

# Tuxford Neighbourhood Plan

Site Options and Assessment

July 2025

## Quality information

Prepared by	Checked by	Verified by	Approved by
Caitlin Ebsary Graduate Urban Planner	Una McGaughrin Technical Director	Una McGaughrin Technical Director	Una McGaughrin Technical Director

## Revision History

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Prepared for:

Locality and Tuxford Town Council

Prepared by:

AECOM Limited  
Aldgate Tower  
2 Lemn Street  
London E1 8FA  
United Kingdom

T: +44 (0)20 7061 7000  
aecom.com

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# Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Tuxford Neighbourhood Plan. The work undertaken was agreed with the Tuxford Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in February 2025 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 could be considered for allocation in the Neighbourhood Plan. This includes whether the site allocations would comply with the strategic policies of the adopted Development Plan.

The report is also intended to help the Tuxford Town 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.

Tuxford is located in Bassetlaw District and 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. The Tuxford Neighbourhood Area was designated in 2014 and a current Neighbourhood Plan was made in 2016.

Tuxford is categorised in the current Bassetlaw Local Plan as a Large Rural Settlement. These are defined as settlements that are the most sustainable for development due to having the largest populations, a range of employment, shops and services and having more frequent and commercially viable public transport services to nearby larger towns and cities. All also act as service centres for the surrounding rural area.

The following 13 sites, identified from the Bassetlaw District Council Land Availability Assessment (LAA) and through a Call for Sites exercise, 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:

- TUX.01 – 65 Lincoln Road
- TUX.02 – Southern part of Walks of Life Museum
- LAA038 – Eastfield Nurseries, Darlton Road
- LAA087 – Lodge Lane (partly)
- LAA088 – Lincoln Road (partly)
- LAA089 – Markham Road
- LAA090 – Lincoln Road
- LAA202A – St Johns College Farm, Newcastle Street
- LAA202B – St Johns College Farm, Newcastle Street
- LAA243 – South of Gilbert Avenue
- LAA476 – Ollerton Road (partly)
- LAA477 – West of Newcastle Street

- LAA510 – Rear of Eldon Street

It is important to note that some of the reassessed Land Availability Assessment sites may not have been revisited to check availability for some time. A site must be available for development to be allocated in a Neighbourhood Plan so availability would need to be confirmed with landowners for any sites shortlisted for confirmation. The viability of development of any shortlisted sites would also need to be confirmed for any sites to come forward. This can be requested from a landowner or site promoter if the site is being actively promoted for development.

The assessments in this report are intended to support the Neighbourhood Plan group in their decision making. Sites that have been found potentially suitable in this report can be ruled out from consideration if they do not meet the Neighbourhood Plan objectives and community preferences, and if there are more suitable sites to meet the housing requirement.

# 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 Plan.
- 1.2 The report is intended to help the Tuxford Town 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.
- 1.3 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

- 1.4 The parish of Tuxford is located in Bassetlaw District and the Neighbourhood Plan is being prepared in the context of the Bassetlaw Local Plan 2020-2038. 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.
- 1.5 The parish of Tuxford is located approximately 14.5 miles west of Lincoln and about 22 miles southeast of Doncaster.
- 1.6 Tuxford is categorised in the Bassetlaw adopted Local Plan as a 'Large Rural Settlement'. These are considered to be the most sustainable locations for growth due to them having the largest populations, a range of employment, shops and services and frequent and reliable public transport to nearby larger towns and cities.
- 1.7 There are 27 listed buildings in the parish, including the Grade I listed Church of St Nicholas, a Grade II\* listed old grammar school and a number of listed farmhouses, and landmarks such as a war memorial. Much of the town centre is in a Conservation Area.
- 1.8 Tuxford had a population of around 2,800 at the time of the 2021 Census. The town is a historic market town and has primary and secondary schools, two pubs, local GP services, several grocery and convenience stores, a library and two car parks.
- 1.9 There is one allocated site in Tuxford in the Local Plan. The site lies on the southern side of Ollerton Road and is allocated for 75 dwellings.

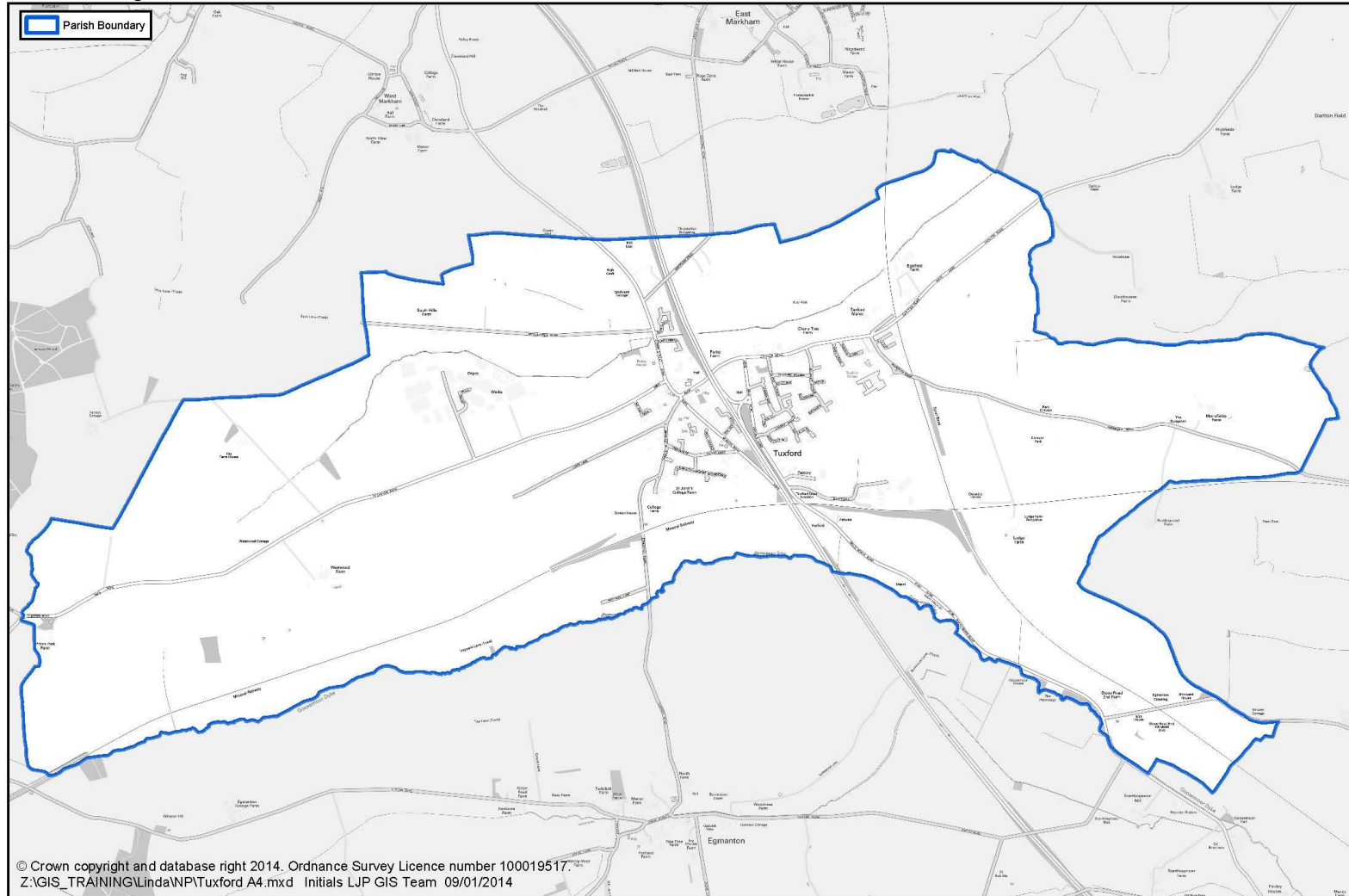
## The Neighbourhood Plan

- 1.10 The parish of Tuxford located in Bassetlaw was designated as a neighbourhood area by Bassetlaw District Council in 2014 – see **Figure 1-1**.
- 1.11 The Bassetlaw Local Plan provides a housing requirement of 252 for Tuxford. The Bassetlaw District Council Rural Monitoring table was updated in March

2025 with a residual figure for Tuxford now standing at 63 dwellings. The Neighbourhood Plan is seeking to identify suitable sites for this allocation in order to meet the needs of the village up to 2040, and to exceed the national requirements for the 5-year housing land supply. This is being done in order to give residents some certainty and influence over the location and type of housing that is built.

- 1.12 The intention is to meet the expected need for local affordable, adapted and self / custom build homes up to 2040 and to work towards meeting the increased housing requirements set at a national level.

### Tuxford Neighbourhood Plan



1:25,000

**Figure 1-1. Map of Neighbourhood Area**

## 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)<sup>1</sup> and Neighbourhood Planning (updated September 2020)<sup>2</sup>. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit<sup>3</sup>.
- 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 neighbourhood area identified have come forward through a recent Call for Sites exercise completed by the Neighbourhood Area steering group as well as sites identified in the LAA 2022.
- 2.4 From a long list of sites, sites that have been developed or that are no longer available have been removed. The sites identified from the LAA already have a comprehensive and detailed site assessment.

### Task 2: Gathering information for site assessments

- 2.5 The existing site assessments available for sites identified from the LAA were reviewed to ensure accuracy and completeness to ensure they captured any new information.
- 2.6 Sites with no available existing site assessment were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>4</sup> and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.7 The proforma enables a range of information to be recorded, including:
- General information:
    - a) Site location and use; and
    - b) Site context and planning history.
  - Context:
    - a) Type of site (greenfield, brownfield, etc.); and
  - Suitability:

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<sup>1</sup> Available at: [Housing and economic land availability assessment - GOV.UK](#)

<sup>2</sup> Available at: [Neighbourhood planning - GOV.UK](#)

<sup>3</sup> Available at: [Toolkits and Guidance - Locality Neighbourhood Planning](#)

<sup>4</sup> Available at: [Toolkits and Guidance - Locality Neighbourhood Planning](#)

- a) Site characteristics;
  - b) Environmental considerations;
  - c) Heritage considerations;
  - d) Community facilities and services; and
  - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability of sites for development
  - Any issues that may affect site delivery/viability.
- 2.8 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website<sup>5</sup>, Natural England's Magic Map Tool<sup>6</sup> and other sources of evidence (see paragraph 3.44 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 2.9 Following the initial desktop assessment, site surveys were carried out in person in April 2025 in order to:
- 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

- 2.10 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.
  - 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.
  - Red sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

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<sup>5</sup> Available at: [Bassetlaw Local Plan 2020-2038 | Bassetlaw District Council](#)

<sup>6</sup> Available at: [Magic Map Application](#)

## Task 4: Indicative Housing Capacity

- 2.11 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. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate.
- 2.12 The Bassetlaw District Council LAA methodology<sup>7</sup> considers that villages and edge of urban areas have an assumed capacity of 30 dwellings per hectare. Therefore an indicative density of 30 dwellings per hectare is appropriate for Tuxford. The indicative housing capacity allows for flexibility should the site be allocated.

**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)
Less than 0.65 ha	100%	30
0.65 ha to 5.99 ha	90%	30
6 to 10 ha	80%	30
Larger than 10	60%	30

<sup>7</sup> Available at: [Land Availability Assessment May 2022](#)

## 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 direction of travel of the emerging development plan so that 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 policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)<sup>8</sup> and is supported by the Planning Practice Guidance (PPG)<sup>9</sup>. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The local authority is Bassetlaw. The statutory local plan-making authority is Bassetlaw District Council. The key document making up the adopted statutory development plan for Tuxford is the Bassetlaw Local Plan 2020-2038<sup>10</sup>.
- 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 the Neighbourhood Plan area 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.
- 3.11 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is

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<sup>8</sup> Available at: [National Planning Policy Framework](#)

<sup>9</sup> Available at: [Planning practice guidance - GOV.UK](#)

<sup>10</sup> Available at: [Bassetlaw Local Plan 2020-2038](#)

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.

- 3.12 **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.
- 3.13 **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.
- 3.14 **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.
- 3.15 **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.
- 3.16 **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.
- 3.17 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.18 **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.
- 3.19 **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.
- 3.20 **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.

- 3.21 **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.
- 3.22 **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 Local Plan 2020-2038 (adopted May 2024)**

- 3.23 **Policy ST1: Bassetlaw's Spatial Strategy** identifies Tuxford as a Large Rural Settlement. It sets out a housing requirement of 9,720 including around 1,412 dwellings across Large Rural Settlements over the plan period.
- 3.24 **Policy ST2: Housing Growth in Rural Bassetlaw** sets out a housing requirement of 252 dwellings for Tuxford, equivalent to 20% growth from existing number of dwellings. Proposals for residential development within a development boundary of a Large Rural Settlement, or where there is no development boundary, within the existing built form of a settlement, will be supported where it meets 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 settlements;
  - 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;
  - 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.

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 the above (a-f), 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.

3.25 **Policy ST11: Town Centres, Local Centres, Local Shops and Services** highlights Tuxford as a Local Centre, whose vitality and viability will be maintained and enhanced.

3.26 **Policy ST13: Provision of Land for Housing** identifies site HS14 – Land south of Ollerton Road, Tuxford as an allocated site for housing, with a capacity of 75 new dwellings.

3.27 **Policy 26: Site HS14: Ollerton Road, Tuxford** states that this site will be developed in the plan period for approximately 75 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023, as part of a safe, sustainable, quality living environment. The proposed development on land at Ollerton Road, Tuxford will be expected to deliver a scheme in accordance with a masterplan for the site consistent with Policy ST56.

3.28 **Policy ST33: Design Quality** states that all development must be of a high quality design that:

- a) Has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance, including Sport England's Active Design principles, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
- b) Uses land efficiently and ensures density reflects local character. Within Large Rural Settlements, densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
- c) Where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;
- d) Respects the local context and complements the landform, layout, building orientation, scale, height, massing, type, materials, details and landscaping of the surrounding areas;
- e) Maximises opportunities to create mixed-use developments which support the function and vitality of the area in which they are located;
- f) For housing, provides a high standard of accommodation, and does not differentiate between the design quality of market and affordable housing;
- g) Integrates well with surrounding streets and open spaces that prioritises safe, easy and direct pedestrian, cycle and public transport movement, while ensuring the safe, convenient movement of all highway users;
- h) Ensures that all the community, including those with disabilities, can easily and safely access buildings and spaces and move around;

- i) Creates safe communities and reduces the likelihood of crime and the fear of crime through maximising natural surveillance and where appropriate use of active ground floor frontages and lighting;
- j) Incorporates and/or links to a well-defined green/blue infrastructure network of well-managed and maintained public and open spaces;
- k) Secures a high quality public realm that is attractive and aesthetically pleasing, that clearly distinguishes between public and private spaces;
- l) Enhances the value of the District's Nature Recovery Network such as through the use of street trees;
- m) Incorporates high quality landscape design and maximises opportunities for greening, particularly where a development site adjoins the countryside;
- n) Is sustainable in design and construction, and utilises modern construction methods and durable materials, where practicable;
- o) Minimises energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable in accordance with Policy ST49;
- p) Mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST50, and integrates water management appropriate to place;
- q) Ensures an appropriate level of well-integrated, convenient and visually attractive areas for motor vehicle and cycle parking informed by the most up-to-date Nottinghamshire Parking Standards unless it can be demonstrated that it is not viable or feasible to do so; and provides for external storage including waste disposal

Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together to ensure that proposals are, or can be, properly integrated.

**3.29 Policy ST35: Landscape Character** states that proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that

- a) it protects and where possible enhances the distinctive qualities of the relevant landscape character policy zone, as identified in the Bassetlaw Landscape Character Assessment 2009 by conserving, restoring, reinforcing or creating relevant landscape forms and features; and
- b) in the case of the Local Plan site allocations, also promotes the development opportunities identified within the Site Allocations: Landscape Study 2019 and the Landscape Assessment Addendums 2020, 2021 and 2022.

Proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments. This should be demonstrated through compliance with the above, and by giving appropriate consideration to layout, density, scale, massing and form of development in accordance with Policy ST33.

**3.30 Policy ST37: Green and Blue Infrastructure** states that the connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed through:

- a) protecting and enhancing the landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands, registered Common Lands and Village Greens, and Local Green Spaces;
- b) protecting, enhancing and restoring watercourses, ponds, lakes and water dependent habitats where appropriate;
- c) providing for biodiversity net gain, including reconnecting vulnerable and priority habitats (see policy ST38);
- d) protecting and enhancing ancient and mature woodland and hedgerows, and providing for tree planting to secure recreational benefits and/or to aid climate change mitigation;
- e) making appropriate provision for new green/blue infrastructure in new development including open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace; and/or incorporating and where practicable facilitating the improvement of existing provision through the design of development;
- f) applying climate change mitigation and adaptation measures through new development, including flood risk and watercourse management;
- g) linking walking and cycling routes, bridleways and public rights of way to and through development, where appropriate

**3.31 Policy ST38: Biodiversity and Geodiversity** sets out that the Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw including specific requirements for development impacting an international site, in an area that contains national designations, as well as local designations and locally important ecological features. In line with national legislation, all new development should also make provision for net biodiversity gain on site, or off site.

**3.32 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. Where development would adversely affect trees or hedgerows the application must be accompanied by:

- a) An accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist, of all existing trees and hedgerows on site;
- b) Details of protective measures to be put in place during the development to ensure the health and safety of each specimen and hedgerow to be retained;
- c) An avoidance and mitigation strategy to include replacement planting for specimens of at least equal amenity and ecological value of a local provenance; and
- d) A detailed management plan providing details of maintenance arrangements for 10 years.

**3.33 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. Proposals will be supported where they:

- a) Give great weight to the conservation and re-use of designated heritage assets and their settings, including for appropriate temporary use, based on their significance in accordance with national policy;
- b) Make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;
- c) Positively conserve or enhance a historic designed landscape;
- d) Maintain, conserve, sustain or return to beneficial use designated or non-designated assets;
- e) Capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
- f) Positively secure the conservation and re-use of 'at risk' heritage assets;
- g) Improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.

**3.34 Policy ST41: Designated and Non-Designated Heritage Assets** states that proposals for development that involve a designated heritage asset, or its setting must conserve or enhance the heritage significance and/or setting. Proposals that will lead to harm to or loss of significance of a designated heritage asset will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Proposals that involve a non-designated heritage asset or its setting will be expected to have regard to the significance of the asset and its relationship with its setting, and be sympathetic to the local architectural vernacular. Proposals that lead to harm to or loss of significance of a non-designated heritage asset will only be supported where the asset's significance is proven to be minimal, or the public benefits of the scheme outweigh the loss of significance.

**3.35 Policy ST44: Delivering Quality, Accessible Open Space** states that the amount, quality, community value, functionality and accessibility of publicly accessible open space and green infrastructure will be protected and enhanced.

**3.36 Policy 46: Protecting Amenity** states that proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within development and close to it.

**3.37 Policy 47: Contaminated and Unstable Land** states that where development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment, proposals should identify the nature and risk of the unstable land and/or contamination and ensure appropriate mitigation measures are identified and implemented.

- 3.38 **Policy ST50: Flood Risk and Drainage** state that proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development.
- 3.39 **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.

## Tuxford Neighbourhood Plan (made 2016)

- 3.40 **Policy 3: Design Principles for New Development** states that new development that demonstrates good design and sustainable patterns of movement will be encouraged. New development should respect local character.
- 3.41 **Policy 4: Protecting and Enhancing the Conservation Area** states that development should not detract from the significance of the Tuxford Conservation Area or its setting.
- 3.42 **Policy 6: Infill Development** states that applications for residential development on infill and redevelopment sites are encouraged to take the relevant parts of the TPA into account and will only be supported where the proposals are of a high design quality and where such development is in keeping with the character of the area, and the proposals demonstrate that they have taken full account of existing residential amenity. Proposals that include smaller dwelling to meet local need on infill sites that are within safe and easy walking distance of local amenities will be encouraged.
- 3.43 **Policy 8: Improving Access to the Countryside** states that the improvement of existing public rights of way will be supported. The provision of new public rights of way that respect local character and increase access to the countryside across the Plan area will be encouraged.

## Evidence base documents

- 3.44 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan and the emerging Tuxford Neighbourhood Plan including the following:
- Bassetlaw LAA (2022)<sup>11</sup>;
  - Bassetlaw Landscape Character Assessment (2009)<sup>12</sup>;
  - Tuxford Design Codes and Guidance (2023)<sup>13</sup>.

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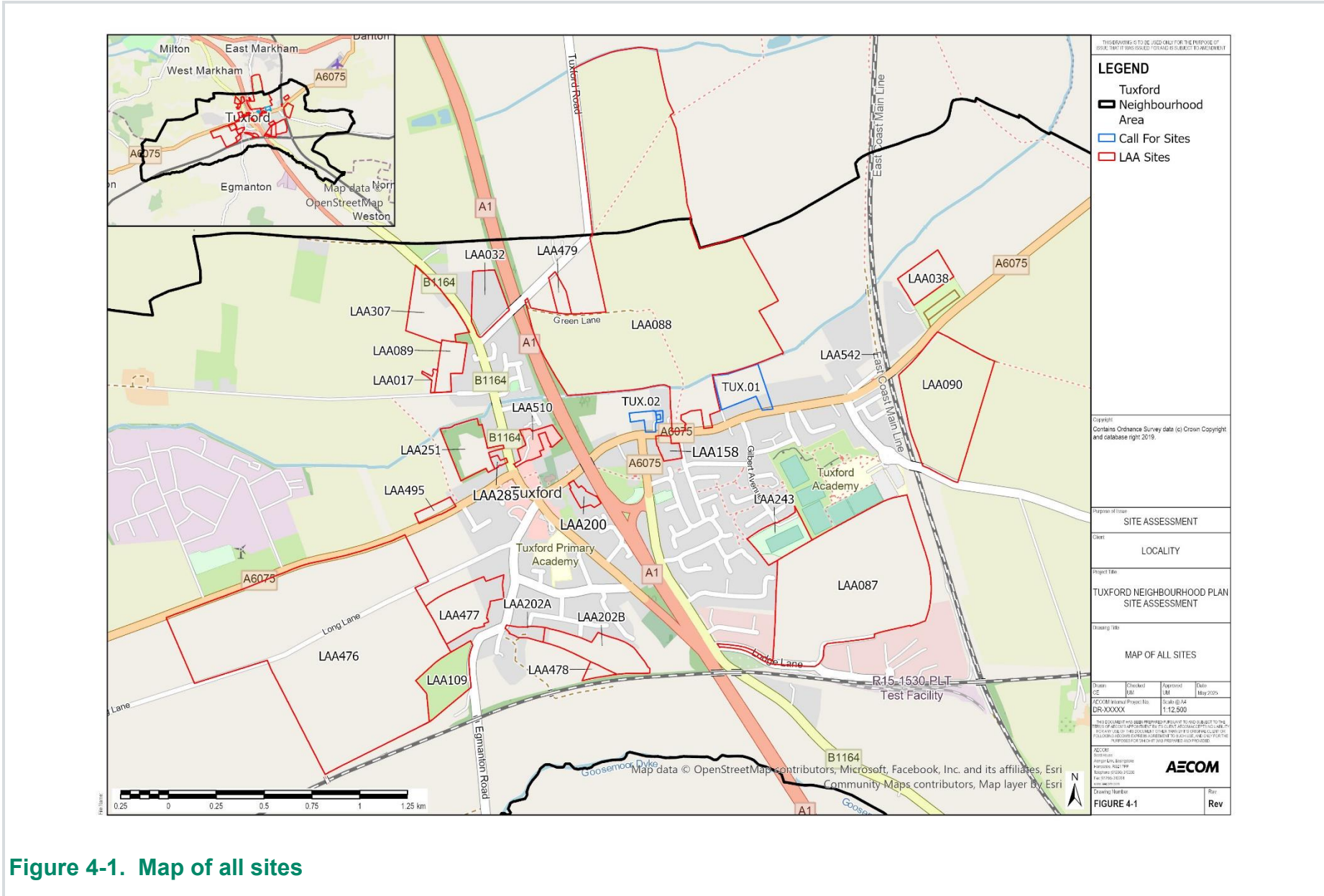
<sup>11</sup> Available at: [Land Availability Assessment May 2022](#)

<sup>12</sup> Available at: [bassetlaw-landscape-character-assessment-compressed.pdf](#)

<sup>13</sup> Available at: [appendix-1i-tuxford-design-codes-and-guidance.pdf](#)

## 4. Site Assessment

- 4.1 A number of potential development sites within the Tuxford Neighbourhood Area have been identified from various sources, including the most recent LAA and the Call for Sites.
- 4.2 Figure 4-1 provides a map of all identified sites.
- 4.3 Table 4-1 provides a summary of the findings of the assessment of sites that were not previously assessed in the 2022 LAA.
- 4.4 The 2022 LAA findings were reviewed for the sites already previously assessed. The review of these findings can be found in the Appendix.
- 4.5 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.
- 4.6 The site assessment ratings are also shown on Figure 4-2.
- 4.7 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.



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**LEGEND**

- Tuxford Neighbourhood Area
- Call For Sites
- LAA Sites

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Proposed title:  
**SITE ASSESSMENT**

Client:  
**LOCALITY**

Project title:  
**TUXFORD NEIGHBOURHOOD PLAN SITE ASSESSMENT**

Drawing title:  
**MAP OF ALL SITES**

Drawn	Checked	Approved	Date
ICE	DM	DM	May 2025

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Drawing Number: **FIGURE 4-1** Rev

Figure 4-1. Map of all sites

**Table 4-1. Site assessment summary**

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
TUX.01	85 Lincoln Road	1.97	Up to 5	Amber	N/A	The site is a greenfield site located within the existing built-up area and adjoining the settlement boundary. The land is grade 2 agricultural land. The northern edge of the site is in flood zone 2 and 3. The site slopes downward towards open countryside to the north. The character of the site is open on the northern part, but there is an infill type area on the southern portion of the site. This part of the site has residential development on either side. The northern portion of the site is open to the countryside beyond and offers views of open countryside. The site is accessible by pedestrian footpaths along both sides of Lincoln Road. There is an agricultural access gate onto the site, where vehicular access could be created. The southern portion of the site is suitable for development as it would maintain the existing pattern of linear development along Lincoln Road.
TUX.02	Southern part of Walks of Life Museum	0.74	Up to 10	Amber	N/A	The site is partly previously developed on the northern side of Lincoln Rd. The site is made up of 2 parcels. Parcel A is a greenfield site adjacent to the Walks of Life Museum. Parcel B is a small area made up of the driveway and surrounding space around one of the Walks of Life Museum buildings. The site adjoins an area of flood zone 2 and 3 on the northern edge. The land is grade 2 agricultural land. The site is located within the Tuxford Conservation Area and any heritage impacts would need to be accounted for. The site is accessible by pedestrian footpaths along both sides of Lincoln Road. There is vehicular access onto the site via the Walks of Life Museum access point. This could potentially be improved and extended onto Parcel A. The site has mature vegetation along Lincoln Road which shields the site from being visually prominent. The site is potentially suitable for development.

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
LAA017	North of Bevercotes Lane	0.21	4	Red	Not suitable due to adverse impact on the character of the conservation area.	The site is a vacant, small wooded site on the north-western edge of the existing built form. It is adjacent to the Tuxford Conservation Area, with several Listed Buildings nearby. The site consists of grade 2 agricultural land. The site is not immediately adjacent to the existing built up area and is outside of the settlement boundary. The site is surrounded by open countryside land, and is visually prominent from Eldon Street and along Bevercotes Lane. Development here would affect the open rural character of the landscape in this area. The 2022 LAA determined that this site was unsuitable due to the harmful impact development would have on the conservation area. It was also found to have highway constraints with access being along a narrow lane and significant upgrading to highways standards required to serve the site. The site is currently unsuitable for development as it is an isolated site in open countryside. It could potentially come forward as an extension to LAA089, but this may require the removal of a hedgerow which would form a constraint to development.
LAA032	Markham Road	1.79	32	Red	Unsuitable due to adverse impact on the character of the CA.	The site is an open site with a single dwelling on the northern edge. It is located to the north adjacent to the existing built up area of the settlement but outside of the settlement boundary. The site is within the Tuxford Conservation Area and adjacent to several Listed Buildings. The site consists of grade 2 agricultural land. The site is sloping and is prominent in views north from the town centre. The site has a relatively open character and is surrounded by open countryside to the north and west. The LAA determines that this type of open site informs the character of the Conservation Area. Development here would be visually prominent and affect the open rural character of the landscape beyond and that the site was unsuitable due to adverse impact on the character of the Conservation Area. The site is unsuitable

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						for development predominantly due to heritage and landscape impacts.
LAA038	Eastfield Nurseries, Darlton Road	2.33	30	Amber	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites	The site is an open site with current camping use, adjacent to a park homes estate and caravan site. The site is outside of the settlement boundary and does not connect with the public highway, but there is existing access from Eastfield Park Road which is currently private. Access to the site could be created along Eastfield Park Road, or from Greenacres Caravan Park. The site consists of grade 2 agricultural land. A small part of the northern edge of the site is in flood zone 2 and has slightly higher risk of surface water flooding. The site is a significant distance from the town centre. The site is potentially suitable for limited development, if suitable access can be provided and flood risk mitigated. However, given the location of the site separated from Tuxford by the railway and beyond the settlement boundary, other, more sustainable sites should be considered first to meet the current Neighbourhood Plan housing requirement.
LAA087	Lodge Lane	18.6	20	Partly amber	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites	The site is a large agricultural field to the south east of Tuxford between the A1 and a railway line, adjoining the settlement boundary. It is adjacent to a recent housing development at Clinton Gardens, and there is employment land to the south. The site consists of grade 2 agricultural land. The site has a relatively open character and views out to surrounding countryside, particularly to the east. There are overhead lines in the centre of the site. There is no existing access onto the site, but the road serving Clinton Gardens could be extended to serve a limited amount of new development, or an additional access could be possible from Lodge Lane but would require significant improvement including widening and a footpath. The western part of the site adjacent to the recent housing

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						development is therefore potentially suitable for development if that suitable access can be provided.
LAA088	Lincoln Road	1.69	30	Partly amber	Not suitable. Development of the site would adversely affect the character of the Conservation Area. Part of the site is in flood zones 2 and 3. A sequential test and exceptions test would be required if the site is taken forward.	The site is a very large open agricultural field to the north of the existing built up area, adjoining the settlement boundary and partly within the Conservation Area. The site consists of grade 2 agricultural land. The northern part of the site is sloping and is prominent in views north from Lincoln Road and from the north along Tuxford Road. A public footpath crosses the site into open countryside that is well used and serves the local community. An area of flood zone 2 and 3 cross the site and areas of higher surface water flood risk. The site has a strong rural character and is part of a wider rural open landscape. Development on the site would be visually prominent and would affect the open character of the area. Any development would impact the setting of the conservation area. The site in its entirety is unsuitable for development due to the impact on the settlement, heritage impacts and the wider character of the open landscape. However, it may be possible to accommodate a small amount of development in the part of the site adjacent to Tuxford Road which wraps around the farm buildings adjacent to 61 Tuxford Road, if development was sensitively designed to relate to mitigate impact on the conservation area and buildings, and avoiding areas of Flood Zone 2 and 3 to the north. Access to the site from Tuxford road would need to be confirmed.
LAA089	North of Bevercotes Lane	1.1	21	Amber	Part of the site may be suitable (to the south) of a suitable access arrangement can be identified. Potentially suitable subject to a satisfactory access	The site is an open site on the north western edge of Tuxford and adjoins the settlement boundary. The site is within the conservation area. The site consists of grade 2 agricultural land. A small portion of the site lies in flood zone 2. The site is located off Bevercotes Lane which is a narrow single carriageway road with no footways. Access may need to come forward through site LAA123 or the site

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
					<p>arrangement. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.</p>	<p>to the north east which have recently been developed and been granted planning permission. Any development would impact the setting of the conservation area. The 2022 LAA determined that the southern part of this site is potentially suitable due to its lower elevation which would reduce impacts on the setting of the Conservation Area. The northern part of the site is considered to be too prominent with adverse impacts on the conservation area setting. The site is potentially suitable for development if designed sensitively to minimise impact on the conservation area and heritage assets to the north, subject to suitable access being achieved.</p>
LAA090	Lincoln Road	11	154	Amber	<p>The site is very open in character. The site could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.</p>	<p>The site is a large agricultural field to the east of the existing built up area and outside the settlement boundary. It is located to the east of the railway line creating a physical barrier to the main town. There is currently no residential development on this side of the railway line other than a small park homes estate and caravan site and development here would represent a significant departure from the current pattern of development, extending Tuxford to the east with no defensible boundary. The site consists of grade 2 agricultural land. There is existing agricultural access on to the site and a narrow pedestrian footway, but significant improvements to pedestrian access would be required to make this site suitable including over two railway bridges. This will also affect the viability of development. The site has an open character with long distance views into open countryside to the south and east. The site is potentially suitable for development, if pedestrian access could be provided and if viability can be demonstrated. However, there are other more sustainable sites to meet the current housing requirement and these should be considered first in terms of Neighbourhood Plan allocations.</p>

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
LAA109	Egmanton Road	2.37	43	Red	Not suitable due to adverse impact on character of conservation area.	The site is a small greenfield site to the south west of existing development. The site adjoins the settlement boundary. The site is located within the Tuxford Conservation Area. The site consists of grade 2 agricultural land. There is existing agricultural access onto the site, and pedestrian access. There is an existing agricultural building on the site. The site is open in character and affords long distance views over the wider countryside. The 2022 LAA determined that this site is not suitable due to adverse impact on the character of the conservation area. It would also extend the built up area unnaturally to the southwest and impact on open countryside. The LAA also identified the parcel of land to the south of this site to be contaminated which could have an impact on this site. The site is unsuitable for development, predominantly due to landscape and heritage impacts.
LAA158	56 Lincoln Road	0.45	9	Unavailable	Potentially suitable subject to a suitably designed scheme which respects the character of heritage assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.	The site is a small wooded area within the existing built up area and within the settlement boundary. Part of the site falls into the Tuxford Conservation Area and is adjacent to a Listed Building. The site consists of grade 2 agricultural land. There are mature trees and dense vegetation on the site which are likely to support some wildlife, and BNG requirements may cause viability issues for development on the site. Development on the site may have an impact on the setting of the conservation area. A planning application for a single dwelling and detached garage was approved in 2024 on the southern portion of the site. The site is assumed to be no longer available due to the existing planning permission on the site. If this were to lapse, the site may be potentially suitable for small scale development.

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
LAA200	Denstone House, Lincoln Road	0.41	8	Red	Contrary to policy with regard to adverse impact on heritage assets.	The site is a backland greenfield site to the rear of existing residential development, within the settlement boundary. The site consists of grade 2 agricultural land. Demolition of the current property would be necessary to allow access to the rear of the site. The site is within the Conservation Area and in close proximity to a number of heritage assets. The site is unsuitable for development due to the adverse impact on the conservation area.
LAA202A	St Johns College Farm, Newcastle Street	0.43	8	Amber	Potentially unsuitable due to the impact on historic earthworks.	The site is a backland brownfield site to the back of existing residential development. The site has existing vehicular access to an area of agricultural storage on the site. The site consists of grade 2 agricultural land. An application for 70 dwellings was refused in 2017 across this site and LAA202B on the grounds that the housing mix would not be suitable, and the development would negatively affect existing residents' amenity. These are matters that could be resolved through design. The site is located within the Tuxford Conservation Area and any development would affect the heritage setting. The site was assessed in the 2022 LAA as part of site LAA202. It found that there were some highways matters that need resolving, including concern that proposed site layout may hinder permeability, and could have detrimental impacts on pedestrian safety and visibility. The LAA also found that the site contains historic earthworks. This in addition to the contribution of the site towards the character of the Conservation Area make the site unsuitable in the LAA assessment. However, the application from 2017 was appealed, and the case officer determined that there were no heritage concerns, and that the principle of development on the site was acceptable. The site is therefore considered to be potentially suitable for development subject to a scheme that provides an adequate housing mix, minimises impacts on existing

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						residents to the north and is sensitively designed to minimise impact on the Conservation Area.
LAA202B	St Johns College Farm, Newcastle Street	2.42	43	Amber	Potentially unsuitable due to the impact on historic earthworks.	The site is a backland greenfield site to the back of existing residential development. The site has no existing vehicular access, but this could be created from LAA202A to the west. The site consists of grade 2 agricultural land. An application for 70 dwellings was refused in 2017 across this site and LAA202A on the grounds that the housing mix would not be suitable, and the development would negatively affect existing residents' amenity. These are matters that could be resolved through design. The site is located within the Tuxford Conservation Area and any development would affect the heritage setting. The site was assessed in the 2022 LAA as part of site LAA202. It found that there were some highways matters that need resolving, including concern that proposed site layout may hinder permeability, and could have detrimental impacts on pedestrian safety and visibility. The LAA also found that the site contains historic earthworks. This in addition to the contribution of the site towards the character of the Conservation Area make the site unsuitable in the LAA assessment. However, the application from 2017 was appealed, and the case officer determined that there were no heritage concerns, and that the principle of development on the site was acceptable. The site is therefore considered to be potentially suitable for development subject to a scheme that provides an adequate housing mix, minimises impacts on existing residents to the north and is sensitively designed to minimise impact on the Conservation Area.
LAA243	South of Gilbert Avenue	1.82	33	Amber	Suitability would depend on whether the open space could be relocated or improved.	The site is a greenfield site currently in use as an amenity space with playing fields. The site adjoins the settlement boundary. The site consists of grade 2 agricultural land. The site forms a natural extension to existing residential

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						development to the north and west, however is designated as playing fields and appears to be well used. The site is potentially suitable for development, if the open space can be reprovided and if a suitable access can be created.
LAA251	Eldon Street	2.08	37	Red	Not suitable due to adverse impact on character of conservation area.	The site is a backland greenfield open site to the rear of existing residential development. The site adjoins the settlement boundary and is located within the Conservation Area and adjacent to some Listed Buildings. The site consists of grade 2 agricultural land. There is no existing access onto the site and access is proposed from Eldon Street between existing development along a narrow wooded part of the site. The northern edge of the site is in flood zone 2. The 2022 LAA found that the site is not suitable due to adverse impact on character of the conservation area and impact on the urban grain of the Conservation Area. The site is considered unsuitable for development due to impact on the character of this part of the conservation area and the setting of nearby listed buildings.
LAA285	17 Eldon Street	0.12	4	Red	Not suitable. Development would result in the loss of a positive building in the conservation area.	The site is a partly developed site with a residential dwelling on site and a greenfield space at the back. The site consists of grade 2 agricultural land. There is no existing vehicular access onto the site and the site is elevated from the road. The site is within the Conservation Area. There are no other physical or environmental constraints. The 2022 LAA found that the current residential building on the site contributes positively to the character of the Conservation Area. It determined that development on the site would have adverse impacts on the setting of the Conservation Area. It also found that the site's elevation above the road, lack of vehicle access onto the site, and lack of parking is likely to impact on amenity. The site is unsuitable for development.

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
LAA307	High Croft, Great North Road	2.72	49	Red	Not suitable due to adverse impact on the character of the Conservation Area.	The site is a greenfield site to the north of the existing settlement and outside of the settlement boundary. There is a small, isolated development adjacent to the road. The site consists of grade 2 agricultural land. The site is not currently accessible by pedestrians making it an unsustainable site for residential development. It is adjacent to open countryside and has long distance views out to the west. The site is not connected to the existing settlement, and development would extend the settlement into open countryside. The site is within the Conservation Area. The open spaces are understood to be integral to the character of the Conservation Area, and so development would adversely affect the character. The 2022 LAA found that the site is not suitable due to adverse impacts on the character of the Conservation Area, lack of footway connecting the site with services and facilities in Tuxford and removal/setting back of a large proportion of the hedgerow to accommodate access. Due to impact on conservation area, on the open character of the site, and its unsustainable location, the site is unsuitable for development.
LAA476	Ollerton Road	39.4	30	Partly amber	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area. Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement	The site is an extensive tract of greenfield land that extends to the west of a site allocated for development in the Local Plan (Land off Ollerton Road, Tuxford). The site is outside of the settlement boundary and adjoins the Conservation Area. The site consists of grade 2 agricultural land. The site has no environmental or physical constraints. The site is part of open countryside and offers long distance views over the surrounding countryside. It has a very open character. It is not currently adjacent to development but is directly adjacent to the allocated portion of the site. It faces an industrial estate across Ollerton Road to the north. The 2022 LAA found that the northern portion of the site is potentially suitable, while the southern portion is not suitable due to adverse

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						impacts on the setting of the Conservation Area. A small portion of the north of the site adjoining the existing allocation could be suitable but should be sensitively designed to minimise impact on open countryside.
LAA477	West of Newcastle Street	1.95	59	Amber	Potentially suitable subject to a suitable scheme which would achieve highway standards. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement	The site is a backland greenfield site on the southwestern edge of the existing settlement. The site adjoins the settlement boundary. The site consists of grade 2 agricultural land. The site has no environmental or physical constraints. The site is adjacent to the Tuxford conservation area, however there are no Listed Buildings adjacent to the site, and the existing buildings in the area are mostly 20th century with neutral impact on the character of the conservation area. The site is adjacent to open countryside and offers some long distance views to the west. The site currently has a narrow vehicular access along a private road. This would require significant improvement to be able to support any residential development. The site is potentially suitable for some development, possibly contained within the eastern part of the site, if designed sensitively to mitigate impact on the conservation area, and if access can be achieved.
LAA478	East of Newcastle Street	0.3	6	Red	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement.	The site is a small greenfield site to the south of the existing settlement. It is located to the south of LAA202. The site consists of grade 2 agricultural land. The site has no physical or environmental constraints. The site is within the Conservation Area and any impact on heritage would need to be taken into account. The site borders railway lines to the south. The site cannot be considered in isolation as it would be disconnected from the existing settlement and in an unsustainable location. It could potentially be considered together with site LAA202 which is adjacent to the north. An application for 70 dwellings was refused in 2017 on the grounds that the housing mix would not be suitable, and the development would

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
						negatively affect existing residents' amenity. These are matters that could be resolved through design. There is no access currently onto the site, and access would need to be developed through LAA202. The site is currently unsuitable for development, however, could potentially be suitable if considered together with LAA202.
LAA479	Markham Road	0.51	10	Amber	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para.	The site is a greenfield site located to the north of the existing settlement including some isolated agricultural development. It is separated from the main settlement and the settlement boundary. The site consists of grade 2 agricultural land. There is existing agricultural access onto the site. The site is distant from facilities but is accessible by a pedestrian footpath. The site is potentially suitable for development. However, due to its location, there are other more sustainable sites to meet the current housing requirement and these should be considered first in terms of Neighbourhood Plan allocations.
LAA495	Ollerton Road	0.2	10	Red	Not suitable due to the impact it would have on the character of the Conservation Area.	The site was re-submitted as part of the CFS. The previous LAA assessment has been checked and updated in this assessment. The site is a greenfield site on the western edge of Tuxford, outside of the settlement boundary. Part of the site is within the conservation area. The site consists of grade 2 agricultural land. The site is gently sloping and there are overhead lines on the eastern part of the site. There is no existing vehicular access onto the site. A previous application on the site was refused on grounds of the principle of development on this site due to adverse heritage impacts. The site lies across from the strategic allocation, but due to its heritage impact and prominence in the landscape to the north and west, the site is not suitable for development.
LAA510	Rear of 34 Eldon Street	0.86	26	Amber	Whilst the site is potentially suitable, there is uncertainty with regard	The site is a brownfield site currently in use as an agricultural equipment supplier. It is outside the settlement boundary but within the built area of Tuxford and partly

Site reference	Site address/ Location	Gross site area (ha)	Capacity (indicative number of homes)	Suitability rating (Red/ Amber/ Green) (see paragraph 4.4)	2022 LAA Findings	Site Assessment Summary
					to deliverability of residential development. The site is still in operation as a commercial business and there is currently no developer involvement in the site. Access from the Highway is also severely restricted and it hasn't been demonstrated that highway standards could be achieved. At the present time, until it can be demonstrated that development is deliverable, the site is considered unsuitable/unavailable.	within the conservation area, so any heritage impacts would need to be carefully considered. The site consists of grade 2 agricultural land. There are issues achieving highway visibility from Eldon Road and the availability of the site would need to be confirmed, given its current use as an operational business. There are also likely to be significant costs involved with demolition and decontamination of the site that could affect development viability. If availability is confirmed, and if it can be demonstrated that a safe and suitable access can be achieved, this is potentially a suitable site for residential use.
LAA542	Adjacent Fountain Hotel	0.1		Not assessed	N/A	Planning permission was granted on appeal for a development of three dwellings on this site in April 2025. It is therefore no longer available for allocation and not assessed in this report.

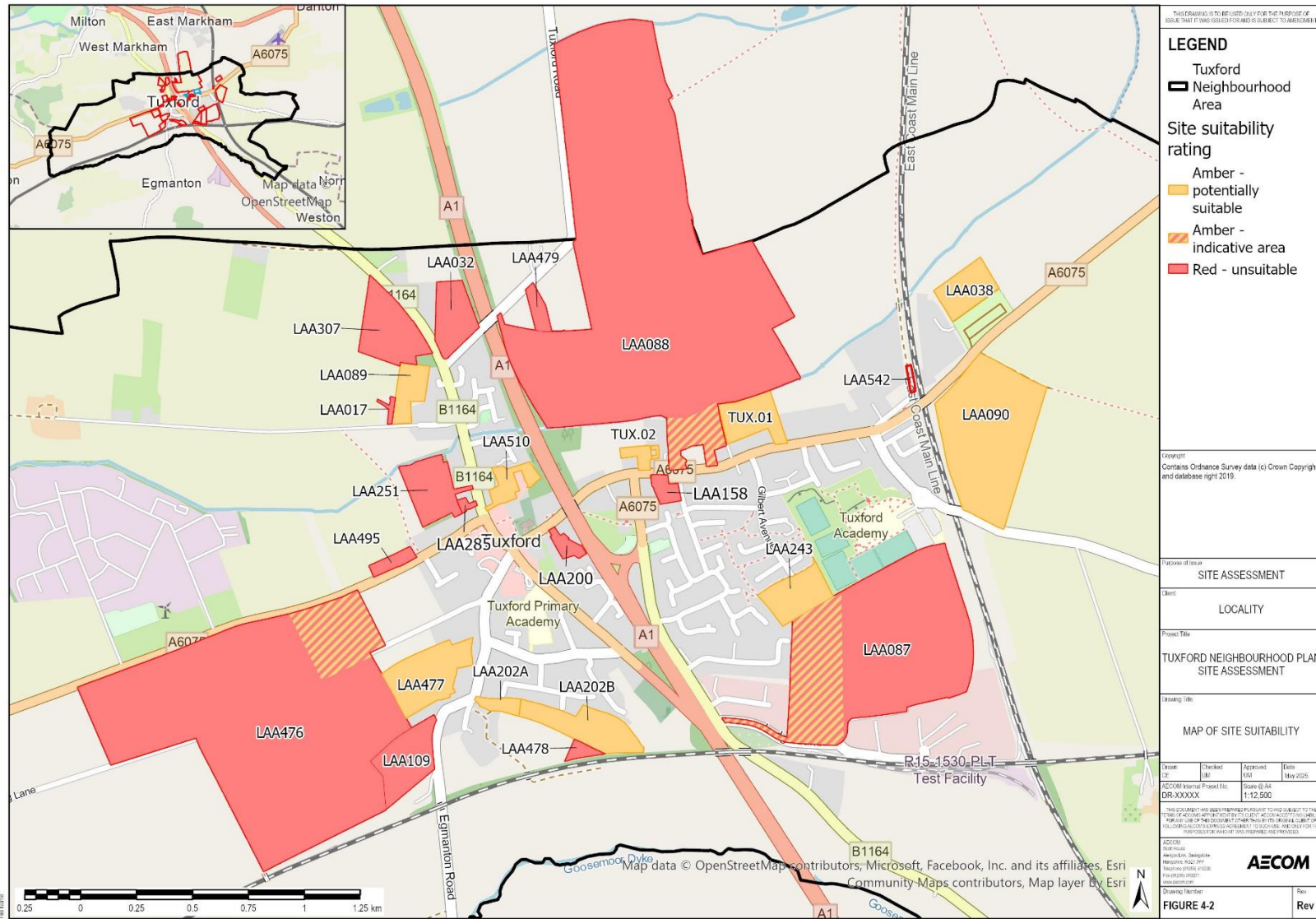


Figure 4-2. Map of site suitability

## 5. Conclusions

### Site Assessment Conclusions

5.1 Of the potential development sites within the neighbourhood area that were identified, 13 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:

- TUX.01 – 65 Lincoln Road
- TUX.02 – Southern part of Walks of Life Museum
- LAA038 – Eastfield Nurseries, Darlton Road
- LAA087 – Lodge Lane (partly)
- LAA088 – Lincoln Road (partly)
- LAA089 – North of Bevercotes Lane
- LAA090 – Lincoln Road
- LAA202A – St Johns College Farm, Newcastle Street
- LAA202B – St Johns College Farm, Newcastle Street
- LAA243 – South of Gilbert Avenue
- LAA476 – Ollerton Road (partly)
- LAA477 – West of Newcastle Street
- LAA510 – Rear of Eldon Street

### Next Steps

5.2 Should the Neighbourhood planning group 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 Bassetlaw District Council;
- Any other evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

5.3 It is important to note that some of the reassessed LAA sites have been in the LAA for a long time, and availability would need to be confirmed with landowners for any sites shortlisted for confirmation.

- 5.4 The assessments in this report are intended to support the NP group in their decision making. The NP group can rule out any sites that have been assessed as potentially suitable if these sites do not meet the NP objectives, and if there are more suitable sites to meet the housing requirement.

## Other considerations

### Viability

- 5.5 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with Bassetlaw District Council 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 proposed sites.

## Appendix A Review of LAA conclusions

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
LAA017	0.21	Housing	4	Not suitable due to adverse impact on the character of the conservation area.	Yes	The site is a vacant, small, wooded site on the north-western edge of the existing built form. It is adjacent to the Tuxford Conservation Area, with several Listed Buildings nearby. The site consists of grade 2 agricultural land. The site is not immediately adjacent to the existing built up area and is outside of the settlement boundary. The site is surrounded by open countryside land and is visually prominent from Eldon Street and along Bevercotes Lane. Development here would affect the open rural character of the landscape in this area. The 2022 LAA determined that this site was unsuitable due to the harmful impact development would have on the conservation area. It was also found to have highway constraints with access being along a narrow lane and significant upgrading to highways standards required to serve the site. The site is currently unsuitable for development as it is an isolated site in open countryside. It could potentially come forward as an extension to LAA089, but this may require the removal of a hedgerow which would form a constraint to development.	Red
LAA032	1.79	Housing	32	Unsuitable due to adverse impact on the character of the CA.	Yes	The site is an open site with a single dwelling on the northern edge. It is located to the north adjacent to the existing built up area of the settlement but outside of the settlement boundary. The site is within the Tuxford Conservation Area and adjacent to several Listed Buildings. The site consists of grade 2 agricultural land. The site is sloping and is prominent in views north from the	Red

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						town centre. The site has a relatively open character and is surrounded by open countryside to the north and west. The LAA determines that this type of open site informs the character of the Conservation Area. Development here would be visually prominent and affect the open rural character of the landscape beyond and that the site was unsuitable due to adverse impact on the character of the Conservation Area. The site is unsuitable for development predominantly due to heritage and landscape impacts.	
LAA038	2.33	Housing	30	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites	Yes	The site is an open site with current camping use, adjacent to a park homes estate and caravan site. The site is outside of the settlement boundary and does not connect with the public highway, but there is existing access from Eastfield Park Road which is currently private. Access to the site could be created along Eastfield Park Road, or from Greenacres Caravan Park. The site consists of grade 2 agricultural land. A small part of the northern edge of the site is in flood zone 2 and has slightly higher risk of surface water flooding. The site is a significant distance from the town centre. The site is potentially suitable for limited development, if suitable access can be provided and flood risk mitigated. However, given the location of the site separated from Tuxford by the railway and beyond the settlement boundary, other, more sustainable sites should be considered first to meet the current Neighbourhood Plan housing requirement.	Amber
LAA087	18.6	Housing	20	Potentially suitable - suitability to be informed by the	Yes	The site is a large agricultural field to the south east of Tuxford between the A1 and a railway line, adjoining the settlement boundary. It is adjacent	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
				Sustainability Appraisal and the suitability of other sites		to a recent housing development at Clinton Gardens, and there is employment land to the south. The site consists of grade 2 agricultural land. The site has a relatively open character and views out to surrounding countryside, particularly to the east. There are overhead lines in the centre of the site. There is no existing access onto the site, but the road serving Clinton Gardens could be extended to serve a limited amount of new development, or an additional access could be possible from Lodge Lane but would require significant improvement including widening and a footpath. The western part of the site adjacent to the recent housing development is therefore potentially suitable for development if that suitable access can be provided.	
LAA088	1.69	Housing	30	Not suitable. Development of the site would adversely affect the character of the Conservation Area. Part of the site is in flood zones 2 and 3. A sequential test and exceptions test would be required if the site is taken forward.	Yes	The site is a very large open agricultural field to the north of the existing built up area, adjoining the settlement boundary and partly within the Conservation Area. The site consists of grade 2 agricultural land. The northern part of the site is sloping and is prominent in views north from Lincoln Road and from the north along Tuxford Road. A public footpath crosses the site into open countryside that is well used and serves the local community. An area of flood zone 2 and 3 cross the site and areas of higher surface water flood risk. The site has a strong rural character and is part of a wider rural open landscape. Development on the site would be visually prominent and would affect the open character of the area. Any development would impact the setting of the conservation area. The site in its entirety is unsuitable for development due to the impact on the settlement, heritage impacts and	Partly amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						the wider character of the open landscape. However, it may be possible to accommodate a small amount of development in the part of the site adjacent to Tuxford Road which wraps around the farm buildings adjacent to 61 Tuxford Road, if development was sensitively designed to relate to mitigate impact on the conservation area and buildings, and avoiding areas of Flood Zone 2 and 3 to the north. Access to the site from Tuxford road would need to be confirmed.	
LAA089	1.1	Housing	21	Part of the site may be suitable (to the south) of a suitable access arrangement can be identified. Potentially suitable subject to a satisfactory access arrangement. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.	Yes	The site is an open site on the north western edge of Tuxford and adjoins the settlement boundary. The site is within the conservation area. The site consists of grade 2 agricultural land. A small portion of the site lies in flood zone 2. The site is located off Bevercotes Lane which is a narrow single carriageway road with no footways. Access may need to come forward through site LAA123 or the site to the north east which have recently been developed and been granted planning permission. Any development would impact the setting of the conservation area. The 2022 LAA determined that the southern part of this site is potentially suitable due to its lower elevation which would reduce impacts on the setting of the Conservation Area. The northern part of the site is considered to be too prominent with adverse impacts on the conservation area setting. The site is potentially suitable for development if designed sensitively to minimise impact on the conservation area and heritage assets to the north, subject to suitable access being achieved.	Amber
LAA090	11	Housing	154	The site is very open in character.	Yes	The site is a large agricultural field to the east of the existing built up area and outside the	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
				The site could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.		settlement boundary. It is located to the east of the railway line creating a physical barrier to the main town. There is currently no residential development on this side of the railway line other than a small park homes estate and caravan site and development here would represent a significant departure from the current pattern of development, extending Tuxford to the east with no defensible boundary. The site consists of grade 2 agricultural land. There is existing agricultural access on to the site and a narrow pedestrian footway, but significant improvements to pedestrian access would be required to make this site suitable including over two railway bridges. This will also affect the viability of development. The site has an open character with long distance views into open countryside to the south and east. The site is potentially suitable for development, if pedestrian access could be provided and if viability can be demonstrated. However, there are other more sustainable sites to meet the current housing requirement and these should be considered first in terms of Neighbourhood Plan allocations.	
LAA109	2.37	Housing	43	Not suitable due to adverse impact on character of conservation area	Yes	The site is a small greenfield site to the south west of existing development. The site adjoins the settlement boundary. The site is located within the Tuxford Conservation Area. The site consists of grade 2 agricultural land. There is existing agricultural access onto the site, and pedestrian access. There is an existing agricultural building on the site. The site is open in character and affords long distance views over the wider countryside. The 2022 LAA determined that this site is not suitable due to adverse impact on the	Red

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						character of the conservation area. It would also extend the built up area unnaturally to the southwest and impact on open countryside. The LAA also identified the parcel of land to the south of this site to be contaminated which could have an impact on this site. The site is unsuitable for development, predominantly due to landscape and heritage impacts.	
LAA158	0.45	Housing	9	Potentially suitable subject to a suitably designed scheme which respects the character of heritage assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.	Yes	The site is a small, wooded area within the existing built up area and within the settlement boundary. Part of the site falls into the Tuxford Conservation Area and is adjacent to a Listed Building. The site consists of grade 2 agricultural land. There are mature trees and dense vegetation on the site which are likely to support some wildlife, and BNG requirements may cause viability issues for development on the site. Development on the site may have an impact on the setting of the conservation area. A planning application for a single dwelling and detached garage was approved in 2024 on the southern portion of the site. The site is assumed to be no longer available due to the existing planning permission on the site. If this were to lapse, the site may be potentially suitable for small scale development.	Red
LAA200	0.41	Housing	8	Contrary to policy with regard to adverse impact on heritage assets	Yes	The site is a backland greenfield site to the rear of existing residential development, within the settlement boundary. The site consists of grade 2 agricultural land. Demolition of the current property would be necessary to allow access to the rear of the site. The site is within the Conservation Area and in close proximity to a number of heritage assets. The site is unsuitable	Red

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						for development due to the adverse impact on the conservation area.	
LAA202 A	0.43	Housing	8	Potentially unsuitable due to the impact on historic earthworks	No	The site is a backland greenfield site to the back of existing residential development. The site has existing vehicular access to an area of agricultural storage on the site. The site consists of grade 2 agricultural land. An application for 70 dwellings was refused in 2017 across this site and LAA202B on the grounds that the housing mix would not be suitable, and the development would negatively affect existing residents' amenity. These are matters that could be resolved through design. The site is located within the Tuxford conservation area and any development would affect the heritage setting. The site was assessed in the 2022 LAA as part of site LAA202. It found that there were some highways matters that need resolving, including concern that proposed site layout may hinder permeability, and could have detrimental impacts on pedestrian safety and visibility. The LAA also found that the site contains historic earthworks. This in addition to the contribution of the site towards the character of the conservation area make the site unsuitable in the LAA assessment. However, the application from 2017 was appealed, and the case officer determined that there were no heritage concerns, and that the principle of development on the site was acceptable. The site is therefore considered to be potentially suitable for development subject to a scheme that provides an adequate housing mix, minimises impacts on existing residents to the north and is sensitively designed to minimise impact on the Conservation Area.	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
LAA202 B	2.42	Housing	43	Potentially unsuitable due to the impact on historic earthworks	No	The site is a backland greenfield site to the back of existing residential development. The site has no existing vehicular access, but this could be created from LAA202A to the west. The site consists of grade 2 agricultural land. An application for 70 dwellings was refused in 2017 across this site and LAA202A on the grounds that the housing mix would not be suitable, and the development would negatively affect existing residents' amenity. These are matters that could be resolved through design. The site is located within the Tuxford conservation area and any development would affect the heritage setting. The site was assessed in the 2022 LAA as part of site LAA202. It found that there were some highways matters that need resolving, including concern that proposed site layout may hinder permeability, and could have detrimental impacts on pedestrian safety and visibility. The LAA also found that the site contains historic earthworks. This in addition to the contribution of the site towards the character of the conservation area make the site unsuitable in the LAA assessment. However, the application from 2017 was appealed, and the case officer determined that there were no heritage concerns, and that the principle of development on the site was acceptable. The site is therefore considered to be potentially suitable for development subject to a scheme that provides an adequate housing mix, minimises impacts on existing residents to the north and is sensitively designed to minimise impact on the Conservation Area.	Amber
LAA243	1.82	Housing	33	Suitability would depend on whether	Yes	The site is a greenfield site currently in use as an amenity space with playing fields. The site adjoins	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
				the open space could be relocated or improved		the settlement boundary. The site consists of grade 2 agricultural land. The site forms a natural extension to existing residential development to the north and west, however is designated as playing fields and appears to be well used. The site is potentially suitable for development, if the open space can be reprovided and if a suitable access can be created.	
LAA251	2.08	Housing	37	Not suitable due to adverse impact on character of conservation area	Yes	The site is a backland greenfield open site to the rear of existing residential development. The site adjoins the settlement boundary and is located within the Conservation Area and adjacent to some Listed Buildings. The site consists of grade 2 agricultural land. There is no existing access onto the site and access is proposed from Eldon Street between existing development along a narrow wooded part of the site. The northern edge of the site is in flood zone 2. The 2022 LAA found that the site is not suitable due to adverse impact on character of the conservation area and impact on the urban grain of the Conservation Area. The site is considered unsuitable for development due to impact on the character of this part of the conservation area and the setting of nearby listed buildings.	Red
LAA285	0.12	Housing	4	Not suitable. Development would result in the loss of a positive building in the Conservation Area	Yes	The site is a partly developed site with a residential dwelling on site and a greenfield space at the back. The site consists of grade 2 agricultural land. There is no existing vehicular access onto the site and the site is elevated from the road. The site is within the Conservation Area. There are no other physical or environmental constraints. The 2022 LAA found that the current residential building on the site contributes	Red

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						positively to the character of the Conservation Area. It determined that development on the site would have adverse impacts on the setting of the Conservation Area. It also found that the site's elevation above the road, lack of vehicle access onto the site, and lack of parking is likely to impact on amenity. The site is unsuitable for development.	
LAA307	2.72	Housing	49	Not suitable due to adverse impact on the character of the Conservation Area.	Yes	The site is a greenfield site to the north of the existing settlement and outside of the settlement boundary. There is a small, isolated development adjacent to the road. The site consists of grade 2 agricultural land. The site is not currently accessible by pedestrians making it an unsustainable site for residential development. It is adjacent to open countryside and has long distance views out to the west. The site is not connected to the existing settlement, and development would extend the settlement into open countryside. The site is within the Conservation Area. The open spaces are understood to be integral to the character of the Conservation Area, and so development would adversely affect the character. The 2022 LAA found that the site is not suitable due to adverse impacts on the character of the Conservation Area, lack of footway connecting the site with services and facilities in Tuxford and removal/setting back of a large proportion of the hedgerow to accommodate access. Due to impact on conservation area, on the open character of the site, and its unsustainable location, the site is unsuitable for development.	Red

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
LAA476	39.4	Housing	30	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area. Potentially suitable – suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement	Yes	The site is an extensive tract of greenfield land that extends to the west of a site allocated for development in the Local Plan (Land off Ollerton Road, Tuxford). The site is outside of the settlement boundary and adjoins the Conservation Area. The site consists of grade 2 agricultural land. The site has no environmental or physical constraints. The site is part of open countryside and offers long distance views over the surrounding countryside. It has a very open character. It is not currently adjacent to development but is directly adjacent to the allocated portion of the site. It faces an industrial estate across Ollerton Road to the north. The 2022 LAA found that the northern portion of the site is potentially suitable, while the southern portion is not suitable due to adverse impacts on the setting of the Conservation Area. A small portion of the north of the site adjoining the existing allocation could be suitable but should be sensitively designed to minimise impact on open countryside.	Amber
LAA477	2.95	Housing	59	Potentially suitable subject to a suitable scheme which would achieve highway standards. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement	Yes	The site is a backland greenfield site on the southwestern edge of the existing settlement. The site adjoins the settlement boundary. The site consists of grade 2 agricultural land. The site has no environmental or physical constraints. The site is adjacent to the Tuxford conservation area, however there are no Listed Buildings adjacent to the site, and the existing buildings in the area are mostly 20th century with neutral impact on the character of the conservation area. The site is adjacent to open countryside and offers some long distance views to the west. The site currently has a narrow vehicular access along a private	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
						road. This would require significant improvement to be able to support any residential development. The site is potentially suitable for some development, possibly contained within the eastern part of the site, if designed sensitively to mitigate impact on the conservation area, and if access can be achieved.	
LAA478	0.3	Housing	6	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement.	Yes	The site is a small greenfield site to the south of the existing settlement. It is located to the south of LAA202. The site includes a Listed Building along Newcastle Street. The site consists of grade 2 agricultural land. The site has no physical or environmental constraints. The site is within the Conservation Area and any impact on heritage would need to be taken into account. The site borders railway lines to the south. The site cannot be considered in isolation as it would be disconnected from the existing settlement and in an unsustainable location. It could potentially be considered together with site LAA202 which is adjacent to the north. An application for 70 dwellings was refused in 2017 on the grounds that the housing mix would not be suitable, and the development would negatively affect existing residents' amenity. These are matters that could be resolved through design. There is no access currently onto the site, and access would need to be developed through LAA202. The site is currently unsuitable for development, however, could potentially be suitable if considered together with LAA202.	Red
LAA479	0.51	Housing	10	Not suitable due to the site's separation from the settlement. This	Yes	The site is a greenfield site located to the north of the existing settlement including some isolated agricultural development. It is separated from the	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
				would be contrary to policy regarding the creation of inclusive/accessible communities		main settlement and the settlement boundary. The site consists of grade 2 agricultural land. There is existing agricultural access onto the site. The site is distant from facilities but is accessible by a pedestrian footpath. The site is potentially suitable for development. However, due to its location, there are other more sustainable sites to meet the current housing requirement and these should be considered first in terms of Neighbourhood Plan allocations.	
LAA495	0.2	Housing	10	Not suitable due to the impact it would have on the character of the Conservation Area	Yes	The site was re-submitted as part of the CFS. The previous LAA assessment has been checked and updated in this assessment. The site is a greenfield site on the western edge of Tuxford, outside of the settlement boundary. Part of the site is within the conservation area. The site consists of grade 2 agricultural land. The site is gently sloping and there are overhead lines on the eastern part of the site. There is no existing vehicular access onto the site. A previous application on the site was refused on grounds of the principle of development on this site due to adverse heritage impacts. The site lies across from the strategic allocation, but due to its heritage impact and prominence in the landscape to the north and west, the site is not suitable for development.	Red
LAA510	0.86	Housing	26	Whilst the site is potentially suitable, there is uncertainty with regard to deliverability of residential development. The site	Yes	The site is a brownfield site currently in use as an agricultural equipment supplier. It is outside the settlement boundary but within the built area of Tuxford and partly within the conservation area, so any heritage impacts would need to be carefully considered. The site consists of grade 2 agricultural land. There are issues achieving	Amber

Site reference	Site area (ha)	Proposed land use	Site capacity	LAA conclusion	Can the LAA conclusions be carried forward to the NP site assessment?	Neighbourhood Plan Site Assessment conclusion	Site suitability rating
				<p>is still in operation as a commercial business and there is currently no developer involvement in the site. Access from the Highway is also severely restricted and it hasn't been demonstrated that highway standards could be achieved. At the present time, until it can be demonstrated that development is deliverable, the site is considered unsuitable/unavailable</p>		<p>highway visibility from Eldon Road and the availability of the site would need to be confirmed, given its current use as an operational business. There are also likely to be significant costs involved with demolition and decontamination of the site that could affect development viability. If availability is confirmed, and if it can be demonstrated that a safe and suitable access can be achieved, this is potentially a suitable site for residential use.</p>	

## Appendix B New site assessment proformas

### 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)
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##### 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)
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### Agricultural land Classification

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

Yes (red)	No (green)
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### 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)
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### Pedestrian access

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

No (red)	Yes (green)
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### Cycle access

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

No (red)	Yes (green)
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Significant trees

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

No (green)	Within/Adjacent (amber)
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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)
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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)
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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)
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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)
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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)
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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)
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### 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)	Some impact, and/or mitigation possible (amber)
Directly impact and/or mitigation not possible; or	

### Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)
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### 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)
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**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)
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**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)
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**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)
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**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)
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**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)

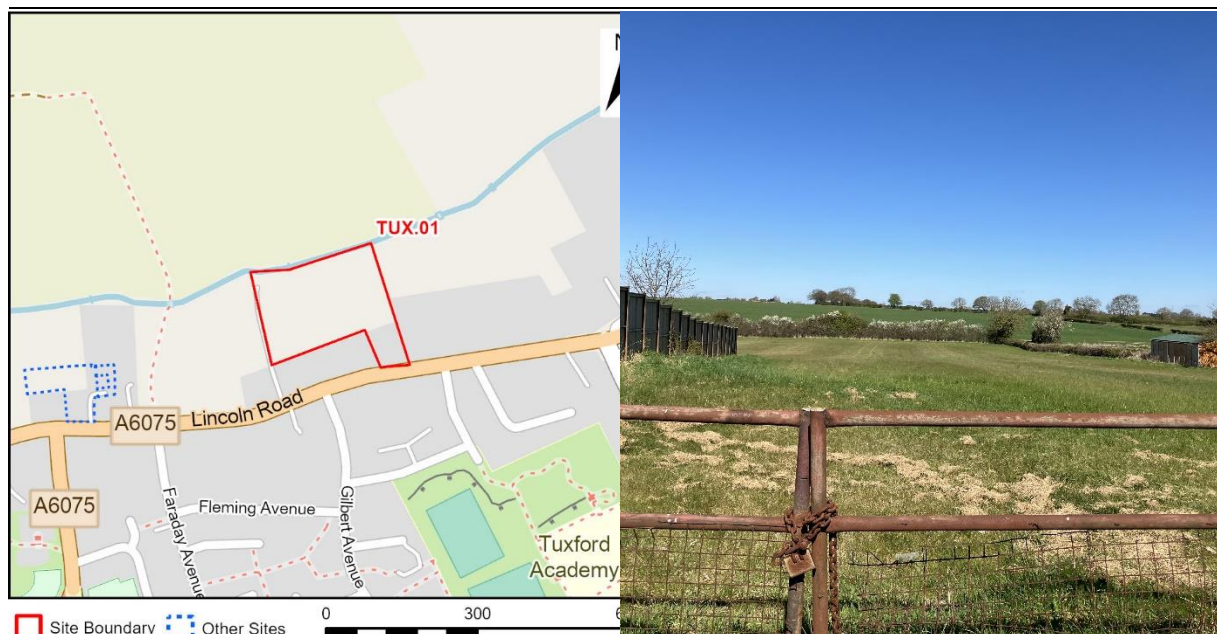
The site is not currently suitable, and available (red)

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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## Site TUX.01

### Site Details

Site Address	85 Lincoln Road, Tuxford
Gross Site Area (ha)	1.97
SHLAA/HELAA	0
Reference	



Site photograph taken by AECOM.

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Existing land use	Residential/agricultural
Land use being considered (if known)	Housing/commercial
Development capacity (if known)	0
Site identification method / source	CFS
Planning history	n/a
Neighbouring uses	Residential/agricultural

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	A	Medium Risk - large area of flood zone 2 and 3 on north of site
Surface water flooding	A	Medium Risk
Within best agricultural land	R	Yes - Grade 2
Potential to support priority species	R	Yes - priority species Lapwing
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven
Vehicular access	G	Yes - existing agricultural access through gate off Lincoln Rd

Pedestrian access	G	Yes - pedestrian footpath along both sides of Lincoln Rd	
Cycle access	G	Yes	
Tree Preservation Orders	G	No	
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) G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m) A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) G <1600m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	Medium sensitivity - The 2009 Bassetlaw Landscape Character Assessment determines that the landscape at and around Tuxford is in good condition and of moderate sensitivity. The site has few valued features, though it contributes to the character of the open countryside to the north of Tuxford	
Visual amenity	A	Medium sensitivity - the site is located between existing residential development. The site is relatively shielded from views from the east and west due to adjacent development. The north of the site is open and slopes downward towards the open countryside beyond making it more visually sensitive	
Designated heritage asset harm	A	Some impact, and/or mitigation possible - proximity 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			
Greenfield / mix / PDL	R	Greenfield	
Built-up area	A	Adjacent to and connected to the existing built up area	
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary	
Coalesce neighbouring sites	G	No	
Size and character	G	No	
<b>Assessment of Availability</b>			
Site availability	G	Yes	
Legal or ownership issues	G	No	
Timeframe		Available now	
<b>Assessment of Viability</b>			

Viability	G	No
<b>Conclusions</b>		
Site capacity (assessed)		up to 5
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is a greenfield site located within the existing built up area and adjoining the settlement boundary. The land is grade 2 agricultural land. The northern edge of the site is in flood zone 2 and 3. The site slopes downward towards open countryside to the north. The character of the site is open on the northern part, with residential fronting Lincoln Road to the south. There is an agricultural access gate onto the site, where vehicular access could be created. The site is potentially suitable for development on part of the site outside the area of high flood risk and if a safe and suitable access can be demonstrated.</p>	

## Site TUX.02

### Site Details

Site Address	Southern part of Walks of Life Museum
Gross Site Area (ha)	0.74
SHLAA/HELAA	0
Reference	



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Existing land use	Commercial/ museum
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	CFS
Planning history	n/a
Neighbouring uses	Open/residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Partly in Coal Mining Reporting Area
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	A	Medium Risk
Within best agricultural land	R	Yes - Grade 2
Potential to support priority species	R	Yes - priority species Lapwing
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing access onto site and parking for businesses

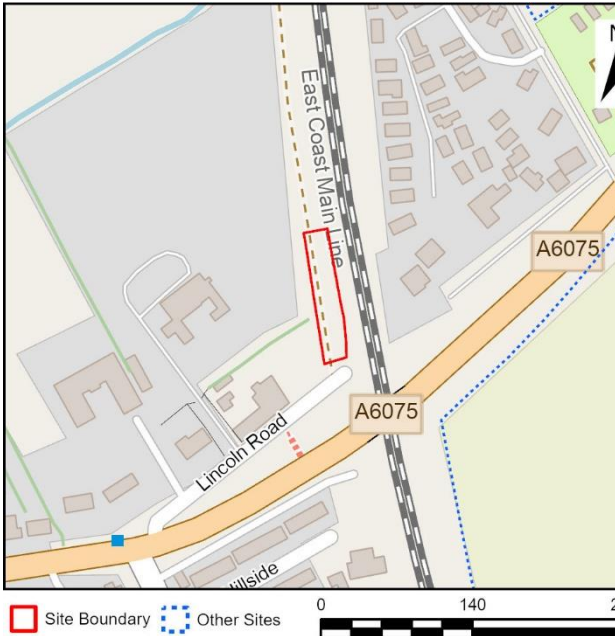
Pedestrian access	G	Yes - pedestrian footpath along both sides of Lincoln Rd	
Cycle access	G	Yes	
Tree Preservation Orders	G	No	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Yes - overhead lines across site	
Loss of social, amenity or community value	A	Yes - local shops and services	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m) G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) G <1600m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	Medium sensitivity - The 2009 Bassetlaw Landscape Character Assessment determines that the landscape at and around Tuxford is in good condition and of moderate sensitivity. The site is in the conservation area and as such contributes to the heritage character. Other than heritage, the site has few other assets that would be susceptible to development.	
Visual amenity	A	Medium sensitivity - the site is open to the south onto Ollerton Road with little vegetation providing any shielding. To the north, the site slopes downwards providing views out to the open countryside.	
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - in 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			
Greenfield / mix / PDL	G	Previously developed land	
Built-up area	G	Within the existing built up area	
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary	
Coalesce neighbouring sites	G	No	
Size and character	G	No	
<b>Assessment of Availability</b>			
Site availability	G	Yes	
Legal or ownership issues	G	No	
Timeframe		Available now	
<b>Assessment of Viability</b>			

Viability	G	No
<b>Conclusions</b>		
Site capacity (assessed)		up to 10
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	A	Amber
Summary	<p>The site is partly previously developed on the northern side of Lincoln Rd. The site is made up of 2 parcels. Parcel A is a greenfield site adjacent to the Walks of Life Museum. Parcel B is a small area made up of the driveway and surrounding space around one of the Walks of Life Museum buildings. The site adjoins an area of flood zone 2 and 3 on the northern edge. The land is grade 2 agricultural land. The site is located within the Tuxford Conservation Area and any heritage impacts would need to be mitigated. The site is accessible by pedestrian footpaths along both sides of Lincoln Road. There is vehicular access onto the site via the Walks of Life Museum access point. This could potentially be improved and extended onto Parcel A. The site has mature vegetation along Lincoln Road which screens the site from the road. The site is potentially suitable for a sensitively designed residential development if heritage impact can be mitigated.</p>	

## Site LAA542

### Site Details

Site Address	Adjacent Fountain Hotel
Gross Site Area (ha)	0.1
SHLAA/HELAA	LAA542
Reference	



No photo available.

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Existing land use	Storage space
Land use being considered (if known)	Housing
Development capacity (if known)	0
Site identification method / source	LAA
Planning history	24/00874/OUT (2024) - outline permission for up to 3 dwellings - application refused [site lies outside of development boundary for Tuxford, not suitable location, development on site would cause significant harm to existing built character; development would be divorced and would not relate well to existing built form; no ecological assessment or BNG metric provided]
Neighbouring uses	Railway/ residential

### Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	A	Medium Risk
Within best agricultural land	R	Yes - Grade 2

Potential to support priority species	R	Yes - priority species Lapwing
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing access from Lincoln Rd
Pedestrian access	G	Yes - pedestrian footpath along Lincoln Rd
Cycle access	G	Yes
Tree Preservation Orders	G	No
Significant trees	G	No
Veteran or ancient trees	G	No
Public Rights of Way	G	No - public footpath along edge of site
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) G <400m
Distance to town / local centre / shop (m)	A	400-1200m Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	A	400-1200m Distance to secondary school (m) G <1600m
Distance to Cycle route (m)	R	>800m
Landscape sensitivity	G	Low sensitivity - The 2009 Bassetlaw Landscape Character Assessment determines that the landscape at and around Tuxford is in good condition and of moderate sensitivity. However, as a previously developed paved area, the site has few valued features.
Visual amenity	G	Low sensitivity - the site is isolated from the main settlement area. It is located adjacent to the railway at a slightly lower elevation which conceals the site to some extent. The site is set back from the main road and separated by a wooded area which conceals the site. the site has low intervisibility with any open countryside.
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		
Greenfield / mix / PDL	G	Previously developed land
Built-up area	G	Within the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No

Assessment of Availability	
Site availability	Unknown
Legal or ownership issues	Unknown
Timeframe	Available now
Assessment of Viability	
Viability	G No
Conclusions	
Site capacity (assessed)	up to 5
Timeframe	Available now
Other key information	BDC Planning Policy Team notes: The site adjoins railway line (consult Network Rail and environmental health). Potential for noise. Potential safety issues.
Overall rating (Red/Amber/Green)	A Amber
Summary	The site is an opportunity for a small infill development on the eastern edge of Tuxford. The site is currently fenced off hardstanding with a storage container. The site adjoins the settlement boundary. The site has medium risk of surface water flooding. There is little screening and separation from the railway line which could cause potential noise and safety issues. The site is not visually prominent, and is set back from the main road. The site is potentially suitable for development depending on consultation with network rail and on demonstrating that safety and noise risk can be mitigated.

