north of the existing Gypsy and Traveller site. Residential development would potentially have a landscape impact on an open area of countryside with very limited existing development. The site is therefore not suitable for development or for allocation in the Neighbourhood Plan.</p> <p>Although not put forward as a proposed use in the Call for Sites, the site is potentially suitable as an extension or intensification of the existing Gypsy and Traveller site adjacent to the north if a need specific to the household(s) on site is identified in the period up to 2028-29, in accordance with Policy ST30: 'Sites for Gypsies and Travellers' in the Local Plan. Beyond 2028/29 this site may come forward as a new Gypsy and Traveller site to address needs beyond this date. Any new Gypsy and Traveller site would need to adhere to the requirements as set out in Part 2 of Policy ST30.</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
ED02	Yew Tree Farm, Top St	0.6	12	Housing		<p>This site is within the built-up area and consists of a mix of greenfield and previously developed land, with the Grade II listed Yew Tree Farmhouse towards the front of the site along Top Street. This part of the site is also within the Conservation Area and is adjacent to the Grade II Listed 'The Old Harrow Inn' to the north. This part of the site is unsuitable for development as it would conflict with Policy ST41: Designated and Non-Designated Heritage in the Local Plan, which requires any proposals involving a designated heritage asset, or the setting of a designated heritage asset to conserve, enhance or better reveal those elements.</p> <p>The land immediately to the rear of the listed farmhouse may be potentially suitable for a very small number of dwellings if it can be demonstrated that the proposed development would conserve, enhance or better reveal those elements which contribute to the heritage significance and its setting of the existing listed asset and if it was contained within the linear extent of back gardens on Top Street. It is therefore possible that the site could be suitable for 1-2 dwellings and could potentially be suitable for allocation in the Neighbourhood Plan.</p>
ED03	Vine Farm, Low St	0.37	7	Housing: conversion of brick barn and separate brick cart shed for conversion into		<p>The site is behind residential dwellings on Low Street and is currently occupied by agricultural buildings. The site's entrance is within the Conservation Area, with the rest of the site adjacent to the Conservation Area and a number of buildings identified as a 'Positive Building in a conservation area' to the south. Any development would therefore need to be sympathetic to their setting, however, there may be an opportunity for new development to improve the setting. The site is potentially suitable for conversion of existing buildings to</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
				housing. Also, possible extra dwellings on farmyard where agricultural buildings currently sit.		residential subject to a sensitively designed scheme that is sympathetic to the Conservation Area. Permission for conversion of these buildings into dwellings was granted in 2008 (Ref: 15/08/00004), which is evidence that the site is likely to be suitable for residential. Permission would not be permitted through a Class Q conversion under Permitted Development Rights as these buildings sit within the East Drayton Conservation Area. The use of the southern section of the site for new dwellings, to replace the steel agricultural buildings, is potentially suitable, subject to the decontamination of asbestos in accordance with Policy 47: Contaminated and Unstable Land. The site is potentially suitable for development (either conversion of existing buildings and/or redevelopment) and therefore potentially appropriate for allocation in the Neighbourhood Plan for housing. The viability of the development should be confirmed if the site is proposed for allocation in the neighbourhood plan.
ED04	Land South of Greengate Rd and North of South View Farm	1.43	0	Housing		The site is a greenfield site in the countryside, isolated from the existing settlement. The site is not suitable for allocation in the Neighbourhood Plan as it is an isolated site in the countryside and is not compliant with any of the criteria as set out in Part 3 of Policy ST2: 'Housing Growth in Rural Bassetlaw' in the Local Plan and in paragraph 84 of the NPPF. In addition, the site has poor links with no pedestrianised access to main part of village along Drayton Road / North Green, with the only pedestrianised link along a footpath (Ref: East Drayton FP7) that is currently in poor condition and is not suitable for regular use or for those with limited mobility. Vehicular access would also need to be taken from north of the village via a private narrow farm track off of Drayton Road / North Green that runs along

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
						the site's northern perimeter, which is unlikely to be able to accommodate a large number of vehicles.
ED05	Part of field south of Long Lane	0.34	7	Housing		<p>The site is a greenfield site adjacent to and connected to the eastern edge of East Drayton's built-up area and is a gateway site to the village, sitting opposite to existing properties. Development would have landscape and visual impacts, which are both likely to be of high sensitivity. In accordance with Policy ST35: Landscape Character, any development here would be expected to create a positive interface between the urban and rural environments. The site is well connected to the existing settlement, however there is currently no pavement on the side of the road of the site. It is also of note that the speed limit changes from 60mph to 30mph when entering the village at the point of the site's eastern edge.</p> <p>The site is potentially suitable for small number of dwellings that can be sensitively accommodated in without detriment to the landscape and visual amenity of the area. Development would need to be designed to take into account the powerlines or they could be diverted. It is potentially appropriate for allocation in the Neighbourhood Plan.</p>
ED06	Land to the south of Church Lane, DN22 0LH	0.1	2	Housing: conversion of existing outbuildings into housing and/or erection of single		<p>The site is within the built-up area of the settlement and consists of a mix of greenfield and previously developed land, with a white cottage to the northwest of the site and a garden in the rest. The white cottage is identified as a 'Positive Building in a conservation area'. The site lies within the Conservation Area and is within the setting of a number of listed buildings, including the Grade I Listed Church of St Peter.</p> <p>The site is potentially suitable for allocation in the Neighbourhood Plan for the proposed conversion of the existing outbuildings to the rear of the white cottage, subject to a sensitively designed scheme that is</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
				home within garden		sympathetic to the Conservation Area and the setting of heritage assets and if it can be demonstrated that there is suitable space and access for a new dwelling to be constructed alongside the existing cottage. Permission would not be permitted through a Class Q conversion under Permitted Development Rights as these buildings sit within the East Drayton Conservation Area. It would also be potentially suitable for the site to be split into two plots and an additional dwelling to be erected where the garden is currently located.
ED07	Land to rear of North Beck and Chapel View, Low Street	0.32	6	Housing		<p>This site is a greenfield site adjacent to and connected to the built-up area, located to the rear of existing homes north of Low Street. The site is accessed via a narrow access road which would limit the number of dwellings that could be accommodated. An alternative access could be achieved through demolition of the bungalow on site. These options should be discussed with the Highways Authority to understand whether the existing access would be suitable or an alternative access would be necessary. The southern part of the site is within the Conservation Area, with the rest of the site adjacent to the Conservation Area so new development would need to be sensitively designed to limit harm to its setting. Development of the whole site would extend away from the existing linear form of the village, although it is well screened and there is a precedent for this from the farm buildings to the east.</p> <p>The site is therefore potentially suitable for allocation in the Neighbourhood Plan, subject to resolving or mitigating the identified constraints including access.</p>

Site reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Proposed Use	Suitability rating (Red /Amber / Green)	Summary
ED08	Conifers, Low Street	0.1	2	Housing		The site is currently a garden located at the side of a house in the east of the village. The site is well related to the existing settlement and has good vehicular and pedestrian links. Access to the site is achievable. The site is suitable for limited development and therefore appropriate for allocation in the Neighbourhood Plan.

5. Conclusions

Site Assessment Conclusions

5.1 Of the eight potential development sites within the neighbourhood area that were identified in the Neighbourhood Plan Call for Sites, one site has been identified as suitable for housing development, and therefore are suitable for allocation in the Neighbourhood Plan. This is:

- ED08 - Conifers, Low Street

5.2 Five sites have been identified as potentially suitable for housing development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints. These are:

- ED02 - Yew Tree Farm, Top St
- ED03 - Vine Farm, Low St
- ED05 - Part of field south of Long Lane
- ED06 - Land to the south of Church Lane
- ED07 - Land to rear of North Beck and Chapel View, Low Street

5.3 The remaining two sites have been identified as not currently suitable for housing development and not appropriate for allocation in the Neighbourhood Plan. These are:

- ED01 - Land at Long Lane
- ED04 - Land south of Greengate Rd and north of South View Farm

Next Steps

5.4 Should EDPC decide to propose allocations for residential development, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- The findings of this site assessment;
- An assessment of viability;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Discussions with BDC;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

5.5 If a site or sites are selected for allocation, it is recommended that EDPC discuss site viability with BDC and with landowners and site developers. In addition, the

Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 5.6 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Appendix A Site Assessment Proforma Reference

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)
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Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
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Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)
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Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)

>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)
------------------	---------------------

Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)
-----------	------------

Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or

an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
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Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
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Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
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Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
------------	-------------------------

Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)
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Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

Within (red)	No (green)	Adjacent (amber)
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Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

No (green)	Yes (amber)
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Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)
------------	-------------

Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

No (green)	Yes (amber)
------------	-------------

Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

No (green)	Yes (amber)
------------	-------------

Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
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Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)
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Landscape sensitivity

Is the site low, medium or high sensitivity in terms of landscape?

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Visual amenity

Is the site low, medium or high sensitivity in terms of visual amenity?

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.

Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

Designated heritage asset

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
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Non-designated heritage asset

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green) Directly impact and/or mitigation not possible; or	Some impact, and/or mitigation possible (amber)
--	---

Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)
-----------	------------

Planning Policy

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

Other relevant planning policies

Are there any other relevant planning policies relating to the site?

Greenfield / mix / PDL

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)

Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
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Relationship with settlement

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Settlement boundaries

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
------------	-------------

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
------------	-------------

Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)
----------	-------------

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
-----------	------------

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
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Appendix B Site Assessments

Site ED01

Site Details

Site Address	Land at Long Lane
Gross Site Area (ha)	0.53
SHLAA/HELAA Reference	n/a



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Existing land use	Agricultural field
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	G	No Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designation	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk – though local knowledge suggests that the extent of the flooding from the North Beck is more significant than depicted on EA flood zone maps. New EA maps should be reviewed to understand the full extent of flood risk when these are available.
Surface water flooding	G	Low Risk - small part of western section of site at risk
Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)

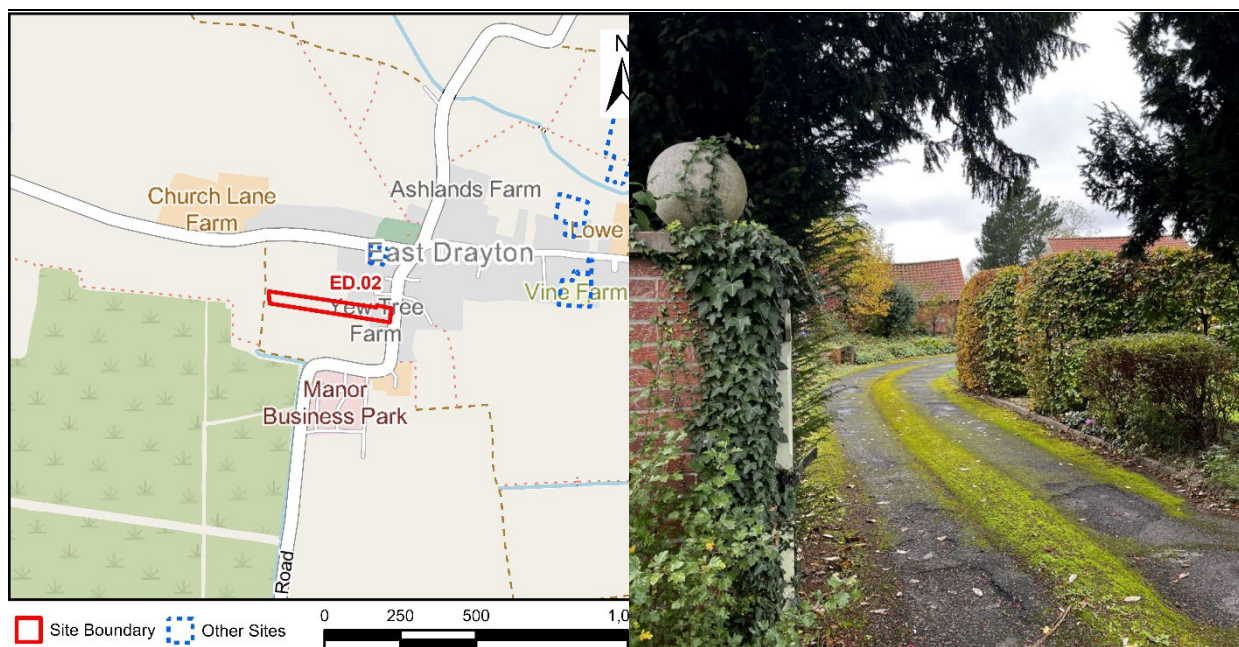
Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing		
Within or adjacent to an Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - via Long Lane		
Pedestrian access	A	Yes - although no pedestrianised access to main part of village along Long Lane. Access to main part of village would need to be taken via footpath that runs towards East Drayton from north of Gypsy and Traveller site adjacent to the north, however this traverses a number of fields and is not suitable for regular use or for those with limited mobility.		
Cycle access	R	No - Limited cycle infrastructure in the parish		
Tree Preservation Orders		Unknown		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.		
Visual amenity	R	High sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Policy ST30: Sites for Gypsies and Travellers: This site is adjacent to a Gypsy and Traveller site designated in the Local Plan. If this site was to function as an extension or intensification of the existing Gypsy and		

		Traveller site, because provisions for all identified needs have already been addressed through the provision for approximately 27 permanent pitches across Bassetlaw to be delivered by 2028-2029, up to this date, such extension or intensification may only be supported if there is a need specific to the household on site. Any such extensions should be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land, where possible. Beyond 2028/29 this site may come forward as a new Gypsy and Traveller site to address needs beyond 2028-29. These must adhere to the requirements as set out in Part 2 of this policy.
Greenfield / mix / PDL	R	Greenfield
Within or adjacent to built-up area	R	Outside and not connected to the existing built up area
Within or adjacent to settlement boundary		No established settlement boundary for East Drayton
Risk of coalescence	G	No
Impact on size and character of settlement	A	Yes - due to location
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		n/a
Other key information		Adjacent to Gypsy and Traveller site.
Overall rating (Red/Amber/Green)	R	Red
Summary		The site is a greenfield site in the countryside and sits adjacent to an existing Gypsy and Traveller site designated in the Local Plan and a converted outhouse that is now a dwelling. The site is detached from the settlement with poor pedestrian links to the village along Long Lane and development here would not be compliant with any of the criteria as set out in Part 3 of Policy ST2: 'Housing Growth in Rural Bassetlaw' in the Local Plan and in paragraph 84 of the NPPF. Pedestrian access would need to be taken via the footpath (Ref: East Drayton FP8) that runs towards East Drayton from north of the existing Gypsy and Traveller site. Residential development would potentially have a landscape impact on an open area of countryside with very limited existing development. The site is therefore not suitable for development or for allocation in the Neighbourhood Plan. Although not put forward as a proposed use in the Call for Sites, the site is potentially suitable as an extension or intensification of the existing Gypsy and Traveller site adjacent to the north if a need specific to the household(s) on site is identified in the period up to 2028-29, in accordance with Policy ST30: 'Sites for Gypsies and Travellers' in the Local Plan. Beyond 2028/29 this site may come forward as a new Gypsy and Traveller site to address needs beyond this date. Any new Gypsy and Traveller site would need to adhere to the requirements as set out in Part 2 of Policy ST30.

Site ED02

Site Details

Site Address	Yew Tree Farm, Top St
Gross Site Area (ha)	0.6
SHLAA/HELAA	n/a
Reference	



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Existing land use	Agricultural and Housing
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Housing/Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	G	No Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designation	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk - small part of western section of site at risk
Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)

Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Hedgerows on perimeter	
Within or adjacent to an Air Quality Management Area (AQMA)	G	No	
Topography	G	Flat or relatively flat	
Vehicular access	G	Yes - via Top Street. However, existing driveway access is only likely to accommodate very limited additional development	
Pedestrian access	G	Yes - via Top Street	
Cycle access	R	No - Limited cycle infrastructure in the parish	
Tree Preservation Orders		Unknown	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	G	No	
Loss of social, amenity or community value	A	Yes - buildings on site are Grade II listed as Yew Tree Farmhouse	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	R	High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.	
Visual amenity	A	Medium sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone. However, as this is an infill site, with any development likely to take place to the rear of the Yew Tree Farmhouse, the site can be considered to be of medium visual sensitivity.	
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - buildings on site are Grade II listed as Yew Tree Farmhouse and eastern part of site within Conservation Area. Also adjacent to Grade II Listed 'The Old Harrow Inn' to the north.	
Non-designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to a building identified as a 'Positive Building in a conservation area' to the south	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space		No	

in the adopted and / or emerging
Local Plan

Other relevant planning policies	Policy ST41: Designated and Non-Designated Heritage Assets states that proposals involving a designated heritage asset, or the setting of a designated heritage asset will be expected to conserve, enhance or better reveal those elements which contribute to the heritage significance and its setting.
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Greenfield / mix / PDL	A	A mix of greenfield and previously developed land
Within or adjacent to built-up area	G	Infill
Within or adjacent to settlement boundary		No established settlement boundary for East Drayton
Risk of coalescence	G	No
Impact on size and character of settlement	A	Yes - if entirety of site was developed which would detract from linear form of the village

Assessment of Availability

Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now

Assessment of Viability

Viability	R	Yes - Listed building within site
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Conclusions

Site capacity (assessed)	approx. 1-2
Timeframe	0-5 years
Other key information	n/a
Overall rating (Red/Amber/Green)	A Amber

Summary

This site is within the built-up area and consists of a mix of greenfield and previously developed land, with the Grade II listed Yew Tree Farmhouse towards the front of the site along Top Street. This part of the site is also within the Conservation Area and is adjacent to the Grade II Listed 'The Old Harrow Inn' to the north. This part of the site is unsuitable for development as it would conflict with Policy ST41: Designated and Non-Designated Heritage in the Local Plan, which requires any proposals involving a designated heritage asset, or the setting of a designated heritage asset to conserve, enhance or better reveal those elements.

The land immediately to the rear of the listed farmhouse may be potentially suitable for a very small number of dwellings if it can be demonstrated that the proposed development would conserve, enhance or better reveal those elements which contribute to the heritage significance and its setting of the existing listed asset and if it was contained within the linear extent of back gardens on Top Street. It is therefore possible that the site could be suitable for 1-2 dwellings and could potentially be suitable for allocation in the Neighbourhood Plan.

Site ED03

Site Details

Site Address	Vine Farm, Low St
Gross Site Area (ha)	0.37
SHLAA/HELAA	n/a
Reference	



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Existing land use	Agricultural buildings
Land use being considered (if known)	Brick barn and separate brick cartshed for conversion into dwellings. Also possible extra dwellings on farmyard where agricultural buildings currently sit.
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	15/08/0004: CONVERT REDUNDANT FARM BUILDINGS TO FORM 3 DWELLINGS, CARRY OUT ALTERATIONS TO THE FARMHOUSE AND ALTER EXISTING ACCESS. Permitted 26 Jun 2008.
Neighbouring uses	Housing/Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	No
	G Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designation	No
	G
Nutrient neutrality may be required	No
	G
Flood Zone	Low Risk
	G
Surface water flooding	Low Risk
	G
Best and most versatile agricultural land (1, 2 or 3a)	3 (Unknown whether 3a or 3b)

Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Site contains large agricultural stores / barns		
Within or adjacent to an Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - via Low Street - existing access could service a limited development of barn conversions		
Pedestrian access	G	Yes - via Low Street		
Cycle access	R	No - Limited cycle infrastructure in the parish		
Tree Preservation Orders		Unknown		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination		Unknown - if existing farm buildings contain asbestos the site may need to be decontaminated.		
Utilities infrastructure	G	No - structures built onsite		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	R >800m (just)
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	G	<p>Low sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.</p> <p>However, as this site currently holds a number of agricultural buildings, the site can be considered to be of low sensitivity.</p>		
Visual amenity	G	<p>Low sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone.</p> <p>However, as this site is located to the rear of existing homes south of Low Street, the site can be considered to be of low visual sensitivity.</p>		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - access to site within Conservation Area, rest of site adjacent to Conservation Area		
Non-designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to a number of buildings identified as a 'Positive Building in a conservation area' to the south		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space		No		

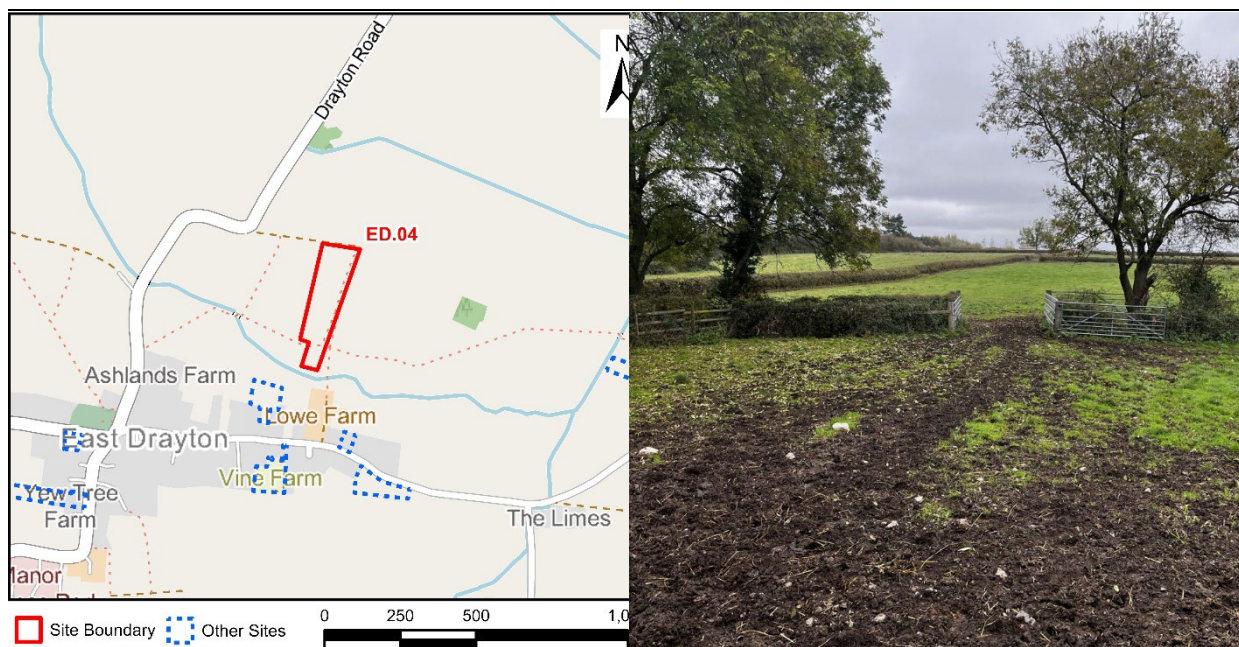
in the adopted and / or emerging Local Plan		
Other relevant planning policies	Policy 47: Contaminated and Unstable Land sets out the measures proposals must take where development is considered to be on contaminated land and/or unstable land.	
Greenfield / mix / PDL	A	Greenfield (though agricultural buildings)
Within or adjacent to built-up area	G	Infill
Within or adjacent to settlement boundary	No established settlement boundary for East Drayton	
Risk of coalescence	G	No
Impact on size and character of settlement	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Available now	
Assessment of Viability		
Viability	R	Yes - Site clearance, demolition and remediation costs (including asbestos removal), or costs of converting building to residential would need to be taken into account in viability assessment.
Conclusions		
Site capacity (assessed)	7.4	
Timeframe	0-5 years	
Other key information	n/a	
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is behind residential dwellings on Low Street and is currently occupied by agricultural buildings. The site's entrance is within the Conservation Area, with the rest of the site adjacent to the Conservation Area and a number of buildings identified as a 'Positive Building in a conservation area' to the south. Any development would therefore need to be sympathetic to their setting, however, there may be an opportunity for new development to improve the setting.</p> <p>The site is potentially suitable for conversion of existing buildings to residential subject to a sensitively designed scheme that is sympathetic to the Conservation Area. Permission for conversion of these buildings into dwellings was granted in 2008 (Ref: 15/08/00004), which is evidence that the site is likely to be suitable for residential. Permission would not be permitted through a Class Q conversion under Permitted Development Rights as these buildings sit within the East Drayton Conservation Area.</p> <p>The use of the southern section of the site for new dwellings, to replace the steel agricultural buildings, is potentially suitable, subject to the decontamination of asbestos in accordance with Policy 47: Contaminated and Unstable Land.</p> <p>The site is potentially suitable for development (either conversion of existing buildings and/or redevelopment) and therefore potentially appropriate for allocation in the Neighbourhood Plan for housing. The</p>	

viability of the development should be confirmed if the site is proposed for allocation in the neighbourhood plan.

Site ED04

Site Details

Site Address	Land South of Greengate Rd and North of South View Farm
Gross Site Area (ha)	1.43
SHLAA/HELAA	n/a
Reference	



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Existing land use	Agricultural field
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	A	Adjacent to traditional orchard south of site Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designations	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk - small part of southern section of site in Flood Zone 2 – though local knowledge suggests that the extent of the flooding from the North Beck is more significant than depicted on EA flood zone maps. New EA maps should be reviewed to understand the full extent of flood risk when these are available.
Surface water flooding	G	Low Risk - small part of southern section of site at risk

Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)	
Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Trees and hedgerows on perimeter	
Within or adjacent to an Air Quality Management Area (AQMA)	G	No	
Topography	G	Flat or relatively flat	
Vehicular access	A	Yes - although only via private narrow access road off of Drayton Road / North Green, unlikely to be able to accommodate for a large number of vehicles. Access would have to be taken via the north and site would therefore be disconnected from existing settlement.	
Pedestrian access	A	Yes - although access to main part of village would need to be taken via a footpath (Ref: East Drayton FP7) that runs adjacent to east of site and run south towards main settlement that is currently in poor condition and is not suitable for regular use or for those with limited mobility.	
Cycle access	R	No - Limited cycle infrastructure in the parish	
Tree Preservation Orders		Unknown	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	A	Yes - PRow runs adjacent to north and east of site, down south to main settlement (Ref: East Drayton FP7)	
Ground contamination	G	No	
Utilities infrastructure	G	No	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	R	High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.	
Visual amenity	R	High sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone.	
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	

Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No
Other relevant planning policies	0
Greenfield / mix / PDL	R Greenfield
Within or adjacent to built-up area	R Outside and not connected to the existing built-up area
Within or adjacent to settlement boundary	No established settlement boundary for East Drayton
Risk of coalescence	G No
Impact on size and character of settlement	A Yes - due to location
Assessment of Availability	
Site availability	G Yes
Legal or ownership issues	G No
Timeframe	Available now
Assessment of Viability	
Viability	G No
Conclusions	
Site capacity (assessed)	0
Timeframe	n/a
Other key information	n/a
Overall rating (Red/Amber/Green)	R Red
Summary	The site is a greenfield site in the countryside, isolated from the existing settlement. The site is not suitable for allocation in the Neighbourhood Plan as it is an isolated site in the countryside and is not compliant with the criteria as set out in Part 3 of Policy ST2: 'Housing Growth in Rural Bassetlaw' in the Local Plan and in paragraph 84 of the NPPF. In addition, the site has poor links with no pedestrianised access to main part of village along Drayton Road / North Green. Vehicular access is also limited to a private narrow farm track from Drayton Road / North Green that runs along the site's northern perimeter, which would limit development potential.

Site ED05

Site Details

Site Address	Part of field south of Long Lane
Gross Site Area (ha)	0.34
SHLAA/HELAA	n/a
Reference	



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Existing land use	Agricultural field
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Housing/Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	A	Adjacent to traditional orchard north of site Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designations	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)

Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Hedgerows on perimeter		
Within or adjacent to an Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - via Low Street. Of note that speed limit changes from 60mph to 30mph when entering village from the eastern edge of the site.		
Pedestrian access	G	Yes - via Low Street, although no pavement on same side of road as the site		
Cycle access	R	No - Limited cycle infrastructure in the parish		
Tree Preservation Orders		Unknown		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - power lines cross site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	<p>High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.</p> <p>The site currently acts as a graduating factor for change in character from countryside to the village.</p>		
Visual amenity	R	<p>High sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone.</p> <p>This is a gateway site to the east of the settlement which has intervisibility with the surrounding landscape.</p>		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		

Other relevant planning policies	Policy ST35: Landscape Character states that proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments.	
Greenfield / mix / PDL	R	Greenfield
Within or adjacent to built-up area	A	Adjacent to and connected to the existing built up area
Within or adjacent to settlement boundary	No established settlement boundary for East Drayton	
Risk of coalescence	G	No
Impact on size and character of settlement	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Available now	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	6.8	
Timeframe	0-5 years	
Other key information	n/a	
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site adjacent to and connected to the eastern edge of East Drayton's built up area and is a gateway site to the village, sitting opposite to existing properties. Development would have landscape and visual impacts, which are both likely to be of high sensitivity. In accordance with Policy ST35: Landscape Character, any development here would be expected to create a positive interface between the urban and rural environments. The site is well connected to the existing settlement, however there is currently no pavement on the side of the road of the site. It is also of note that the speed limit changes from 60mph to 30mph when entering the village at the point of the site's eastern edge.</p> <p>The site is potentially suitable for small number of dwellings that can be sensitively accommodated in without detriment to the landscape and visual amenity of the area. Development would need to be designed to take into account the powerlines or they could be diverted. It is potentially appropriate for allocation in the Neighbourhood Plan.</p>	

Site ED06

Site Details

Site Address	Land to the south of Church Lane, DN22 0LH
Gross Site Area (ha)	0.1
SHLAA/HELAA	n/a
Reference	



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Existing land use	Housing and garden
Land use being considered (if known)	Conversion of existing outbuildings and/or single home within rear garden
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Housing

Assessment of Suitability

Within or adjacent to statutory environmental designation	G	No Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designation	A	Adjacent to Locally Important Open Space north of site
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)

Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Site contains existing dwelling, outbuildings and garden	
Within or adjacent to an Air Quality Management Area (AQMA)	G	No	
Topography	G	Flat or relatively flat	
Vehicular access	G	Yes - via Church Lane	
Pedestrian access	G	Yes - via Church Lane	
Cycle access	R	No - Limited cycle infrastructure in the parish	
Tree Preservation Orders		Unknown	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	G	No - structure built onsite	
Loss of social, amenity or community value	A	White cottage on site is identified as a 'Positive Building in a conservation area'	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	<p>Medium sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.</p> <p>However, as this site currently holds an existing dwelling and an associated garden, the site can be considered to be of medium landscape sensitivity.</p>	
Visual amenity	A	<p>Medium sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone.</p> <p>However, as this is an infill site, with any development likely to take place to the rear of or adjacent to the existing dwelling, the site can be considered to be of medium visual sensitivity.</p>	
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - within Conservation Area and within the setting of a number of listed buildings including Grade I Listed Church of St Peter	
Non-designated heritage asset harm	A	Directly impact and/or mitigation not possible - White cottage on site is identified as a 'Positive Building in a conservation area'	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space		No	

in the adopted and / or emerging Local Plan		
Other relevant planning policies	Policy ST41: Designated and Non-Designated Heritage Assets states that proposals involving a designated heritage asset, or the setting of a designated heritage asset will be expected to conserve, enhance or better reveal those elements which contribute to the heritage significance and its setting.	
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land
Within or adjacent to built-up area	G	Infill
Within or adjacent to settlement boundary	No established settlement boundary for East Drayton	
Risk of coalescence	G	No
Impact on size and character of settlement	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	Available now	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	2	
Timeframe	0-5 years	
Other key information	n/a	
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is within the built-up area of the settlement and consists of a mix of greenfield and previously developed land, with a white cottage to the northwest of the site and a garden in the rest. The white cottage is identified as a 'Positive Building in a conservation area'. The site lies within the Conservation Area and is within the setting of a number of listed buildings, including the Grade I Listed Church of St Peter.</p> <p>The site is potentially suitable for allocation in the Neighbourhood Plan for the proposed conversion of the existing outbuildings to the rear of the white cottage, subject to a sensitively designed scheme that is sympathetic to the Conservation Area and the setting of heritage assets and if it can be demonstrated that there is suitable space and access for a new dwelling to be constructed alongside the existing cottage. Permission would not be permitted through a Class Q conversion under Permitted Development Rights as these buildings sit within the East Drayton Conservation Area. It would also be potentially suitable for the site to be split into two plots and an additional dwelling to be erected where the garden is currently located.</p>	

Site ED07

Site Details

Site Address	Land to rear of North Beck and Chapel View, Low Street
Gross Site Area (ha)	0.32
SHLAA/HELAA Reference	n/a



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Existing land use	Housing and agricultural field
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Housing/Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	G	No Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designations	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk – though local knowledge suggests that the extent of the flooding from the North Beck is more significant than depicted on EA flood zone maps. New EA maps should be reviewed to understand the full extent of flood risk when these are available.
Surface water flooding	G	Low Risk

Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)	
Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing Some large trees on site	
Within or adjacent to an Air Quality Management Area (AQMA)	G	No	
Topography	G	Flat or relatively flat	
Vehicular access	A	Yes - via narrow access road off of Low Street, though would struggle to accommodate a large number of vehicles	
Pedestrian access	G	Yes - via access road off of Low Street, though no dedicated pavement	
Cycle access	R	No - Limited cycle infrastructure in the parish	
Tree Preservation Orders		Unknown	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	G	No	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m) R >3900m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	R	High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.	
Visual amenity	G	Low sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone. However, as this site is located to the rear of existing homes north of Low Street and is well screened, the site can be considered to be of low visual sensitivity.	
Designated heritage asset harm	A	Some impact, and/or mitigation possible - southern part of site within Conservation Area, rest of site adjacent to Conservation Area	
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation	
Green Belt	G	No	

Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No
Other relevant planning policies	0
Greenfield / mix / PDL	R Greenfield
Within or adjacent to built-up area	A Partially within and partially adjacent to and connected to the existing built-up area
Within or adjacent to settlement boundaries	No established settlement boundary for East Drayton
Risk of coalescence	G No
Impact on size and character of settlement	A Yes - would detract from linear form of the village
Assessment of Availability	
Site availability	G Yes
Legal or ownership issues	G No
Timeframe	Over 5 years' time
Assessment of Viability	
Viability	G No
Conclusions	
Site capacity (assessed)	6.4
Timeframe	Over 5 years' time
Other key information	n/a
Overall rating (Red/Amber/Green)	A Amber
Summary	<p>This site is a mix of greenfield and previously developed land, partially within and partially adjacent to and connected to the built-up area, located to the rear of existing homes north of Low Street. The site is accessed via a narrow access road which would limit the number of dwellings that could be accommodated. An alternative access could be achieved via the driveway that serves the existing bungalow on site. These options should be discussed with the Highways Authority to understand whether the existing access would be suitable, or an alternative access would be necessary. The southern part of the site is within the Conservation Area, with the rest of the site adjacent to the Conservation Area, so any new development would need to be sensitively designed to limit harm to its setting. The existing bungalow sits within the Conservation Area so any changes to the dwelling, including any demolition or most forms of extension or alteration, will require planning permission. Development of the whole site would extend away from the existing linear form of the village, although it is well screened and there is a precedent for this from the farm buildings to the east.</p> <p>The site is therefore potentially suitable for allocation in the Neighbourhood Plan, subject to resolving or mitigating the identified constraints including access.</p>

Site ED08

Site Details

Site Address	Conifers, Low Street
Gross Site Area (ha)	0.1
SHLAA/HELAA Reference	n/a



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Existing land use	Field
Land use being considered (if known)	Housing
Development capacity (if known)	Not known
Site identification method / source	Call for Sites
Planning history	No relevant planning applications.
Neighbouring uses	Housing/Agricultural

Assessment of Suitability

Within or adjacent to statutory environmental designation	G	No Within SSSI risk zone, however the proposed development would not trigger the requirement to consult Natural England.
Within or adjacent to non-statutory environmental designation	G	No
Nutrient neutrality may be required	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Best and most versatile agricultural land (1, 2 or 3a)		3 (Unknown whether 3a or 3b)

Site contains habitats with the potential to support priority species	R	Yes - Priority Species for CS Targeting - Lapwing		
Within or adjacent to an Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - potential to create access off of Long Lane		
Pedestrian access	G	Yes - off of Long Lane		
Cycle access	R	No - Limited cycle infrastructure in the parish		
Tree Preservation Orders		Unknown		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R >800m
Distance to town / local centre / shop (m)	R	>1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >3900m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	High sensitivity: The Bassetlaw Landscape Character Assessment identifies this site as sitting within the Landscape Character Area "Mid-Nottinghamshire Farmlands Policy Zone 09: East Drayton", which is characterised as being of high landscape sensitivity.		
Visual amenity	A	Medium sensitivity: The Bassetlaw Landscape Character Assessment notes that this Landscape Character Area has very high visibility owing to the flat landscape and limited tree cover across the Policy Zone. However, as this is an infill site, with visibility of the site limited by the dwellings either side, the site can be considered to be of medium visual sensitivity.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies	0			
Greenfield / mix / PDL	R	Greenfield		
Within or adjacent to built-up area	G	Infill		

Within or adjacent to settlement boundaries	No established settlement boundary for East Drayton	
Risk of coalescence	G	No
Impact on size and character of settlement	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe	1-5 years	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	2	
Timeframe	1-5 years	
Other key information	n/a	
Overall rating (Red/Amber/Green)	G	Green
Summary	<p>This is a garden to the side of a house in the east of the village. The site is well related to the existing settlement and has good vehicular and pedestrianised links. Access to the site is achievable.</p> <p>The site is suitable for limited development and therefore appropriate for allocation in the Neighbourhood Plan.</p>	