

NP01: Land north of Vicarage Lane

Size (as submitted):

5.3 ha

BDC Conservation comments:

This site is in the setting (opposite) of Kirkby House, regarded as a non-designated heritage asset identified in line with the Council's adopted criteria. That building exists within a plot surrounded by mature trees and is accessed via a private drive adjacent to Vicarage Lane. The mature trees help to screen the heritage asset from site NP01.

Given the level of tree screening that exists in front of Kirkby House, and the degree of separation between both sites (including the roadway, private drive/gravel parking area and boundary hedges), it is considered that development on site NP01 is unlikely to have any impact on the significance of the heritage asset. Therefore, Conservation has **no concerns with the principle** of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

BDC Planning Policy comments:

Not suitable for development.

NCC Highways comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road. However, it is unlikely that Vicarage Lane could be brought up to a safe standard to accommodate significant additional development.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.

The site's sustainability credentials are questionable being on the wrong side of the A638 from the main part of the village.

NP02: Land at Orchard Bungalow, Saracens Lane

Size (as submitted):

1.3ha

BDC Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development.
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BDC Planning Policy comments:

Not suitable for development.

NCC Highways comments:

Saracens Lane is not suitable to serve a residential development without being made up. It is also on the wrong side of the A638 and therefore is severed from the main conurbation, not that Scrooby offers much in the way of local amenities.
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NP03: Land north of Saracens Lane and west of Great North Road

Size (as submitted):

1.8ha

BDC Conservation comments:

This site is within the setting of the Scrooby Conservation Area (opposite), St Wilfred's Church (grade II*) and the Pilgrim Fathers PH, a non-designated heritage asset. There does not appear to be a current use for the site other than occasional pasture.

Although within the setting of those heritage assets mentioned, the site itself makes limited contribution to that setting, it merely being land which is not developed on the opposite side of the former Great North Road (which by-passed the village in the mid-18th century). The site does not contribute to any important views of those assets and does not have any identifiable direct relationship to them. On this basis, Conservation has **no concerns with the principle** of development on this site. This is, however, subject to a suitable layout, scale, design and materials, together with a heritage impact assessment that fully assesses the heritage impacts of the scheme.

BDC Planning Policy comments:

Potentially suitable for development (frontage to Great North Road).

NCC Highways comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road. However, it is unlikely that Saracens Lane could be brought up to a safe standard to accommodate significant additional development.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite and to minimise severance.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.

NP04: Land west of Great North Road, between Pleasant View and Northfield House

Size (as submitted):

0.74ha

BDC Conservation comments:

This site is in the setting of the Scrooby Conservation Area (opposite), St Wilfred's Church (grade II*) and the adjacent non-designated heritage asset Northfield House. The site is field used for pasture and straw, with mature hedging around the side and rear boundaries (the front boundary is somewhat sparse). As with NP03, this is an undeveloped site on the opposite side of the Great North Road.

The site itself makes a limited contribution to the setting of those heritage assets, not forming part of any important views around, to or from those assets. On this basis, Conservation has **no concerns with the principle** of development on this site. This is, however, subject to a suitable layout, scale, design and materials, together with a heritage impact assessment that fully assesses the heritage impacts of the scheme.

BDC Planning Policy comments:

Potentially suitable for development (frontage to Great North Road).

NCC Highways comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption this would cause to the free flow of traffic on a distributor road. Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite and to minimise severance.

NP05: Land west of Great North Road including Northfield House

Size (as submitted):

1.28ha

BDC Conservation comments:

This site contains Northfield House, a non-designated heritage asset identified in line with the Council's approved criteria, together with its garden and land to the rear. Conservation would likely **object** to any development that would unduly harm the significance or setting of the heritage asset. For this reason, it is suggested that the land shaded on the map below be removed from this proposal.



With regard to the remainder of the site, although within the heritage asset's setting, Conservation would have **no concerns to the principle** of development here, subject to a suitable layout, scale, design and materials, in addition to the retention of mature trees and hedges at the front (east) and side (south) of the site.

BDC Planning Policy comments:

Potentially suitable for development (frontage to Great North Road).

NCC Highways comments:

Creating adequate visibility splays onto the A638 is likely to be an issue due to the road alignment. The site would be better served through NP04.

NP06: Land west of Great North Road, north of Fairview

Size (as submitted):

2.2ha

BDC Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development.
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BDC Planning Policy comments:

Potentially suitable for development (frontage to Great North Road).
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NCC Highways comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. Safe pedestrian provision will be required to connect to the footway opposite.

Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.

The site's sustainability credentials are questionable being on the wrong side of the A638 from the main part of the village.

NP07: Land north of Station Road

Size (as submitted):

0.3ha

BDC Conservation comments:

<p>This site is within the Scrooby Conservation Area, is within the immediate setting of the former site of the Bishop's Palace (a Scheduled Ancient Monument) and in the setting of Scrooby Manor Farm (grade II listed).</p>
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<p>This site immediately adjoins the Scheduled Ancient Monument and contributes considerably to its setting, being an important open space buffer around that part of the Scheduled Ancient Monument, helping to reinforce its rural character. The site is also slightly elevated from the Scheduled Ancient Monument. Finally, the site is likely to have considerable archaeological potential given the proximity to the scheduled earthworks (I would defer to a qualified Archaeologist on this matter).</p>
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<p>With the above in mind, Conservation would likely object to development on this site, for the reasons above.</p>

BDC Planning Policy comments:

Not suitable for development.

NCC Highways comments:

<p>Not ideal due to the width of Station Road towards the eastern end but may be suitable for a single dwelling subject to localised road widening.</p>

NP08: Land to the south of Station Road

Size (as submitted):

5.1ha

BDC Conservation comments:

<p>This site is in the setting of the Scrooby Conservation Area and the former Bishop's Palace Scheduled Ancient Monument. The site affords views over the wider countryside, which form an important part of the setting of the Conservation Area and Scheduled Ancient Monument. With this in mind, Conservation would likely object to the principle of development on this site.</p>
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BDC Planning Policy comments:

Not suitable for development (flood risk).
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NCC Highways comments:

<p>Station Road would have to be widened such that it was to modern standards from a point passed Mayflower Avenue (5.5m carriageway, 2.0m footway development side, at least a 0.6m margin opposite if no development). It is not clear as to whether this is possible due to land constraints.</p>
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<p>Should the development exceed 80 units, a Transport Assessment will be required in support of a planning application.</p>
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<p>Access should be safeguarded to site NP10 so a connection could be provided through to the A638.</p>

NP09: Land east of Home Farm Bungalow, The Meadows and The Old Paddock

Size (as submitted):

0.07ha

BDC Conservation comments:

No heritage assets are affected. Therefore, Conservation has no concerns with the principle of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

BDC Planning Policy comments:

Potentially suitable for development

NCC Highways comments:

It is not clear how the site would be accessed unless NP08 were to come forward. Access through Home Farm would not be acceptable due to the substandard level of visibility that would be available onto Low Road.

NP10: Land east of Great North Road, between Sheepcote House and The Pilgrims Oak

Size (as submitted):

0.9ha

BDC Conservation comments:

The site is located between two non-designated heritage assets, namely Sheepcote House and Pilgrims Oak. Notwithstanding this location, the setting of those assets is somewhat limited to their immediate curtilages, both being surrounded by trees and hedges. With this in mind, Conservation has **no concerns with the principle** of development on this site. This is, however, subject to a suitable layout, scale, design and materials.

BDC Planning Policy comments:

Potentially suitable for development.

NCC Highways comments:

Access would not be ideal from the 'A' road due to the potential for higher severity accidents and the disruption an additional junction would cause to the free flow of traffic on a distributor road.

Frontage development would not be supported. A ghost island right turn lane would likely be required to serve the site with refuges in the interest of highway safety. A footway would be required on the A638 linking the site to the existing footway at the junction of Low Road. Levels could be challenging.

Access should be safeguarded to site NP08 so a connection could be provided through to an improved Station Road.