

**Extracts from the LVA and Indicative Layout for Appeal site APP/A3010/W/20/3265803
Land to the North of Bigsby Road, Retford, Nottinghamshire DN22 6SG, application
ref 19/01360/OUT, Bassetlaw District Council.**

Plan 1: Site Location shown on Aerial Photograph



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Predicted level of Effects


- 1.19 As the proposal does not constitute EIA development, it is not necessary to consider the significance of effects. However, the predicted level of effects have been considered for during the construction works and following completion of the development at Year 1 and Year 15 as requested by Via. The criteria used to predict the level of effects is set out in **Table 5** contained at **Appendix 3**.

Site Context


- 1.20 The site is located at the corner of Bigsby Road outside of, but adjacent to, the defined settlement edge of Retford. The existing built settlement edge consists of a mixed vernacular with both two and single storey dwellings that are mostly detached or semi detached within large plots. The existing residential properties are generally built of red brick and were built during the twentieth century.
- 1.21 The site comprises half of two arable fields which currently forms a part of Longholme Farm located to the north east of Retford. A Public Right of Way (PRoW Ref. East Retford FP22) runs through the site on a north to south axis. It also continues along Bigsby Road to the south of the site and links to the wider PRoW network. Running alongside the majority of the PRoW is an existing internal hedgerow and drainage ditch which divides the site into two distinct land parcels.
- 1.22 As the site forms a part of two wider land parcels there is no existing northern boundary to the site until the wider land parcel hedgerow is reached. Beyond which further arable land is located to the north. The eastern portion of the wider northern boundary is maintained and lower in height when compared to the western portion of the wider northern field boundary which is not maintained. An existing gappy hedgerow, including the occasional hedgerow tree, forms the eastern boundary with Longholme Farm buildings located off Bigsby Road.
- 1.23 The southern boundary can be clearly divided into two separate treatments. The western side of the southern boundary is open in nature with a drainage ditch separating the site from the adjacent residential properties which front onto Bigsby Road. There are a mixture of residential boundary treatments abutting the site from Bigsby Road along the western side of the southern boundary some having no treatment at all and others with close board fencing, concrete walls and railings. Meanwhile the western side of the southern boundary comprises hedgerow with boundary trees. Telegraph poles and cables also run along the southern boundary and cut across to the east to serve Longholme Farm.


Plan 2: Site Context (11850_P06)





-  Site boundary

Undeveloped Landscape


 Existing Hedgerow Trees


 Existing Hedgerows


 Gently Sloping Fields


 Existing Fence Boundary

Developed Landscape


 Retford Defined Settlement Boundary


 Grade II Listed Building


 Overhead Cables

 Bigsby Road

Landscape Features

 Public Rights of Way

 Contours

 Existing Drainage Ditch

