

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/A3010/W/25/3367817

Appeal By

ONE PLANET DEVELOPMENTS

Site Address

Land adjacent to the A614
Worksop
S80 3PA

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☐ No ☒

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☐ No ☒

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application? Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? Yes ☒ No ☐

6.a. If a press advert notice was published, please upload a copy

☒ [see 'Questionnaire Documents' section](#)

6.b. If any representations were received as a result of the notice, please upload copies

☒ see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes ☐ No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.a. Major Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other major developments



Is the appeal site within:

9.a. A Green Belt?

Yes ☐ No



9.b. An Area of Outstanding Natural Beauty?

Yes ☐ No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes ☐ No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes ☐ No



12.a. Is the site in a Conservation Area?

Yes ☐ No



12.b. Is the site adjacent to a Conservation Area?

Yes ☐ No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes ☐ No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes ☐ No



13.b. Would the proposed development affect the setting of a listed building?

Yes ☒ No



Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

☒ see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted?

Yes ☒ No



Please attach a copy of any comments

☒ see 'Questionnaire Documents' section

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes ☐ No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes ☒ No



15.b. Was Historic England consulted? Please send a copy of any comments <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.a.i. If YES, was it necessary to consult Natural England? Please attach the comments of Natural England <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes ☐ No ☒

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes ☒ No ☐

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes ☐ No ☒

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met?

Yes ☒ No ☐

Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO)

Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?

Yes ☐ No ☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.

Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☒ No ☐

Please attach copies of any comments that you have received in response.

☒ [see 'Questionnaire Documents' section](#)

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; ☒

☒ [see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; ☒

☒ [see 'Questionnaire Documents' section](#)

Deadline

31/07/2025

24.c. all representations received from interested parties about the original application; ☒

☒ [see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification; ☐

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan); ☒

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

ST1, ST5, ST9, ST33, ST35, ST38, ST39, ST40, 41, 46, ST48, ST49, ST50, ST51, ST52, ST53

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption; ☐

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning ☐

permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☐

24.o. any other relevant information or correspondence you consider we should know about. ☐

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☐

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☐

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/A3010/W/25/3367817

Appeal By ONE PLANET DEVELOPMENTS

Site Address
Land adjacent to the A614
Worksop
S80 3PA

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: 910661-Site Notice - Not Public-.pdf

File name: 910660-Site Notice - Not Public-.pdf

Relates to Section: PART 2

Document Description: 6.b. Any representations received as a result of that notice.

File name: 911366-General Comment-NEIGHBOUR COMMENT (NEUTRAL) SUBMITTED ONLINE.pdf

File name: 915411-General Comment-NEIGHBOUR COMMENT (NEUTRAL) SUBMITTED ONLINE.pdf

File name: OBJECTION_-_08.05.2024-914665.pdf

Relates to Section: PART 3

Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

File name: 24-00384-FUL - Designated Heritage Assets.docx

Relates to Section: PART 3

Document Description: 13.c. A copy of comments from Historic England.

File name: HISTORIC_ENGLAND_-_04.03.2025-967338.doc

File name: HISTORIC_ENGLAND_20.12.2024-953334.doc

File name: HISTORIC_ENGLAND_RESPONSE_08.10.2024-940284.pdf

File name: HISTORIC_ENGLAND-915432.pdf

Relates to Section: PART 3

Document Description: 15.b. A copy of any comments from Historic England.

File name: HISTORIC_ENGLAND_20.12.2024-953334.doc

File name: HISTORIC_ENGLAND_-_04.03.2025-967338.doc

File name: HISTORIC_ENGLAND-915432.pdf

File name: HISTORIC_ENGLAND_RESPONSE_08.10.2024-940284.pdf

Relates to Section: PART 3

Document Description: 19.a.i. The comments of Natural England.

File name: NATURAL_ENGLAND_16_05_2024-916399.pdf

File name: NATURAL_ENGLAND_RESPONSE_09.01.2025-955986.pdf

File name: NATURAL_ENGLAND_13_06_2024-920503.pdf

File name: NATURAL_ENGLAND_-_17.05.2024-916537.pdf

File name: NATURAL_ENGLAND_16_05_2024-916400.pdf

File name: NATURAL_ENGLAND_RESPONSE_-_03.03.2025-966813.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name:	910661-Site Notice - Not Public-.pdf
File name:	910660-Site Notice - Not Public-.pdf
Relates to Section:	PART 5
Document Description:	23.a. A copy of the plans submitted with the application.
File name:	List of plans submitted with 24.docx
Relates to Section:	PART 5
Document Description:	23.b. The relevant planning history.
File name:	24.00384 History.docx
Relates to Section:	PART 5
Document Description:	23.c. What the decision notice would have said if it was a non-determination.
File name:	24.00384 Rec.docx
Relates to Section:	PART 5
Document Description:	23.d. Relevant development plan policies.
File name:	APPENDIX 1 POLICIES SCHEDULE.pdf
File name:	POLICY ST1.pdf
File name:	Local Plan-FRONT COVER.pdf
File name:	POLICY ST5.pdf
File name:	POLICY ST9.pdf
File name:	POLICY ST33.pdf
File name:	POLICY ST35.pdf
File name:	POLICY ST38.pdf
File name:	POLICY ST39.pdf
File name:	POLICY ST40.pdf
File name:	POLICY ST41.pdf
File name:	POLICY 46.pdf
File name:	POLICY ST48.pdf
File name:	POLICY ST49.pdf
File name:	POLICY ST50.pdf
File name:	POLICY ST51.pdf
File name:	POLICY ST53.pdf
File name:	POLICY ST52.pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Consultation Appeal Letter 03.07.2025.pdf
File name:	Neighbour Appeal Letter 03.07.2025.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	Neighbour Appeal Letter 03.07.2025.pdf
File name:	Consultation Appeal Letter 03.07.2025.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	915411-General Comment-NEIGHBOUR COMMENT (NEUTRAL) SUBMITTED ONLINE.pdf
File name:	BDC_TREE_OFFICER_-_16.01.2025-957008.pdf
File name:	911366-General Comment-NEIGHBOUR COMMENT (NEUTRAL) SUBMITTED ONLINE.pdf
File name:	BDC_ENVIRONMENTAL_HEALTH_1.5.24-913698.pdf
File name:	ARCHEOLOGY_REPLY_-_27_02_2025-966204.pdf
File name:	BDC_CONSERVATION_15.11.2024-947081.pdf
File name:	BDC_CONSERVATION_17.01.2025-957487.pdf
File name:	CONSERVATION_-_10.05.2024-915299.pdf

File name:	BDC_HERITAGE_25.3.25-972239.pdf
File name:	CAVAT_ASSESSMENT_-_02.12.2024-949224.pdf
File name:	BDC_CONSERVATION____HERITAGE_-_03.12.2024-949505.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	24.00384.docx
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	24.00384.docx
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Local Plan-FRONT COVER.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	APPENDIX 1 POLICIES SCHEDULE.pdf
File name:	POLICY ST1.pdf
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File name:	POLICY ST38.pdf
File name:	POLICY ST41.pdf
File name:	POLICY ST39.pdf
File name:	POLICY ST33.pdf
File name:	POLICY 46.pdf
File name:	POLICY ST51.pdf
File name:	POLICY ST53.pdf
File name:	POLICY ST50.pdf
File name:	POLICY ST52.pdf
File name:	POLICY ST49.pdf
File name:	POLICY ST48.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	final-elkesley-neighbourhood-development-plan.pdf
Completed by	Not Set
Date	07/07/2025 12:08:51
LPA	Bassetlaw District Council

BASSETLAW DISTRICT COUNCIL

From: Principal Planner (Development Control) **To:** Planning Technician

Contact Officer: James Mountain

Our Ref: 24/00384/FUL

Date: 16 April 2024

MEMORANDUM

The following is an application which requires advertising in a local paper.

Name of Parish: Elkesley

Applicant: Mr James Wallwork

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Location: Land Adjacent To A614 Worksop Nottinghamshire

The application is being advertised for the following reason(s): It is a major development. The application site is within the setting of a listed building. The proposed development, if permitted, could affect the setting of the listed building.

Advert Date: 26 April 2024

Return Date: 17 May 2024

Reason for Advert: SLB

STN - Site Notice Worksop



Bassetlaw

DISTRICT COUNCIL

— North Nottinghamshire —

APPLICATION FOR PLANNING PERMISSION

The Council is considering the following planning application:

Applicant: Mr James Wallwork
Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping
Location: Land Adjacent To A614 Worksop Nottinghamshire

The application is being publicised for the following reason(s): It is a major development. The application site is within the setting of a listed building. The proposed development, if permitted, could affect the setting of the listed building.

Internet access is available to view the application, plans and any documents submitted with it at Queens Buildings, Potter Street, Worksop.

Planning applications are available for inspection between 9.00am and 4.30pm on Mondays to Fridays. Alternatively you can view the application on the Planning On-line pages of our website at www.bassetlaw.gov.uk

Any comments about this application must be made in writing to the Head of Regeneration, Queens Buildings, Potter Street, Worksop, Notts. S80 2AH. To guarantee that they will be considered by the Council, comments must be received no later than: **9 May 2024**

Please quote the reference number, 24/00384/FUL when making comments.

All comments made on planning applications will be made available for public inspection and copying. If this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Planning Inspectorate and to the applicant, and there will be no further opportunity to comment at appeal stage.

The case officer dealing with this application is James Mountain.

Signed: Head of Regeneration
On behalf of Bassetlaw District Council

(Please remove this notice after one month)



Comments for Planning Application 24/00384/FUL

Application Summary

Application Number: 24/00384/FUL

Address: Land Adjacent To A614 Worksop Nottinghamshire

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Case Officer: James Mountain

Customer Details

Name: Mr Paul Morris

Address: 9 Park Lane Elkesley Retford DN22 8AR

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: I visited the public engagement event at Elkesley Village Hall on 17th April 2024, which I was surprised to find was a week AFTER validation of the planning application?

For an application covering a significant proportion of the Elkesley Parish, I'm disappointed the applicant (Thorseby Estates, nor One Planet Developments) haven't appeared to have sought locals' input prior to this substantial application. I also don't know how BDC can validate a major application that hasn't demonstrated any pre-application public consultation as is usually required via a statement of community involvement.

After discussion with the developer's representative, I understand this is due to a pending deadline imposed by National Grid in relation to an extant grid connection consent, however this also implies the landowner has long held ambitions for a solar farm in this area and therefore they should have consulted with at least those in the local Parish as part of this process.

Whilst I'm supportive of green energy generation and battery storage to cope with the peak loads needed by our national grid, I would expect the local planning authority to ensure all the solar panels are appropriately recycled at their end of life (avoiding landfill), and their battery manufacturer / supply chain confirm their lithium and other rare earth metals are mined via sustainable means. Elkesley does not want to be associated with child labour in the open cast mines of the Congo, as is the case with many large scale li-ion battery projects.

As an Elkesley resident, it's great to know that up to 35% of Bassetlaw residential power could be powered via this scheme (presumably on a really sunny day)!, however it's not clear having given up a large swathe of our arable farmland - at times when local food supply is also required in our efforts to fight climate change, how we will benefit from it? Just because it's generated locally doesn't mean our DN22 grid reliability will be improved or energy prices reduced as a result. In exchange, I don't think it's unreasonable to request that the developer consider enhancing

Elkesley Parish infrastructure, perhaps by improving our substations, encouraging solar panels on our homes or providing electrical expertise to residents to support home electrical car charging. Reduced energy rates for the Village Hall for instance could be enjoyed by all whilst we enjoy clean locally generated power.

I look forward to our elected representatives and council officials negotiating a good return for locals from this scheme.

Comments for Planning Application 24/00384/FUL

Application Summary

Application Number: 24/00384/FUL

Address: Land Adjacent To A614 Worksop Nottinghamshire

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Case Officer: James Mountain

Customer Details

Name: Mr Peter Mitchell

Address: 28 Main Street DN22 8DW Bothamsall DN22 8DW

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: This proposed development is very close to the Village of Bothamsall that has a narrow and winding Main Street with, in parts, Narrow Pavements.

Bothamsall lies on a very convenient 'cut through' from the A1/B6387 Junction at Twyford Bridge to the A614 and is subject, at times, to heavy flows of traffic.

Despite being so-called "protected" by a 7.5 tonne Weight Restriction there are many HV Drivers who totally, some with a cavalier attitude, ignore this restriction.

Please can we have an instruction to all organisations involved with this Development that all Drivers will use either the A614 South towards Nottingham or A614 North to Apley Head to access the A1/A57 for onward travel and avoid Bothamsall.

Melanie Perkins

From: Janice O'Brien [REDACTED]
Sent: 06 May 2024 14:26
To: Planning
Subject: OBJECTION to Planning Application - Solar Farm and Battery Storage - Elkesley Irrigation Pond - Birds List
Attachments: Elkesley Irrigation Pond and Woods - Bird List.csv

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

OBJECTION TO: Planning application –24/00384/FUL –Solar Farm and Battery Energy Storage System

I am writing to you today, in reference to the proposed Solar Farm in the Poulter Valley, Elkesley, as I have grave concerns over the plans as they do encroach onto an area which is a haven for wildlife. The highlighted area (if not also others within the proposed site area) is most definitely the home to at least two Schedule 1 breeding birds.



All breeding birds are protected by law, however Schedule 1 breeding birds have additional special protections due to their rare breeding status (Wildlife and Countryside Act 1981). This area has the following Schedule 1 breeding birds within it:

- Woodlark (*Lullula arborea*)
- Cettis Warbler (*Cettia cetti*)

Other Schedule 1 birds have been recorded in the area which could also have the potential to be breeding as follows:

- Kingfisher (*Alcedo atthis*)
- Bittern (*Botaurus stellaris*)
- Red Crossbill (*Loxia curvirostra*)
- [REDACTED]
- Hobby (*Falco Subbuteo*)
- [REDACTED]

Attached you will see an excel spreadsheet which details the full 121 species of birds recorded in this area over the last 4 years. I do not see any reference to the above in the current application and wish to lodge an objection.

I hope this email gives an understanding to the Objection I have in regards to this planning application. Should you have any questions please do not hesitate to contact me.

Kind Regards

Steve Wilkinson
Haughton View
Park Lane
Elkesley
DN22 8AR.

Application Reference: 24/00384/FUL - Land Adjacent To A614, Workop

Heritage Asset:

Clumber Park – Grade I listed Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986)

Description:

Details

An early C18 deer park landscaped in the C18, possibly with some advice from Lancelot Brown, containing the remnants of early C19 terraces possibly by William Sawrey Gilpin, a lakeside pleasure ground by William Eden Nesfield with C18 garden features by Stephen Wright and John Simpson, and a C19 garden feature by William Andrews Nesfield.

HISTORIC DEVELOPMENT

Clumber appears in the Domesday Book as Clunbre and was farmed by a Norman tenant as two manors. Both Workop Priory and Newstead Abbey (qv) held land at Clumber until the Dissolution of the Monasteries in the 1530s. In 1545, Henry VIII granted to Roger and Robert Taverner and their heirs 'the lands at Clumbre, late belonging to Newstede at 11s per annum' (Throsby 1790). John Holles, fourth Earl of Clare, created first Duke of Newcastle in 1694, petitioned Queen Anne in 1709 for 'a licence to make a Park in the Forest of Sherwood in the County of Nottingham for her Majesties Service during her life to contain at Least 3000 Acres of his Own lands of Inheritance' (Patent Rolls); the licence was granted. A hunting lodge was built in the early C18, shown on a map of 1738 (guidebook). When John Holles was killed in 1711, Clumber was inherited by his nephew, Thomas Pelham (d 1768), later Thomas Pelham-Holles, who became the first Duke of Newcastle-upon-Tyne in 1715 and first Duke of Newcastle under Lyme in 1756, with a special remainder to the earldom of Lincoln. Clumber had been used as a hunting estate stocked with red deer but by 1761 work had begun on extending the old hunting lodge into Clumber House to designs by Stephen Wright. Thomas Pelham's nephew, Henry Fiennes-Clinton Pelham-Clinton, ninth Earl of Lincoln, became second Duke of Newcastle under Lyme (1720-94) in 1768 and garden buildings and a lake were added over the next twenty years. Thomas Pelham-Clinton, third Duke of Newcastle under Lyme died in 1795, a year after inheriting the title, his son, Henry Pelham Fiennes Pelham-Clinton, becoming fourth Duke of Newcastle under Lyme at the age of ten. Alterations were made to the house in 1814, and in the 1820s and 1830s further changes were made to the house, garden, and park. Henry Pelham Fiennes Pelham-Clinton, a member of Sir Robert Peel's ministry and later Colonial Secretary, became the fifth Duke of Newcastle under Lyme in 1851. The estate village of Hardwick was laid out c 1854 to the east of the lake. By the 1860s, pleasure grounds were laid out and a design for a chapel in the grounds was made by T C Hine. The Duke died in 1864 and was succeeded by his son Henry Pelham Alexander Pelham-Clinton, the sixth Duke of Newcastle under Lyme, a noted sportsman who died in February 1879. Henry Pelham Archibald Douglas Pelham-Clinton inherited as the seventh Duke of Newcastle under Lyme. A fire in March 1879 destroyed parts of the house and the central area was rebuilt by Charles Barry the younger. In 1886, the Chapel of St Mary the Virgin was built. A fire in 1912 burnt out the upper storeys of the north wing but these were subsequently rebuilt. The Duke died in 1928 and his widow closed the House. Henry Francis Hope Pelham-Clinton-Hope, the seventh Duke's brother, became the eighth Duke of Newcastle under Lyme but at his request, the House and grounds passed to his son, Henry Edward Hugh Pelham-Clinton-Hope, the Earl of Lincoln. The estate deteriorated and in 1937 there was a series of sales which included the antique garden ornaments. The House was demolished in 1938, as were the terraces and parterres, and in a demolition sale all the structural elements of the gardens were sold. The Earl of Lincoln planned to build a new house at Clumber but the park was requisitioned by

the Army during the Second World War and used as an ammunition dump and testing ground for trench-digging machines. The eighth Duke died in 1941 and the Earl of Lincoln became the ninth Duke of Newcastle under Lyme. The National Trust purchased Clumber Park in 1945 and it remains (1999) in their care. Since taking over the estate the National Trust have restored many features in the gardens and parkland. Some of the remaining buildings in the centre of the site are used for visitor facilities.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Clumber Park is part of the Dukeries, a term used since the C18 to describe an area of Nottinghamshire south of Worksop and north-east of Mansfield which contained the estates of five dukes. The park is 4.5km south of Worksop and to the east of the village of Carburton, with the estates of Thoresby (qv) and Welbeck Abbey (qv) lying immediately adjacent to the south-east and west respectively. The east boundary is the A614, the east part of the north boundary is the A57, with the other boundaries giving on to woodland and agricultural land. In the north-west corner of the site, the registered site includes the avenue which runs west from the park to Ollerton Road. The site comprises c 1600ha of parkland (guide leaflet) and lies on either side of Clumber Lake and the River Poulter.

ENTRANCES AND APPROACHES There are seven lodges around the boundaries of the site. From the A614 by Apleyhead Lodge (c 1790s, listed grade I), which takes the form of a tall central archway spanning ornamental iron gates, Limetree Avenue, laid out in the 1840s, runs west, crossing Hardwick Top Road, then passes through woodland and crosses Clumber Lane and Thoresby Road before continuing south-west to join the B6034 at Carburton Lodge (1789, listed grade II). Here a pair of ashlar lodges with slate roofs stand either side of ashlar gate piers with an armorial cartouche dated 1789. Hardwick Top Road crosses the park, joining Manton Lodge, built in the C19 of rendered brick with a pantile roof and standing on the northern boundary, to Normanton Gate (late C17/early C18, listed grade II*) in the south-east corner of the park, where a pair of ornate ashlar gate piers topped by stone urns, relocated from Shireoaks (qv), stand. The road passes through Hardwick village which lies at the east end of the lake. Drayton Road runs west from Drayton Gate (C18, listed grade II*), an ornate ashlar gateway with rusticated stone piers with coats of arms beneath rusticated pediments standing 210m south of Normanton Gate, to Clumber Bridge where it joins South Lodge Drive which continues to South Lodge (1824, listed grade II). Named as Ollerton Lodge on the 1898 OS map, the ashlar building with slate roofs and ornate chimney stacks stands beside a pair of rusticated gate piers topped with stone greyhounds. Immediately north of Clumber Bridge, a road branches off north-east between Ale Bottle Clump and Lady Garden leading to the car park north of Clumber Park Stableyard. At the car park the road bifurcates, the western branch continuing north-west as Clumber Lane to be joined again by the other branch which runs east from the junction, then leads north-west along the west side of the kitchen garden before turning back westwards between the cricket pavilion and the cricket ground. Clumber Lane continues north-west to leave the site at Truman's Lodge (1789, listed grade II), an C18 building of ashlar, brick, and render with plain tiled roofs. Other roads in the centre of the site are Green Lane which runs south of the Lime Avenue linking Clumber Lane with Hardwick Top Road, and Engine Hill which runs west from Hardwick village to join Green Lane.

PRINCIPAL BUILDING Clumber House lay 100m south of the stable block on the north bank of the lake. The house was created in 1768-78 by Stephen Wright (d 1780) by extending the hunting lodge which was already on the site. He

added square wings at each corner, which contained spacious new apartments. The south front which faced the lake was ornamented by an Ionic colonnade, surmounted by the family arms. Niches on the west entrance front contained white marble statues of the four seasons, and angles of the house were surmounted by sixteen fine vases (guidebook).

The house was altered by Benjamin Dean Wyatt (c 1775-1850) in 1814 and a library added in c 1829 by Sir Robert Smirke (1781-1867). Following a fire in 1879, the central area was rebuilt by Charles Barry the

younger (fl 1880s). Another fire broke out in 1912, destroying the upper storey of the north wing but this was subsequently rebuilt. Clumber House was demolished in 1938. The only remaining parts of Clumber House are the Billiard Room, now (1999) the shop, and the Duke's Study (listed grade II) which is now (1999) part of the restaurant.

North of the shop is the west stable range (listed grade II) which now (late C20) forms part of the shop and storerooms. The fifteen-bay range has a projecting central bay broken with a pedimented carriage doorway. The range is brick built with ashlar dressings and has a hipped and slate roof with a central clock tower topped with an octagonal cupola. To the north of this range is the stable courtyard (C18 and C19, listed grade II), once the stable yard and vicarage and now converted to offices. The range is brick built with hipped and gabled slate roofs.

Overlooking the lake, east of the stable block and 150m to the north-east of the mansion house site, is the Chapel of St Mary the Virgin. It is the third chapel at Clumber Park: the first was built within the House and the second was designed by Thomas C Hine (1814-99) in 1879 but subsequently demolished. The Chapel was built between 1886 and 1889 by George Frederick Bodley (1827-1907) and Thomas Garner (1839-1906) in the decorated Revival style, of white local stone with red sandstone details.

GARDENS AND PLEASURE GROUNDS The gardens and pleasure grounds lie on either side of Clumber Lake and extend from Clumber Bridge eastwards to the Boat Dock on the north bank of the lake. To the south of the stable block the outlines remain of the terraces and parterres laid out in the 1820s, possibly by William Sawrey Gilpin (1762-1843). Other possible designers include Sydney Smirke (1799-1877) who was working on the library at Clumber in 1829, William Andrews Nesfield (1793-1881) who worked at Clumber in 1837 on the Battery, and Sir Charles Barry (1795-1860) who produced an unexecuted scheme for the terrace gardens in 1857 (Ray Assocs 1994). Originally there were formal parterres in four quarters on either side of a central path ornamented with urns and other garden statuary as illustrated by Sir Charles Barry's Survey of 1857. The south front of the House overlooked a narrow upper terrace, with central steps leading to a larger lower terrace which terminated in two flights of steps leading to the edge of the lake. A third terrace was situated to the east of the House in front of the conservatory. The terraces can be seen on Sanderson's map of 1835. By 1908, the lower terrace had at its centre a great marble fountain set in a square plat with quarters of flower beds (CL 1908). The terraces were restored by the National Trust in 1974. East of the terraces and 150m south of the stable block is the Battery (1837, listed grade II) designed by W A Nesfield, a rampart jutting into the lake built of coursed rubble enclosing an earth rampart with ashlar coping.

North of the Chapel are the Chapel Grounds (guidebook), planted with ornamental trees and entered by a gate south of the car park. These continue east as the Pleasure Grounds (ibid) and were named as Lincoln Terrace on the OS map of 1899. Lincoln Terrace (c 1860s, listed grade II) is attributed to William Eden Nesfield (1835-88) (Ray Assocs 1994). A path from the Chapel Grounds, 150m north of the lake, passes from west to east through shrubberies of rhododendrons and other large flowering shrubs and ornamental trees such as cedars and conifers. Glimpses of the lake can be seen through the trees. A garden temple (listed grade II), built of ashlar with a hipped lead roof and a Doric distyle portico in c 1784 by John Simpson (fl 1780s) is set in the woodland. Further along an ornamented statue base survives. At the east end of the walk a path leads north-east to a rusticated gateway (c 1800) which leads to a field called Cowpastures and from there through another gate into the parkland. Another path leads south towards the lake to the terrace now (late C20) known as Lincoln Terrace (guidebook). The lakeside Terrace is 200m in length, of gravel with grassed edges, and is planted at intervals with yews. Parallel pairs of stone seats are set at either end of the Terrace. The west pair are apsidal seats decorated with stone birds. Rhododendrons are planted behind the seats and on the north side of the path. From the centre of the Terrace steps lead down to the lake. At the east end of the Terrace is the Boat Dock, an inlet of brick with stone coping built in the 1860s by W E Nesfield for miniature sailing boats. It was restored in the late C20. There was also formerly a boathouse (Ray Assocs 1994).

Some 700m south-west of the mansion site and north of the lake is a grotto (1763-7, listed grade II*) approached from a path at the north end of Clumber Bridge. The grotto was designed by Stephen Wright and is built of rock-faced ashlar with a slab roof. Clumber Bridge (c 1763-70, listed grade II*), also designed by Wright, spans Clumber Lake and is built of ashlar with three unequal semicircular arches. There is a curved ornamental cascade on the north side. On the south side of the lake a walk leads east from the Bridge to the Greek temple (c 1765, listed grade II*) set on a hill opposite the mansion site. It is set on a plinth and built of ashlar with a felted roof and a Greek Doric hexastyle portico and was possibly built by Simpson (*ibid*).

PARK The parkland is divided by Clumber Lake into two unequal parts. The Lake, 2.5km long and lying south-east of the mansion site, was formed by the damming of the River Poulter, a tributary of the River Maun, in 1774 with improvements made in 1786 by Mr Marson, the then estate manager (Burnett Assocs 1993). It runs south-west/north-east with a north-west/south-east arm at its eastern end. In the south-east corner there is a weir joining it to the River Poulter and 270m east of the weir is a ford. The parkland has conifer boundary plantations on the north and south boundaries while on the east and west boundaries are heathland and deciduous woodland. Most of the rest of the site is made up of broadleaved woodland with heathland to the east. Tenanted houses (some of which are listed grade II) are scattered within the site and also in the settlement of Hardwick village. The brick-built village houses and other buildings were laid out east of the lake for the estate workers in c 1854. Henry Henning, the estate manager/contractor in the 1850s, was involved in the development of the model farm and village (*ibid*). Lancelot Brown (1716-83) appears to have been paid a small consultation fee for work at Clumber in 1764 but he does not appear to have been commissioned to carry out further work (*ibid*).

KITCHEN GARDEN The 2ha kitchen garden (late C18 and late C19, listed grade II) is located 500m to the north of the mansion site. From the mansion site a path leads north-west of the Chapel to the Cedar Avenue which approaches the south gates of the kitchen garden. The garden is also reached from a path which continues east from the road off Clumber Lane and enters the garden in the north-west corner through the glasshouses. The brick-walled kitchen garden is divided by a central brick wall into two, the wall being broken by a gate with stone piers. A caravan site occupies the southern half. The northern half of the garden has vineries all along the north wall with a palm house in the centre. The glasshouses to the east, formerly peach and nectarine houses (Brown, 1930s) are being restored (1999). To the rear of the vineries are garden buildings formerly used as potting sheds, fruit, and vegetable stores and packing rooms (Brown, 1930s) which are now used for interpretation. The north part of the garden is planted with vegetables, flowers, and fruit trees. There are also some fruit trees planted on the south wall of the garden.

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Maps G Sanderson, *Twenty Miles Around Mansfield*, surveyed 1829-33, published 1835 Sir Charles Barry, *Survey of Clumber Park*, 1857 (in Ray Assocs 1994) *Annotated plan of Clumber Gardens (kitchen garden) in 1930s*, by Mr Brown, a former gardener (NT Collection)

OS 25" to 1 mile 1st edition surveyed 1884 2nd edition published 1899 3rd edition published 1920

Archival Items Patent Rolls, 9 Anne, 3/29, 5/10 (PRO Index, pp 136, 140)

Description written: October 1999 Register Inspector: CEB Edited: January 2002

Heritage Asset:

Thoresby Park – Grade I listed Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986);

Description:

Details

A C19 country house set beside mid C19 formal gardens by Anthony Salvin and pleasure grounds by Edward Milner, surrounded by parkland of the late C17, with C18 alterations by Francis Richardson, possibly Lancelot Brown in 1768, and by Humphry Repton who produced a Red Book in 1791.

HISTORIC DEVELOPMENT

In 1589, William Lodge, an alderman of London, lived in a mansion in Thoresby Park which in 1633 was acquired by Robert Pierrepont, first Earl of Kingston (d 1643) (CL 1979). Robert Pierrepont's eldest son, Henry Pierrepont became the second Earl and his nephews, Robert Pierrepont (d 1682) and William Pierrepont (d 1690), succeeded as third and fourth Earls. An estate map was produced in 1680 showing the mansion with a terrace and pleasure grounds, and shortly afterwards William Pierrepont rebuilt the mansion. When William died in 1690 his younger brother Evelyn (d 1725) became the fifth Earl and was later created first Duke of Kingston. In 1715, Evelyn was responsible for creating a lake in the park. His grandson, Evelyn Pierrepont, the second Duke of Kingston, inherited in 1725 and in 1768 he commissioned John Carr of York (1723-1807) to rebuild the Hall (Stroud 1962) after a fire in 1745, while his gardener Francis Richardson, and possibly Lancelot Brown (1716-83), began work on the landscape. When the second Duke died in 1773 his nephew, Charles Meadows inherited the estate. He adopted the name of Pierrepont, became Viscount Newark in 1796 and was created first Earl Manvers in 1806. Charles made several improvements to the mansion and called in Humphry Repton (1752-1818) who produced a Red Book for the park in 1791 which included plans for remodelling the southern pleasure grounds and cascade, parts of which were carried out (Daniels 1999). When the first Earl Manvers died in 1832 his third son, Charles Pierrepont inherited as second Earl Manvers. The second Earl Manvers' second son, Sydney Pierrepont became the third Earl Manvers in 1860 and in 1864 he commissioned Anthony Salvin (1799-1881) to build a new hall at Thoresby on a site to the north of the old one. William Andrews Nesfield (1793-1881) was called in in the early 1860s but it is not clear if any of his advice was followed and in the last quarter of the C19 Edward Milner (1819-84) was commissioned to lay out a pleasure ground north-west of the Hall. The earldom died out with the death of the sixth Earl Manvers in the mid C20. During the Second World War the army occupied the south-east part of the park and a camp remains in use here. The Hall, sold to British Coal in 1979, changed hands again in 1988 when it was purchased by a property developer. It stood unoccupied and derelict until 1999 but has since been restored and opened as a hotel in October 2000. The park remains in private ownership and a new house, to be known as Thoresby Park, is currently (2001) under construction.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Thoresby Park stands in a rural setting c 9km south-east of Worksop and 3km north-west of the village of New Ollerton. The undulating c 800ha site is bounded to the north by a deep woodland belt, beyond which lies the south boundary of Clumber Park (qv), and to the south and west by further extensive woodlands. To the east, part of the boundary is formed by woodland and part by the A614, with Perlethorpe village lying just beyond the centre of the eastern boundary plantation. A minor country road cuts through the park to the north of the Hall, connecting the villages of Haughton in the north-east to Budby in the south-west.

ENTRANCES AND APPROACHES The present (2000) entrance to Thoresby Hall is from the Haughton to Budby road. A new drive, created to serve the hotel, runs south to the new car park (2000) on the north side of the Hall and then turns to approach the Hall from the east through elaborate wrought-iron gates supported on crested iron piers flanked by railings (all listed grade I). The forecourt contains a gravelled drive around a geometrical grassed area edged by radial stone kerbs and is enclosed by stone walls capped with ornamental urns to north and south. The historic drives and lodges which served the Hall are no longer linked to it although several lodges survive on the boundary. Ceres Lodge (listed grade II), 1.9km south-west of the Hall, Buck Gates/Edwinstowe Gates on the southern boundary, and White Lodge (originally known as Proteus Lodge, listed grade II) on the eastern boundary all had drives which, on the OS map of 1840, converged on the Chestnut Avenue. Part of this Avenue survives, extending north/south through the centre of the southern half of the site and forming a strong visual feature in the landscape. The River Meden is crossed by two stone bridges. The Green Bridge (early C19, listed grade II), possibly the bridge proposed by Repton in his 1791 Red Book, appears to have replaced an earlier bridge linking the earlier houses to Perlethorpe, and a new bridge on the line of the drive created to serve the new Hall which crosses the Meden c 250m east of the Hall. The minor country road crossing the north park enters the park at Shepherd's Lodge c 1.4km to the north-east of the Hall and leaves it by Cameleon Lodge c 1.2km to the south-west of the Hall. On the northern edge of the open parkland stands Morris Dancer's Lodge c 1.5km north-east of the Hall.

With the original Thoresby Hall converted to a hotel, a new principal house, Thoresby Park, is under construction at the eastern end of the lake. All the historic drives within the park are currently (2001) being reorganised to provide a circuit drive around the perimeter of the park, with several spurs off this focusing on the new house, the main entrance to which will be via the village of Perlethorpe, on the eastern boundary.

PRINCIPAL BUILDING Thoresby Hall (listed grade I) is an Elizabethan Revival-style mansion built to a square plan with a central courtyard. It is constructed of rock-faced rusticated ashlar with ashlar dressings and slate roofs and stands four to five storeys high. Thoresby was designed by Anthony Salvin for the third Earl Manvers in 1864 and was completed in 1871, to replace John Carr's earlier house which stood c 400m to the south. It is the fourth house set within Thoresby Park. The 1680 estate map shows a house standing west of Perlethorpe village, north-east of the present lake. This house, which was remodelled possibly by William Talman (1650-1719) in 1683 for William Pierrepont, fourth Earl of Kingston, was destroyed by fire in 1745, to be rebuilt by John Carr in 1762 for the fifth Earl (Stroud 1962). Carr's house was demolished when the present Thoresby Hall was built (Architect Hist 1961). Since its sale for conversion to a hotel in the late 1980s, a new private house has been under construction in the park, at the eastern end of the lake, close to the site of the earlier buildings.

The stables (listed grade II together with the stable cottages and riding school) stand 150m north of the Hall and are built of plain and rock-faced ashlar and brick with slate roofs. They were erected in 1865 to a design by Salvin. Within the courtyard stands a statue of the sphinx by C G Gibber (c 1685, listed grade II), relocated here from the west formal garden in the late C20. Some 100m north-east of the stables stands the late C19 Round Stable (listed grade II). Built of brick with slate roofs to a circular plan enclosing a central yard, it has ten bays.

GARDENS AND PLEASURE GROUNDS The gardens and pleasure grounds lie to the south, west, and

north-west of the Hall, while new hotel buildings and a car park lie to the north. The south formal garden is terraced and from the upper level flights of steps, with lion and obelisk finials, lead down to the lower terrace which is divided and surrounded by gravel paths. Rusticated ashlar retaining walls mark the north, east, and west boundaries of the garden with octagonal gazebos (listed grade II with the terrace walls) set in the south-east and south-west corners. Between the gravel paths are lawns inset with stone-edged flower beds and clipped yews. Flights of steps from this level lead southwards to the lowest terrace, the southern boundary of which has a convex edge. Set in the lawn of the terrace is an octagonal ashlar fountain (1865, listed grade II) with four mounded semicircular flanking basins. From the terraces there are views over the cricket ground and the park beyond. The south formal garden was probably designed by Anthony Salvin for the third Earl Manvers in 1864-5 (CL 1986). West of the Hall lies a series of formal lawns, which since 2000 have been redeveloped by the hotel. They are bounded to the west by a bowling green.

North-west of the Hall lies the C19 pleasure ground designed by Edward Milner (pers comm). From the west end of the path which extends from the upper terrace in the west garden a radial lime avenue runs from north-west round to north-east through the wooded pleasure grounds, ending close by the road linking Shepherd's Lodge to Cameleon Lodge. Set within the pleasure grounds is a circular rosary with the remains of wire supports surrounded by a privet hedge, now under renovation (2001).

Beyond the south garden lie the remains of pleasure grounds associated with the earlier Thoresby Hall and it is here that the new house is under construction. In the C19 paths from the formal gardens led c 550m south-west to the c 25ha Thoresby Lake, formed in 1715 (CL 1979) by the damming of the River Meden and recorded on a painting of the same year by Peter Tillemans (ibid). On an island to the east of the main part of the lake stands a brick and ashlar icehouse (mid C19, listed grade II), to the south of which is a rustic cascade (c 1685, listed grade II), altered by Humphry Repton in 1791 to incorporate two channels of natural stone from Creswell Craggs flanking the central island. South of the lake lie the pleasure grounds of Nelson's Grove, through which a path runs eastwards from Pierrepont Bridge at the west end of the lake (c 2km south-west of the Hall). Some 500m along the path is the slate-clad Nelson pyramid (c 1800, listed grade II) while 480m further east from the pyramid is a monument to Nelson's Navy (c 1800, listed grade II). Nelson's Grove is bounded to the east by Ice House Wood, within which stands a memorial urn (1802, listed grade II) to Henry Hamilton constructed by Coade and Seeley. On the north bank of the west end of the lake stands a monument (1812, listed grade II) to Spencer Perceval (Prime Minister 1809-12) comprising an ashlar sarcophagus on an inscribed base.

Humphry Repton's Red Book of 1791 contained proposals for these early pleasure grounds, some of which, according to the OS (1899) appear to have taken place. In *Theory and Practice of Gardening* (1803) Repton makes the only known mention of Lancelot Brown working at Thoresby when he writes that:

'I shall have occasion to propose a different idea to that suggested by Mr Brown - he frequently mistook the character of running water; he was too apt to check its progress - such was his intention with respect to the stream of water which pours through Thoresby Park.'

His proposals in the Red Book appear to be shown overlaid on those by Brown (pers comm).

PARK Thoresby Hall stands in the northern half of an extensive park which is dominated by large blocks of woodland and C20 woodland strips dividing up the open park, much of which is cultivated. To the north of the Haughton to Budby road stands Osland Wood and Piperwell Wood north-west of the Hall, the remainder of the area being open park and farmland, divided by woodland strips and scattered with circular clumps of trees.

To the south of the Hall, between the south gardens and the eastern end of the lake, stands the cricket ground and accompanying pavilion, on the south side of which is an area of woodland known as the Deer Park. The south park is divided by the Chestnut Avenue, which is shown on the 1680 estate map and

therefore predates the Talman house. To the east of it stands a large block of woodland enclosing the army's Proteus Camp, an area requisitioned during the Second World War and still in use. North of this woodland lies Charles Wood and Coronation Plantation, while on the eastern boundary of the site south of Perlethorpe is Henry's Grove.

The park was carved out of Sherwood Forest Park in 1589 and enclosed by William Pierrepont, fourth Earl of Kingston in the late C17 (CL 1986). By the early C18 the enclosed fields had been given a formal character by the addition of rides, rondpoints, and *patte d'oie* through woodland, particularly to the north of the Hall (estate map, 1738). The formality was gradually removed during the mid to late C18, a process started by Francis Richardson, the Duke of Kingston's gardener, who in 1760 made a serpentine river from a cascade in the garden to a cascade by the Kennels (CL 1986). C19 OS maps show that the park was heavily wooded at this time and divided into different areas, rather than being of an open character. During the C20 many of the fields were taken into agricultural production and from the 1940s onwards the large coniferous woodlands were planted. Since the construction of the new house was started, the focus of planting in the park has altered and will gradually be developed in relation to the new Thoresby Park rather than the old Thoresby Hall.

KITCHEN GARDEN The c 2.25ha L-shaped kitchen garden lies within woodland c 450m east-north-east of Thoresby Hall. A gardener's house stands in the north-east corner with outbuildings in the north-west corner and against the north wall. A walled garden is marked to the north-west of the old Thoresby Hall as 'Kitchen Garden' on Repton's plan of 1791 and as 'Gardens' on both Sanderson's map of 1835 and the 1840 OS map. This garden is on the site of the present garden and the kitchen garden therefore predates the building of the present Hall in 1864-71. It is currently (2001) in use as a commercial nursery.

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Maps Estate plan, 1680 (Nottinghamshire Archives) Estate plan, 1738 (Nottinghamshire Archives)

OS Old Series 1" to 1 mile, published 1840 OS 6" to 1 mile: 2nd edition published 1899 OS 25" to 1 mile: 2nd edition published 1899 3rd edition published 1920

Archival items Humphry Repton, *Red Book for Thoresby Hall*, 1791 (private collection)

Description written: October 2000 (CEB) Redrafted: June 2001 (EMP) Amended: October 2001 Register Inspector: CEB/EMP Edited: February 2002

Heritage Asset:

Gate Piers and Flanking Walls to Normanton Gate – Grade II listed (List Entry Number: 1156026; Designated: 19th September 1977)*

Description:

Details

SK 67 SW WORKSOP BLYTH ROAD (West side)

*5/13 Gate piers and flanking walls to Normanton Gate 30.9.77 II**

Pair of gate piers and flanking walls. c.1700. Removed from Shireoaks Hall and placed here early C20. Ashlar with banded rustication. Moulded bases and rebated corners. Square piers have cornice and above, gadrooned swagged urns. Inner faces have gate stops with scrolled finials. Outer faces have buttresses linking to flanking wall. Flanking walls, coursed squared rubble with ashlar coping, having shaped flat balusters with 2 wooden rails, and square piers with concave pyramidal caps.

Heritage Asset:

Drayton Gate – Grade II listed (List Entry Number: 1045058; Designated: 13th February 1967);*

Description:

Details

SK 67 SW WORKSOP BLYTH ROAD (West side)

5/14 Drayton Gate (Clumber Park) 13.2.67 [Formerly listed as South Normanton Gate]

Pair of gate piers and flanking walls. Late C18. Plain and striated ashlar with chamfered rustication and vermiculated panels, sills, lintels and coping. Pedimented rectangular gate piers have round headed niches and above, panel with Arms and supporters in low relief. On each side, a curved bracket. Flanking walls have semi-circular recesses with keystones and a single square pier with pyramidal cap.

Heritage Asset:

West Bridge – Grade II listed (List Entry Number: 1370411; Designated: 31st March 1985); Scheduled Ancient Monument (List Entry Number: 1006400);

Description:

Details

SK 67 NW 4/12

WORKSOP BLYTH ROAD West Bridge (That part in the former Worksop M.B)

River bridge. Late C18. Possibly by Stephen Wright. Ashlar. Vermiculated piers, impost and lintel bands and soffits. Three unequal segmental arches with projecting soffits and four piers with single round headed niches. Coped abutment walls with round terminal piers with concave domed caps. Above, coped balustrade with four intermediate piers with vermiculated panels. Below the bridge is a cascade. The east facade is in the parish of Elkesley. Also scheduled as an ancient monument.

Listing NGR: SK6485175750



Historic England

Mr James Mountain
Bassetlaw District Council
Queen's Building
Porter Street
Worksop
Nottinghamshire
S80 2AH

Direct Dial: 01216256888

Our ref: P01575539

4 March 2025

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 24 February 2025 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We note the response to our advice which is included in the HERITAGE ADDENDUM 24.02.2025, we urge you authority to address the matters raised in our last letter (08/10/2024 attached) and so far as possible seek further refinements to layout and planting further to NHLE para 208 '... to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. ...'

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 205, 206, 208, 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material



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Historic England

changes to the proposals, or you would like further advice, please contact us.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Tim Allen

Tim Allen

Team Leader

E-mail: tim.allen@historicengland.org.uk



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Historic England

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S80 2AH

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Our ref: **W:** P01575539

20 December 2024

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

S. Willhoit

Sara Willhoit
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8 October 2024

Dear Mr Mountain

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& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice
Summary**

Thank you for re-consulting Historic England on the above application located to the east of the grade I registered park and garden at Clumber Park, grade I registered Thoresby Park, grade II* listed Drayton Gates, grade II* listed Normanton Gate, West Bridge scheduled monument and northwest of Bothamshall Conservation Area.

We welcome the positive changes in the proposal including planting of specimen avenue trees along the southern boundary of the Site; the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue; and the setting back of the solar arrays from the southern and western boundaries.

There remains a degree of less than substantial harm to the significance of the listed gates derived from the setting of the approach along West Drayton Avenue, as well as buried archaeology and other non-designated heritage assets. Our concern focuses upon views and experiential approach as one moves along the historic avenue between the Great North Road and Drayton Gates, Clumber Park.

Significance

The listing of a Grade I registered park and garden holds immense significance in terms of preserving cultural heritage at both Clumber Park as well as Thoresby Park. Clumber Park once provided the setting for the 18th century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its



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accompanying buildings and close by Gothic-style chapel form the hub of visitor activity at Clumber Park, sometimes referred to as “the People’s Park” due to its popularity with visitors both local and from further afield.

The east boundary of Clumber Park features three historic gates including the principal entrance Apleyhead Lodge listed as Grade I; Normanton Gate Grade II* listed; and Drayton Gate Grade II* listed. The park also includes West Bridge scheduled monument, and is closely connected to Hardwick-in-Clumber, an estate village with primarily Grade II listed buildings. Nearby, Bothamshall village and Haughton Park House, both with Grade II buildings, reflect the area’s historical significance. The Church of St Giles in Elkesley, a Grade I listed 13th-century church, under the 4th Duke of Newcastle, the building underwent significant restoration by Andrew Trimen, his work at both Bothamshall church and here are evident in his characteristic detailing.

The Grade II* Drayton Gates are the focal point at the end of the West Drayton Avenue and marks the arrival to Clumber Park from West Drayton. West Drayton Avenue is a popular footpath and part of the long-distance footpath Robin Hoods Way and was historically an important route between Clumber Park and West Drayton and The Great North Road, the main highway between England and Scotland from medieval times. The avenue is evident as a tree lined avenue along its entire length on the Original Series OS One Inch mapping 1824-1840 with a landscape of an open nature along the majority of its length including the proposed site.

Impact

This landscape is characteristically open landscape of agricultural fields, and this alteration harms the historic significance through the setting of these listed buildings and registered parks and gardens.

We welcome the setting back of solar arrays and landscape mitigation along the western boundary of the proposed development which helps to mitigate some harm, less than substantial harm remains to numerous heritage assets, including multiple Grade II listed buildings forming the settlements of Hardwick-in-Clumber and Bothamshall, and the highly graded gates and park buildings which are significant individually and as part of the Clumber Park estate.

We welcome the setting back of solar arrays along the southern boundary of the proposed development and the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue, helps to reveal the historic layout of this approach. The proposed development will cause less than substantial harm to the significance of Drayton Gate grade II* through setting of the West Drayton Avenue approach to Clumber Park grade I.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, several HERs have been identified across the site. Field system (cropmarks) of Romano/British date have been identified in land parcel SK6510075300 and SK6620074700. We refer you to



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your own archaeological advisor, in particular, to the impacts upon Iron Age / Romano-British remains due to identified cropmarks as referenced in the Historic Environment Desk-based Assessment. Appropriate archaeological investigation is necessary to manage these risks through design in a manner proportionate to the importance of the assets, in which respect we refer you to your archaeological advisor.

Policy

The relevant policies of the NPPF (National Planning Policy Framework) regarding the built historic environment are:

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Position

We welcome the positive changes in the development proposal, including planting avenue trees in reference to, retaining and reinstating historic hedgerows, and setting back solar arrays along the west and south of the development area, however there remains some concern about the less than substantial harm to the significance of



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listed gates particularly along the approach of West Drayton Avenue.

It is for the local authority to place the public benefits in the balance with the great weight of the conservation of the designated assets. Should you be minded to consent we would urge you to consider the further setting back of solar panels from West Drayton Avenue, and the planting of mixed species hedgerow specimen trees between Normanton Inn and West Drayton Avenue, rather than regularly spaced single species, to ensure this avenue does not detract from the predominance of West Drayton Avenue.

We refer you to our previous advice and the advice regarding further archaeological investigation recommended to manage potential impacts on non-designated features.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 205, 206, 208, 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sara

Sara Willhoit

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2 May 2024

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Thank you for consulting Historic England on the above application to the east of the grade I registered park and garden at Clumber Park, grade I Thorseby Park, grade II* Drayton Gates, grade II* Normanton Gate and West Bridge scheduled monument. We have concerns that the proposals will cause a degree of less than substantial harm to the significance the listed gates derived from the setting of the approach along West Drayton Avenue, as well as buried archaeology and other non-designated heritage assets.

Historic England Advice

Significance

The listing of a Grade I registered park and garden holds immense significance in terms of preserving cultural heritage at both Clumber Park as well as Thoresby Park. Clumber Park once provided the setting for the eighteenth century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its accompanying buildings and close by Gothic-style chapel form the hub of visitor activity at Clumber Park, sometimes referred to as "the People's Park" due to its popularity with visitors both local and from further afield.

The Grade II* Drayton Gates are the focal point at the end of the West Drayton Avenue and marks the arrival to Clumber Park from West Drayton. West Drayton Avenue is a popular footpath and part of the long-distance footpath Robin Hoods Way and was historically an important route between Clumber Park and West Drayton and



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The Great North Road, historically the main highway between England and Scotland from medieval times. The avenue is evident as a tree lined avenue along its entire length on the Original Series OS One Inch mapping 1824-1840 with a landscape of an open nature along the majority of its length including the proposed site.

The area in which the proposed solar farm is located sits on the boundary of Clumber Park where three historic gates and lodges into the park are located. Apleyhead Lodge is the northernmost and principal of the three; dating to 1770, the lodge thought to be designed by Stephen Wright in the form of a 'Triumphal Arch' with ornamental iron gates and decorative stonework of Doric screens and triglyph friezes. This building has been listed Grade I, within the top 8% of listed buildings in England.

Normanton Gate, the intervening gate, was rebuilt here in the early 20th century from its original location at Shireoaks Hall where it was built around 1700, although Pevsner conflicts with this, stating the gates are late 18th century. The final gate, Drayton Gate, is the most southerly; attributable to the late-18th century, and supposedly relocated here from the Normanton site in the mid-19th century, they are a close match to the design of Wright's gates at Oatlands Park. Finally, West Bridge over the River Poulter thought to be designed by John Simpson in 1789, who worked on buildings elsewhere in the park; interestingly the family crest has been carved into the decorative stonework of the bridge. These buildings have been listed Grade II*, within the top 8% of listed buildings in England.

Clumber Park is also closely connected to its estate village, Hardwick-in-Clumber. The village is made up, primarily of Grade II listed buildings, of tenant's homes, a public house, and farm buildings to support the main house. The village was founded in the late-18th century with the involvement of architects Fuller White and Stephen Wright. Most of the village is extant today is late-19th and early-20th century with a slight Jacobethan style; the oldest building in the village is the pigeoncote from the founding of Hardwick. The park is also home to a Grade II School House, Grade II, designed in an ornamental style, of the mid to late-19th century.

Outside the boundaries of Clumber Park, the village of Bothamshall, southeast of the park, a farming village with Grade II buildings from the 18th century but developed with 19th century estate buildings as part of the expansion of Clumber Park. The Church of Our Lady and St Peter was completely demolished and rebuilt between 1844-5 at the expense of the 4th Duke of Newcastle by Andrew Trimen with references from the 14th and 15th centuries.

Haughton Park House, Grade II, more significantly altered as restoration in the 1940s, was initially constructed in the 1700s, in brick, with additional alterations from this period. The house is decorated with a lead cupola, a typical Georgian feature, though slightly more unusual in this context, suggesting a house of some when built, presumably for a family of some local status. The site has associated barns, also of brick, which complement the architectural significance of the main house.

Church of St Giles, Elkesley, Grade I listed, is primarily a 13th century church, but has since been altered during the 14th and 15th centuries. Under the 4th Duke of



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Newcastle, the building underwent significant restoration by Andrew Trimen, his work at both Bothamshall church and here are evident in his characteristic detailing

Impact

The proposed development is the construction and operation of a solar farm with battery energy storage with associated works, equipment, infrastructure and landscaping. It is likely the proposed development will have a lifespan of approximately 40 years and therefore affect a generational span of experience.

The site is bound to the west by Blyth Road, A614 (suspected Old Roman Road) and Clumber Park and Thoresby Park both a Grade I registered park and garden, to the north the River Poulter, to the east farm fields and woodland and, to the south West Drayton Avenue.

The proposed development will introduce an industrial facility into what is presently farmland and is likely to be prominent or intrusive along the north edge of footpath on the West Drayton Avenue final part of the approach to Drayton Gate grade II* listed building and an entrance to the Clumber Park grade I registered park and garden. The LVIA shows wide views from West Drayton Avenue across fields over to a historic woodland block in viewpoint 3 and 4. The mitigation method to introduce native scrub planting to screen the open fields and create 'a sense of deeper, more natural, forest...' as noted in the LVIA, however this would not be reflective of the historic landscape character of this route which was historically continuous avenue trees and still survives in sections evident on aerial imagery.

The impact of the proposed solar farm will cause less than substantial harm to the setting of the listed buildings and Bothamshall Conservation Area, as highlighted above, some of which are highly graded assets which are an integral part of the parkland of Clumber and its historic contribution to neighbouring settlements. This landscape is characteristically open landscape of agricultural fields, and this alteration impacts on the historic significance and, through this, the setting of these listed buildings.

The landscape in this area is primarily historic and well-established woodland which provides mitigation to the proposed development. However, the successful integration of the solar farm into the landscape is heavily dependent upon the positive maintenance of both the established trees and the proposed landscape mitigation. The latter could be further enhanced along the western boundary, especially to the south where it is highly visually permeable through to Clumber Park Hotel and at the northwest where it has the potential to detrimentally impact upon Apleyhead Lodge.

Furthermore, at particular times of year this screening will be semi or fully permeable. Noted on the ZTV, views across to Hardwick Village, the highly graded estate buildings along the boundary of Clumber Park, the Grade I Church of St Giles, Elkesley, and the village of Bothamshall are likely to be achievable. This is despite the



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increased landscape buffer proposed. This can be alleviated by an increased and varied landscape buffer as well as positive maintenance of the extant landscape buffers.

Overall, the proposed development will cause both individual and cumulative less than substantial harm to multiple heritage assets of Grade I to Grade II.

Filtered views into the site north bound along Blyth Road, in particular during winter months as shown in Viewpoint 6 of the LVIA, on the approach towards the scheduled monument West Bridge is considered to have lower level of less than substantial harm on the setting of the scheduled monument.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, a number of HERs have been identified across the site. Field system (cropmarks) of Romano/British date have been identified in land parcel SK6510075300 and SK6620074700. We refer you to your own archaeological advisor, in particular, to the impacts upon Iron Age / Romano-British remains due to identified cropmarks as referenced in the Historic Environment Desk-based Assessment. Appropriate archaeological investigation is necessary to manage these risks through design in a manner proportionate to the importance of the assets, in which respect we refer you to your archaeological advisor.

Policy

Paragraph 206 sets out the need for a clear and convincing justification for any harm to, or loss of, the significance of designated heritage assets

The relevant policies of the NPPF (National Planning Policy Framework) regarding the built historic environment are:

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

205. 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 (and the more important the asset, the greater the weight should be). This is



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irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional .

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

We refer you to the published advice available on our website;

Commercial Renewable Energy Development and the Historic Environment | Historic England

[<https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/>](https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/)

Human Remains Advice | Historic England

[<https://historicengland.org.uk/advice/technical-advice/archaeological-science/human-remains-advice/>](https://historicengland.org.uk/advice/technical-advice/archaeological-science/human-remains-advice/)

Planning and Archaeology | Historic England

[<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/>](https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/)

Position

The proposed development will cause less than substantial harm to numerous heritage assets, including multiple Grade II listed buildings forming the settlements of Hardwick-in-Clumber and Bothamshall, and the highly graded gates and park buildings which are significant individually and as part of the Clumber Park estate. Wider ranging views have the potential to impact on the historic, Grade I church of St Giles in Elkesley.



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It is possible that the proposals will also cause a degree of less than substantial harm to the significance of the West Drayton Avenue approach to Clumber Park grade I and Drayton Gate grade II*, to the setting of to the Drayton Gate and on the approach from the south to the West Bridge scheduled monument, as well as buried archaeology and other non-designated heritage assets, as submitted this would appear to be at a high level. This would require a clear and convincing justification and sufficient public benefits to outweigh any harm. We question whether these have been sufficiently demonstrated in the application.

We would very much like to work with all parties to find an acceptable way forward.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 196, 205, 206, 208 and 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sara

Sara Willhoit

Landscape Architect

E-mail: sara.willhoit@historicengland.org.uk



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Our ref: **W:** P01575539

20 December 2024

Dear Mr Mountain

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**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
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It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

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4 March 2025

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Application No. PP-12938129**

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Historic England Advice

We note the response to our advice which is included in the HERITAGE ADDENDUM 24.02.2025, we urge you authority to address the matters raised in our last letter (08/10/2024 attached) and so far as possible seek further refinements to layout and planting further to NHLE para 208 '... to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. ...'

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 205, 206, 208, 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material



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changes to the proposals, or you would like further advice, please contact us.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Tim Allen

Tim Allen

Team Leader

E-mail: tim.allen@historicengland.org.uk



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Historic England

Mr James Mountain
Bassetlaw District Council
Queen's Building
Porter Street
Worksop
Nottinghamshire
S80 2AH

Direct Dial: 01216256888

Our ref: P01575539

2 May 2024

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Thank you for consulting Historic England on the above application to the east of the grade I registered park and garden at Clumber Park, grade I Thorseby Park, grade II* Drayton Gates, grade II* Normanton Gate and West Bridge scheduled monument. We have concerns that the proposals will cause a degree of less than substantial harm to the significance the listed gates derived from the setting of the approach along West Drayton Avenue, as well as buried archaeology and other non-designated heritage assets.

Historic England Advice

Significance

The listing of a Grade I registered park and garden holds immense significance in terms of preserving cultural heritage at both Clumber Park as well as Thoresby Park. Clumber Park once provided the setting for the eighteenth century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its accompanying buildings and close by Gothic-style chapel form the hub of visitor activity at Clumber Park, sometimes referred to as "the People's Park" due to its popularity with visitors both local and from further afield.

The Grade II* Drayton Gates are the focal point at the end of the West Drayton Avenue and marks the arrival to Clumber Park from West Drayton. West Drayton Avenue is a popular footpath and part of the long-distance footpath Robin Hoods Way and was historically an important route between Clumber Park and West Drayton and



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The Great North Road, historically the main highway between England and Scotland from medieval times. The avenue is evident as a tree lined avenue along its entire length on the Original Series OS One Inch mapping 1824-1840 with a landscape of an open nature along the majority of its length including the proposed site.

The area in which the proposed solar farm is located sits on the boundary of Clumber Park where three historic gates and lodges into the park are located. Apleyhead Lodge is the northernmost and principal of the three; dating to 1770, the lodge thought to be designed by Stephen Wright in the form of a 'Triumphal Arch' with ornamental iron gates and decorative stonework of Doric screens and triglyph friezes. This building has been listed Grade I, within the top 8% of listed buildings in England.

Normanton Gate, the intervening gate, was rebuilt here in the early 20th century from its original location at Shireoaks Hall where it was built around 1700, although Pevsner conflicts with this, stating the gates are late 18th century. The final gate, Drayton Gate, is the most southerly; attributable to the late-18th century, and supposedly relocated here from the Normanton site in the mid-19th century, they are a close match to the design of Wright's gates at Oatlands Park. Finally, West Bridge over the River Poulter thought to be designed by John Simpson in 1789, who worked on buildings elsewhere in the park; interestingly the family crest has been carved into the decorative stonework of the bridge. These buildings have been listed Grade II*, within the top 8% of listed buildings in England.

Clumber Park is also closely connected to its estate village, Hardwick-in-Clumber. The village is made up, primarily of Grade II listed buildings, of tenant's homes, a public house, and farm buildings to support the main house. The village was founded in the late-18th century with the involvement of architects Fuller White and Stephen Wright. Most of the village is extant today is late-19th and early-20th century with a slight Jacobethan style; the oldest building in the village is the pigeoncote from the founding of Hardwick. The park is also home to a Grade II School House, Grade II, designed in an ornamental style, of the mid to late-19th century.

Outside the boundaries of Clumber Park, the village of Bothamshall, southeast of the park, a farming village with Grade II buildings from the 18th century but developed with 19th century estate buildings as part of the expansion of Clumber Park. The Church of Our Lady and St Peter was completely demolished and rebuilt between 1844-5 at the expense of the 4th Duke of Newcastle by Andrew Trimen with references from the 14th and 15th centuries.

Haughton Park House, Grade II, more significantly altered as restoration in the 1940s, was initially constructed in the 1700s, in brick, with additional alterations from this period. The house is decorated with a lead cupola, a typical Georgian feature, though slightly more unusual in this context, suggesting a house of some when built, presumably for a family of some local status. The site has associated barns, also of brick, which complement the architectural significance of the main house.

Church of St Giles, Elkesley, Grade I listed, is primarily a 13th century church, but has since been altered during the 14th and 15th centuries. Under the 4th Duke of



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Newcastle, the building underwent significant restoration by Andrew Trimen, his work at both Bothamshall church and here are evident in his characteristic detailing

Impact

The proposed development is the construction and operation of a solar farm with battery energy storage with associated works, equipment, infrastructure and landscaping. It is likely the proposed development will have a lifespan of approximately 40 years and therefore affect a generational span of experience.

The site is bound to the west by Blyth Road, A614 (suspected Old Roman Road) and Clumber Park and Thoresby Park both a Grade I registered park and garden, to the north the River Poulter, to the east farm fields and woodland and, to the south West Drayton Avenue.

The proposed development will introduce an industrial facility into what is presently farmland and is likely to be prominent or intrusive along the north edge of footpath on the West Drayton Avenue final part of the approach to Drayton Gate grade II* listed building and an entrance to the Clumber Park grade I registered park and garden. The LVIA shows wide views from West Drayton Avenue across fields over to a historic woodland block in viewpoint 3 and 4. The mitigation method to introduce native scrub planting to screen the open fields and create 'a sense of deeper, more natural, forest...' as noted in the LVIA, however this would not be reflective of the historic landscape character of this route which was historically continuous avenue trees and still survives in sections evident on aerial imagery.

The impact of the proposed solar farm will cause less than substantial harm to the setting of the listed buildings and Bothamshall Conservation Area, as highlighted above, some of which are highly graded assets which are an integral part of the parkland of Clumber and its historic contribution to neighbouring settlements. This landscape is characteristically open landscape of agricultural fields, and this alteration impacts on the historic significance and, through this, the setting of these listed buildings.

The landscape in this area is primarily historic and well-established woodland which provides mitigation to the proposed development. However, the successful integration of the solar farm into the landscape is heavily dependent upon the positive maintenance of both the established trees and the proposed landscape mitigation. The latter could be further enhanced along the western boundary, especially to the south where it is highly visually permeable through to Clumber Park Hotel and at the northwest where it has the potential to detrimentally impact upon Apleyhead Lodge.

Furthermore, at particular times of year this screening will be semi or fully permeable. Noted on the ZTV, views across to Hardwick Village, the highly graded estate buildings along the boundary of Clumber Park, the Grade I Church of St Giles, Elkesley, and the village of Bothamshall are likely to be achievable. This is despite the



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increased landscape buffer proposed. This can be alleviated by an increased and varied landscape buffer as well as positive maintenance of the extant landscape buffers.

Overall, the proposed development will cause both individual and cumulative less than substantial harm to multiple heritage assets of Grade I to Grade II.

Filtered views into the site north bound along Blyth Road, in particular during winter months as shown in Viewpoint 6 of the LVIA, on the approach towards the scheduled monument West Bridge is considered to have lower level of less than substantial harm on the setting of the scheduled monument.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, a number of HERs have been identified across the site. Field system (cropmarks) of Romano/British date have been identified in land parcel SK6510075300 and SK6620074700. We refer you to your own archaeological advisor, in particular, to the impacts upon Iron Age / Romano-British remains due to identified cropmarks as referenced in the Historic Environment Desk-based Assessment. Appropriate archaeological investigation is necessary to manage these risks through design in a manner proportionate to the importance of the assets, in which respect we refer you to your archaeological advisor.

Policy

Paragraph 206 sets out the need for a clear and convincing justification for any harm to, or loss of, the significance of designated heritage assets

The relevant policies of the NPPF (National Planning Policy Framework) regarding the built historic environment are:

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

205. 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 (and the more important the asset, the greater the weight should be). This is



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irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional .

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

We refer you to the published advice available on our website;

Commercial Renewable Energy Development and the Historic Environment | Historic England

[<https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/>](https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/)

Human Remains Advice | Historic England

[<https://historicengland.org.uk/advice/technical-advice/archaeological-science/human-remains-advice/>](https://historicengland.org.uk/advice/technical-advice/archaeological-science/human-remains-advice/)

Planning and Archaeology | Historic England

[<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/>](https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/)

Position

The proposed development will cause less than substantial harm to numerous heritage assets, including multiple Grade II listed buildings forming the settlements of Hardwick-in-Clumber and Bothamshall, and the highly graded gates and park buildings which are significant individually and as part of the Clumber Park estate. Wider ranging views have the potential to impact on the historic, Grade I church of St Giles in Elkesley.



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It is possible that the proposals will also cause a degree of less than substantial harm to the significance of the West Drayton Avenue approach to Clumber Park grade I and Drayton Gate grade II*, to the setting of to the Drayton Gate and on the approach from the south to the West Bridge scheduled monument, as well as buried archaeology and other non-designated heritage assets, as submitted this would appear to be at a high level. This would require a clear and convincing justification and sufficient public benefits to outweigh any harm. We question whether these have been sufficiently demonstrated in the application.

We would very much like to work with all parties to find an acceptable way forward.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 196, 205, 206, 208 and 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sara

Sara Willhoit

Landscape Architect

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Historic England

Mr James Mountain
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Direct Dial: 01216256888

Our ref: P01575539

8 October 2024

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice
Summary**

Thank you for re-consulting Historic England on the above application located to the east of the grade I registered park and garden at Clumber Park, grade I registered Thoresby Park, grade II* listed Drayton Gates, grade II* listed Normanton Gate, West Bridge scheduled monument and northwest of Bothamshall Conservation Area.

We welcome the positive changes in the proposal including planting of specimen avenue trees along the southern boundary of the Site; the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue; and the setting back of the solar arrays from the southern and western boundaries.

There remains a degree of less than substantial harm to the significance of the listed gates derived from the setting of the approach along West Drayton Avenue, as well as buried archaeology and other non-designated heritage assets. Our concern focuses upon views and experiential approach as one moves along the historic avenue between the Great North Road and Drayton Gates, Clumber Park.

Significance

The listing of a Grade I registered park and garden holds immense significance in terms of preserving cultural heritage at both Clumber Park as well as Thoresby Park. Clumber Park once provided the setting for the 18th century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its



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accompanying buildings and close by Gothic-style chapel form the hub of visitor activity at Clumber Park, sometimes referred to as “the People’s Park” due to its popularity with visitors both local and from further afield.

The east boundary of Clumber Park features three historic gates including the principal entrance Apleyhead Lodge listed as Grade I; Normanton Gate Grade II* listed; and Drayton Gate Grade II* listed. The park also includes West Bridge scheduled monument, and is closely connected to Hardwick-in-Clumber, an estate village with primarily Grade II listed buildings. Nearby, Bothamshall village and Haughton Park House, both with Grade II buildings, reflect the area’s historical significance. The Church of St Giles in Elkesley, a Grade I listed 13th-century church, under the 4th Duke of Newcastle, the building underwent significant restoration by Andrew Trimen, his work at both Bothamshall church and here are evident in his characteristic detailing.

The Grade II* Drayton Gates are the focal point at the end of the West Drayton Avenue and marks the arrival to Clumber Park from West Drayton. West Drayton Avenue is a popular footpath and part of the long-distance footpath Robin Hoods Way and was historically an important route between Clumber Park and West Drayton and The Great North Road, the main highway between England and Scotland from medieval times. The avenue is evident as a tree lined avenue along its entire length on the Original Series OS One Inch mapping 1824-1840 with a landscape of an open nature along the majority of its length including the proposed site.

Impact

This landscape is characteristically open landscape of agricultural fields, and this alteration harms the historic significance through the setting of these listed buildings and registered parks and gardens.

We welcome the setting back of solar arrays and landscape mitigation along the western boundary of the proposed development which helps to mitigate some harm, less than substantial harm remains to numerous heritage assets, including multiple Grade II listed buildings forming the settlements of Hardwick-in-Clumber and Bothamshall, and the highly graded gates and park buildings which are significant individually and as part of the Clumber Park estate.

We welcome the setting back of solar arrays along the southern boundary of the proposed development and the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue, helps to reveal the historic layout of this approach. The proposed development will cause less than substantial harm to the significance of Drayton Gate grade II* through setting of the West Drayton Avenue approach to Clumber Park grade I.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, several HERs have been identified across the site. Field system (cropmarks) of Romano/British date have been identified in land parcel SK6510075300 and SK6620074700. We refer you to



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your own archaeological advisor, in particular, to the impacts upon Iron Age / Romano-British remains due to identified cropmarks as referenced in the Historic Environment Desk-based Assessment. Appropriate archaeological investigation is necessary to manage these risks through design in a manner proportionate to the importance of the assets, in which respect we refer you to your archaeological advisor.

Policy

The relevant policies of the NPPF (National Planning Policy Framework) regarding the built historic environment are:

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Position

We welcome the positive changes in the development proposal, including planting avenue trees in reference to, retaining and reinstating historic hedgerows, and setting back solar arrays along the west and south of the development area, however there remains some concern about the less than substantial harm to the significance of



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listed gates particularly along the approach of West Drayton Avenue.

It is for the local authority to place the public benefits in the balance with the great weight of the conservation of the designated assets. Should you be minded to consent we would urge you to consider the further setting back of solar panels from West Drayton Avenue, and the planting of mixed species hedgerow specimen trees between Normanton Inn and West Drayton Avenue, rather than regularly spaced single species, to ensure this avenue does not detract from the predominance of West Drayton Avenue.

We refer you to our previous advice and the advice regarding further archaeological investigation recommended to manage potential impacts on non-designated features.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 205, 206, 208, 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sara

Sara Willhoit

Landscape Architect

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Annex A –Natural England general advice

Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework](#) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. [Section 245](#) of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Biodiversity duty

The local planning authority has a [duty](#) to conserve and enhance biodiversity as part of its decision making. Further information is available [here](#).

Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on '[appropriate assessments](#)'. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via [Impact Risk Zones](#) or as standard or bespoke consultation responses.

Protected Species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species [licence](#) may be required in certain cases.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre,

Annex A –Natural England general advice

wildlife trust, geoconservation groups or recording societies. Emerging [Local Nature Recovery Strategies](#) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on [Gov.uk](#).

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [NPPF glossary](#)) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on the timetable for mandatory biodiversity net gain can be found [here](#). Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#).

The statutory [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites, the [Small Sites Metric](#) may be used. This is a simplified version of the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance for the natural environment](#).

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further

Annex A –Natural England general advice

information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website and the [Data.Gov.uk](#) website

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in Planning Practice Guidance on the [natural environment](#)

From: [Collins, Lucy](#)
To: [Planning](#)
Subject: Natural England response to 24/00384/FUL
Date: 09 January 2025 11:26:15
Attachments: [image001.png](#)

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

FAO Kirsty Harte

Our ref: **497740**

Your ref: **24/00384/FUL**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 13 June 2024 reference number 477649.

We have reviewed the amended Site Layout Plan and Preliminary Ecological Appraisal:

- The conditions we requested are still advised to mitigate significant impacts to designated sites.
- Our comments on the planting plan still stand.
- The requested Agricultural Land Classification Survey information remains outstanding to adequately assess impacts to best and most versatile agricultural land (see response dated 16 May 2024, our ref 472687).

Without this information Natural England may need to object to the proposal. Please note we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

Please re-consult Natural England once this information has been obtained. On receipt of the information requested, we will aim to provide a full response within 21 days of receipt.

Kind regards

Lucy

[Lucy Collins \(she/her\)](#)
[Sustainable Development Higher Officer](#)
[East Midlands Area Team](#)
[Natural England](#)

[Address: Apex Court, City Link, Nottingham, NG2 4LA](#)
[Mobile: 07920 881 956](#)

www.gov.uk/natural-england



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Date: 13 June 2024
Our ref: 477649
Your ref: 24/00384/FUL



James Mountain
Bassetlaw District Council
planning@bassetlaw.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear James

Planning consultation: Installation and Operation of a Solar Farm and Battery Energy Storage System

Location: Land Adjacent To A614 Workshop Nottinghamshire

Thank you for your consultation on the above dated 31 May 2024 which was received by Natural England on 31 May 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would damage or destroy the interest features for which Clumber Park Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- Construction Environment Management Plan (CEMP)
- Management of contaminated run off from fire management
- Landscape Management Plan (LMP)

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Clumber Park SSSI

The response from Windrush Ecology (dated 30/05/24) notes that the operation of a solar farm is

not listed as one of the “operations likely to damage the special interest” of Clumber Park SSSI. The proposed solar farm does trigger an Impact Risk Zone for the designated site at multiple locations within the redline boundary. These can be seen on Defra’s MAGIC website¹. As such indirect impacts from the construction and operational phases need to be reviewed by Natural England (NE) for impacts to the SSSI.

The response also notes the proposed scheme is downstream of the River Poulter and so has no hydrological connection to the designated site. NE do acknowledge this; however the proposed scheme is within the water catchment of the SSSI and so there is an impact pathway from the development to the SSSI through hydrological connection. This can also be viewed on the MAGIC website.

NE agrees there will be no direct impacts to the designated features of the SSSI through habitat loss.

Further advice on mitigation

Construction Environment Management Plan

To avoid potential impacts to Clumber Park SSSI during construction, Natural England advise that a Construction Environment Management Plan (CEMP) should be established prior to the commencement of any permitted works. The CEMP should detail how this proposed development will avoid, minimise and mitigate its environmental impact on the nearby designated sites. In particular, the CEMP must include:

- measures to prevent impacts to the SSSI via dust mobilisation. The SSSI lies within 200m of the development site, which is the furthest distance a significant amount of dust is likely to travel. As a result, without appropriate dust management, the construction of the proposed development may cause an adverse effect on the SSSI. This is because dust falling onto plants can physically smother leaves affecting photosynthesis, respiration, transpiration and leaf temperature. Larger particles can also block stomata, cause toxicity issues (caused by heavy metals particles) and changes in pH (particularly if the dust is alkaline, e.g. cement dust). NE have reviewed the Planning Statement and note that it concludes there will be no impacts from dust due to the nature of the development. We do not see justification for the conclusion reached. As such we would need to see the justification for no significant impacts from dust generated from construction before screening them out from requiring mitigation.
- measures to prevent impacts from pollution of watercourses running to the SSSI. The development site lies within the catchment, of the SSSI, which is sensitive to changes in water quality. Therefore, without appropriate management of surface water during construction, any pollutants from the site during construction (i.e. sediment, fuel/oils, chemicals) may reach the SSSI and cause an adverse impact. NE have reviewed the Flood Risk Assessment and Surface Water Drainage Strategy. The additional swales should allow any additional surface water from the PV panels and their infrastructure to infiltrate to ground. These should be conditioned to be in place before construction and their maintenance (as outlined in Figures 5.1 and 6.1) ongoing for the lifetime of the development.
- avoidance of works within the bird breeding season. The development site lies within proximity of the SSSI, which is notified for its breeding bird interest. As such, any heavy construction activities are considered likely to cause an adverse impact on the SSSI where these coincide with the breeding season. This is due primarily to disturbance from noise, light and vibration. It may be possible to avoid impacts to breeding birds via the implementation of construction mitigation measures, however, Natural England recommend that wherever possible, construction activities should take place outside the breeding season. NE note from the Noise Impact Assessment residential noise sensitive receptors up to 500m from the site boundary have been assessed. The response from Windrush Ecology notes that the SSSI is 100m from the development and separated by woodland. Windrush

¹ [Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk/magic)

also note that noise from the road will mask any construction noise. Birds can become habituated to regular noise, however loud and infrequent bangs from construction can startle and impact bird behaviour. This can affect the success of breeding birds. On balance, we accept no further analysis of noise impacts are required at the site. However, we would ask that a CEMP be conditioned to manage impacts to breeding birds from construction noise.

Management of contaminated run off from fire management

The procedure outlined in Section 6 of the Surface Water and Drainage Strategy is sufficient to manage any impacts at the SSSI in the event of a fire emergency from any contaminated run off. A suitable condition should be applied to ensure this is in place before the operational phase of the BESS and maintained for the lifetime of the project.

Landscape Management Plan

As noted by Aurora Planning Limited (email dated 30/05/24), a LMP can be conditioned to ensure the implementation of additional landscape features are in place and maintained for the duration of the project's lifetime.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

Agricultural Land

Natural England note that the request for more information on the Agricultural Land Classification Survey is still outstanding, as outlined in our response on 16/05/24 (our ref 427687).

Planting Plan

NE acknowledge and welcome the additional planting outlined in the Planting Plan. Additional planting can create wildlife corridors, aiding the movement and dispersal of various species. This could enhance habitat connectivity and genetic diversity for certain wildlife populations. Further considerations could be made to use local native species which would be advantageous, particularly given the effort in the Sherwood NCA to remove non-native species in local woodlands and Clumber Park SSSI.

Clumber Park SSSI supports extensive areas of lowland (floristically rich) acid grassland, heath, wood pasture and mature deciduous woodland characteristic of the English North Midlands. Additionally, the site incorporates areas of oak-dominated deciduous woodland, alongside areas of mixed woodland, which support an exceptionally rich invertebrate fauna and breeding bird community. Therefore, due to the locality of the development (directly adjacent to Clumber Park SSSI) we would strongly recommend that the planting regime reflects native species that have been used historically within the area.

Scots Pine is not locally native and does not reflect the species found within and around Clumber Park SSSI. Scots Pine can have potential to alter soil chemistry, and their root systems are quite extensive so may compete with neighbouring habitats for water too. Planting zone W1 is adjacent to SSSI unit 33, which is designated for lowland heath. Being precautionary, NE would recommend using an alternative species, such as Holly, *Ilex aquifolium* and / or additional oak species – as these species can healthily co-exist with neighbouring heathland habitats. They shouldn't alter soil nutrients or pH levels, and because Holly is evergreen it will contribute towards the proposed green barrier effectively.

Additionally, Norway Maple is not native to the UK or the local area, and we believe an alternative species could be used which would benefit the local landscape further. Depending on the objectives of the planting, we would suggest that replacing the Norway Maple with Field Maple could be a suitable alternative. Beech is also not native to the area and should be replaced with a native

alternative.

Regarding the “Riparian edge to the river Poulter” (R1), we are pleased to see Willow has been selected however we would recommend selecting further water tolerant species such as Alder and Blackthorn in addition as this area is marked as floodplain (EA Flood Zone).

Regarding the wildflower seed mixes, we would again recommend that the supplier or nursery can guarantee plants / seeds are of local provenance. This has two advantages: first, the plants are adapted to local conditions; and second, the species on offer will be appropriate to the locality. Poorer quality seed may contain a high proportion of non-native varieties and could contain weeds / unwanted species. If feasible, wildflower seed could be obtained from Clumber Park, which would be a great addition to the site and help to ensure a successful establishment of the seeds if planted within the optimal planting window. Additionally, further heathland creation would provide continuity with the SSSI adjacent. Clumber Park may be able to supply heather brash for this and have experience with reversion from arable.

Finally, we have concerns reading the methodology for grassland creation which does not include any measures for testing the soil to assess its suitability and is written with the caveat to seed on “if time allows”. If serious grassland restoration is being considered, the developer could benefit from consulting [How can I restore or create a meadow?](#)².

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07920 881 956.

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

Should the proposal change, please consult us again.

Yours sincerely

Lucy Collins
Sustainable Development Higher Officer
East Midlands Area Team

² [How can I restore or create a meadow? | Magnificent Meadows](#)

Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest region

March 2014



This advice note updates and replaces the previous note dated 5 September 2012 to reflect the introduction of the National Planning Policy Framework ('NPPF') and amendments to the Conservation of Habitats and Species Regulations 2010 ('the Habitats Regulations').

Summary

While no conclusion has yet been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interest, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.

In light of this decision we therefore recommend a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place.

This Advice Note provides a brief explanation of the background to the current situation and suggests a 'risk-based' approach that could be followed to help future-proof decision-making on plans and projects. In addition a summary of the current LPA statutory duties in relation to birds is provided for clarity and there are links to further information relating to the legislation and policy that affects SPAs. The document is set out as follows:

- **Background – including reference to planning case law**
- **Current situation**
- **The recommended 'risk-based' approach**
- **Existing statutory duties relevant to birds**
- **Further information**
- **Map highlighting the areas of greatest ornithological interest for breeding nightjar and woodlark**

Background – the possibility of a protected area (Special Protection Area) for nightjar and woodlark in Sherwood and Rufford Energy Recovery Facility planning case law

The UK government is required by European law to identify how it can contribute to the conservation of particular bird species across their natural range in Europe through the protection of suitable sites. In doing this exercise it has identified that the populations of nightjar and woodlark in Sherwood may warrant such protection. A final decision has not been made and it remains under consideration as part of a UK-wide SPA Review Programme being led by the Joint Nature Conservation Committee¹. The possibility of the area becoming an SPA creates a risk for spatial planning in the Sherwood area. This is because any formalisation of the site as a Special Protection Area (SPA) would place a legal

¹See <http://archive.defra.gov.uk/rural/documents/protected/spareview-tor.pdf>

obligation on decision-taking bodies requiring past decisions to be reviewed and potentially modified.

In 2011, following a Public Inquiry, the Secretary of State decided to refuse to grant planning permission for an Energy Recovery Facility on land at the former Rufford Colliery site at Rainworth. The likely effect on the breeding populations of woodlark and nightjar was a key consideration in the Secretary of State's decision².

The Secretary of State agreed that whilst the application site was not within an area currently identified as a Special Protection Area (SPA), there was merit in following the formal approach required for SPAs. He agreed that when considering the impact of the development on the use of the area by the bird species listed on Annex 1 of the European Wild Birds Directive – in this case woodlark and nightjar - an approach similar to that set out in the relevant legislation (Regulation 61 of the Habitats Regulations³) should be adopted. The Secretary of State concluded that he could not be sure that the proposed development would not harm the integrity of the area used by the birds and that the conflict this created with the aims of the Regional Spatial Strategy and the potential harm to the integrity of the habitat used by woodlark and nightjar weighed significantly against the proposal.

Current situation

Until the SPA Review concludes and provides further guidance as to whether new SPAs for nightjar and/or woodlark should be classified in the UK to meet the obligations of the Wild Birds Directive, there continues to be uncertainty about the future classification of an SPA in the Sherwood Forest area. However it is our view that, based on the evidence from the most recent national nightjar and woodlark surveys in 2004 and 2006 and the interpretation of that data, there remains a possibility of an area of Sherwood Forest being recommended for future classification.

We recognise that in the interim this creates difficulty for LPAs in how they should consider land allocations and policies in Development Plans and individual planning applications within the Sherwood Forest area. How local authorities choose to confront this issue is ultimately a matter for them, however Natural England advise that LPAs should adopt a form of 'risk based approach' or similar of the kind taken by the Secretary of State in the case referred to above. This should provide decision-making with a degree of future-proofing until such a time that there is greater certainty on whether the Sherwood Forest area is to be afforded pSPA or SPA status and whether the provisions of the 2010 Regulations are to take effect as a matter of policy or law.

The recommended 'risk-based' approach

The 'risk based' approach advocated by Natural England was endorsed by the Secretary of State in coming to his decision on the development proposal at the former Rufford Colliery.

Natural England suggest that in taking a risk-based approach to development plan making and decision-making, LPAs seek to ensure that plans and proposals are accompanied by an additional and robust assessment of the likely impacts arising from the proposals on breeding nightjar and woodlark in the Sherwood Forest area. This should ideally cover the potential direct, indirect and cumulative impacts which may include, but may not be limited to, the following;

- disturbance to breeding birds from people, their pets and traffic
- loss, fragmentation and/or damage to breeding and/or feeding habitat
- bird mortality arising from domestic pets and/or predatory mammals and birds
- bird mortality arising from road traffic and/or wind turbines

² See <http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/documents/planning-callins/pdf/1914959.pdf>

³ See <http://www.legislation.gov.uk/ukxi/2010/490/made>

- pollution and/or nutrient enrichment of breeding habitats

No formal assessments of the boundary of any future SPA have been made; therefore it is not possible to definitively identify whether individual application sites would fall inside or outside any possible future designated area. However the enclosed map, which highlights the areas of greatest ornithological interest for breeding nightjar and woodlark, was submitted as evidence to the Rufford ERF Public Inquiry and could be of assistance to your Authority in this regard⁴. It is worth noting that the Inspector at the Rufford ERF Inquiry decided it appropriate to consider both boundaries to inform his recommendations.

We also advise that LPAs should seek to satisfy themselves that planning applications contain sufficient objective information to ensure that all potential impacts on the breeding nightjar and woodlark populations have been adequately avoided or minimised as far as is possible using appropriate measures and safeguards. It may be necessary to obtain ecological advice in relation to the potential impacts of a proposal and any possible avoidance or mitigation measures.

Natural England would encourage those LPAs in the Sherwood Forest area to work together, in compliance with the duty to cooperate, to consider the combined effect of their plans and proposals in order to gain a strategic overview and develop a collaborative approach. We are of the view that taking the approach outlined above represents good planning practice which will assist your Authority should the site be classified as SPA in limiting the number of plans and projects which would need to be re-considered as part of the review of consents process required by the 2010 Regulations.

Existing biodiversity and wild bird duties

In addition to advising that a risk based approach will assist LPAs in future-proofing plans and decisions, Natural England advises that there are other relevant duties in legislation and policy that direct you to consider the protection and enhancement of nightjar and woodlark populations in the Sherwood area.

Your Authority must discharge its statutory duty given under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to the purpose of conserving biodiversity. It follows that your authority should have regard to conserving nightjar and woodlark, owing to their inclusion as Species of Principal [conservation] Importance in England⁵.

Your Authority should also have regard to new duties given under regulation 9A of the Habitats Regulations, which requires LPAs to apply all reasonable endeavours to avoid the deterioration of wild bird habitat (including that of nightjar and woodlark) when exercising their statutory functions. The presence of either or both species and any effects on them is a material consideration when considering planning applications, regardless of whether the Sherwood area is put forward for classification as an SPA in due course.

Further information

Information on the legislation, policy and classification process affecting Special Protection Areas (SPAs) is available from the following websites:

- JNCC <http://jncc.defra.gov.uk/page-162>
- Natural England
<http://www.naturalengland.org.uk/ourwork/conservation/designations/spa/default.aspx>
- Defra <https://www.gov.uk/protected-or-designated-areas>

⁴ <http://www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=ES/1144%20>

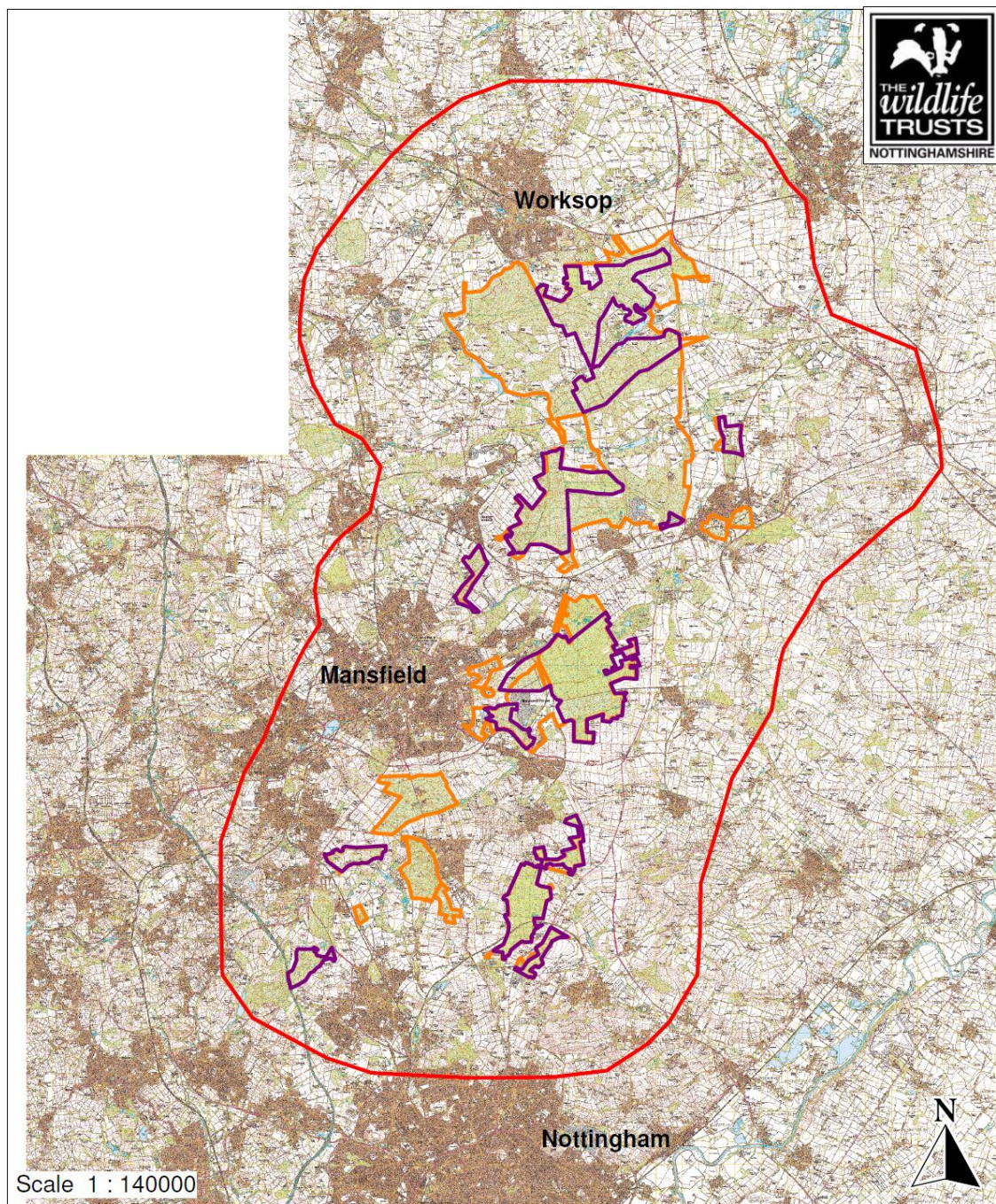
⁵ As listed in section 41 of the Natural Environment and Rural Communities Act 2006 to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of that Act

We hope this advice is helpful and provides further assistance. Should Natural England be in a position to update these views and advice, we will do so and notify you accordingly.

If you have any queries about this advice, please contact either Liz Newman elizabeth.newman@naturalengland.org.uk or Ryan Hildred ryan.hildred@naturalengland.org.uk

Natural England
Land Use Operations
March 2014

Map highlighting the areas of greatest ornithological interest for breeding nightjar and woodlark, submitted as evidence to the Rufford ERF Public Inquiry 2010



Key

- RSPB IBA Boundary with 5Km buffer
- NE Indicative Core Area
- RSPB IBA Boundary

Plan 1

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Date: 16 May 2024
Our ref: 472687
Your ref: 24/00384/FUL



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T 0300 060 3900

Dear Sir / Madam

Planning consultation: Installation and Operation of a Solar Farm and Battery Energy Storage System

Location: Land Adjacent To A614 Workshop Nottinghamshire

Thank you for your consultation on the above, which was received by Natural England.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Clumber Park Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- Impacts from construction to the designated site and its features
- Impacts from operation to the designated site and its features
- Information on species choices within Landscaping Planting Plan
- A Landscape Management Plan

Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Clumber Park SSSI

One of the largest areas of mixed habitat in Nottinghamshire, Clumber Park supports extensive areas of lowland acid grassland, heath and mature deciduous woodland characteristic of the English North Midlands. An exceptionally rich beetle fauna is associated with mature timber and dead wood habitats and the park is notable for its breeding bird communities. The proposed development lies partially within the water catchment of the SSSI and <200m from the SSSI.

Additional Information required

Impacts from construction to the designated site and its features

This should assess impact pathways from construction. Specifically, noise, dust, water quality and water quantity. Noise should be assessed regarding the ecological Noise Sensitive Receptors (NSRs) designated within the SSSI. As the development lies within 200m of the SSSI, impacts from construction dust should be assessed. As the development lies partially within the water catchment of the SSSI, water quality and quantity impacts should be assessed. Where impacts to the SSSI are identified, suitable mitigation should be proposed through appropriate embedded design and additional mitigation measures, informed by the assessment.

Impacts from operation to the designated site and its features

This should assess impact pathways from the operational phase. Specifically, water quality and water quantity. Most solar panels require regular cleaning with chemicals and as such surface water run-off from the panels should be appropriately assessed. When considering mitigation, we suggest Sustainable Drainage Systems (SuDS), which comply with the [CIRIA SuDS Manual](#), as suitable mitigation for this. In the event of a fire within the Battery Energy Storage System, fire suppressing chemicals are used to extinguish the fire. When entering the environment these chemicals can be harmful to habitats and wildlife. As such mitigation measures should be included to stop these chemicals entering pathways to the SSSI. Where impacts to the SSSI are identified, suitable mitigation should be proposed through appropriate embedded design and additional mitigation measures, informed by the assessment.

Information on species choices within Landscaping Planting Plan

Species should be chosen to compliment the SSSI and generate a buffer habitat between the SSSI and the development. Species should be avoided that could affect species composition at the SSSI from seed dispersal. It is important to consider the development and the SSSI in the wider context of the local landscape. The [Sherwood National Character Area](#) can inform appropriate action to maintain and improve the local landscape. This should be considered in relation to the development's wider surroundings and its connection to the SSSI.

A Landscape Management Plan

Ongoing monitoring, maintenance and management of the proposed landscaping should be detailed to ensure it is maintained to not adversely affect the SSSI.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

In addition, Natural England would advise on the following issues.

Sherwood Forest possible potential Special Protection Area

We note the proposed development is located in the Sherwood Forest area, which has been identified as important for breeding nightjar and woodlark and which may or may not in the future become a Special Protection Area (SPA). Therefore, we refer you to Natural England's Advice Note

(attached) on this matter which provides more information and outlines Natural England's recommended 'risk-based approach'.

We would encourage the Authority to ensure the information provided in support of any application in this location is sufficient for you to assess the likelihood of potential impacts arising from the development on the breeding nightjar and woodlark population and has addressed the potential direct, indirect and cumulative impacts which may include, but may not be limited to, the following:

- Disturbance to breeding birds from people, their cats and traffic.
- Loss, fragmentation and/or damage to breeding birds and or feeding habitat.
- Bird mortality arising from domestic pets and/or predatory mammals and birds.
- Bird mortality from road traffic and or wind turbines.
- Pollution and or nutrient enrichment of breeding habitats.

As part of a risk-based approach, we would also suggest your Authority consider the use of appropriate mitigation and/or avoidance measures to reduce the likelihood of significant impacts which might adversely affect breeding nightjar and woodlark populations occurring.

Best and Most Versatile Agricultural Land

Under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) Natural England is a statutory consultee on development that would lead to the loss of over 20ha of 'best and most versatile' (BMV) agricultural land (land graded as 1, 2 and 3a in the Agricultural Land Classification (ALC) system, where this is not in accordance with an approved plan).

Having reviewed the Agricultural Land Classification Report, Planning Statement and Design & Access Statement, Natural England notes the following information missing, to enable a full assessment of the application regarding impacts to BMV. All information given should be in line with the [Agricultural Land Classification in England and Wales. Revised guidelines and criteria for grading the quality of agricultural land](#):

- Confirmation on the time limit of the application to confirm its temporary nature.
- Appropriate certification of the ALC surveyor, e.g. a member of Institute Professional Soil Scientists (M I Soil Sci).
- ALC map of the site using the standard colours outlined in the guidelines.
- Soil sampling detailed within the ALC Survey methodology. We would expect to see a map of auger boring points and soil pits on a regular 100m grid.
- Auger boring or soil pit observations included.
- Climatic information included at the site.
- Site information such as gradient included.
- Information on the key physical limitations at the site. ALC is based on an assessment of the long-term physical limitations to agricultural use, identified during a soil survey of the site. As such, a full assessment of this is required to judge the ALC grade appropriately.
- An accompanying schedule of all auger borings and soil pits as record of the findings of all the field observations. These should normally describe soils to a depth of 80-120cm and include detailed descriptions of soil profiles.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on 07920 881 956.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours faithfully

Lucy Collins
Planning & Environment Lead Advisor
East Midlands Area Team

Rebecca Matthews-Johnson

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 03 March 2025 09:37
To: Planning
Subject: 24/00384/FUL – Consultation response
Attachments: ufm5_External_Consultation_-_Amendments.rtf; 477649 NE Response.pdf

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Dear Sir or Madam,

Our ref: 503968
Your ref: 24/00384/FUL

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 13th June 2024, reference number 477649.

The information we requested is still needed by Natural England to determine the significance of impacts on designated sites. Without this information Natural England may need to object to the proposal.

Please note we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

Please re-consult Natural England once this information has been obtained. On receipt of the information requested, we will aim to provide a full response within 21 days of receipt.

Yours faithfully

Loz Burrridge
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick

and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: rebecca.matthews-johnson@bassetlaw.gov.uk <rebecca.matthews-johnson@bassetlaw.gov.uk>

Sent: 24 February 2025 09:58

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Application Consultation 24/00384/FUL

You don't often get email from rebecca.matthews-johnson@bassetlaw.gov.uk. [Learn why this is important](#)

Please see attached consultation

[Bassetlaw District Council] Rebecca Matthews-Johnson

Planning Support Assistant

Bassetlaw District Council, Potter Street, N/A, Worksop, Nottinghamshire, S80 2AH

W: www.bassetlaw.gov.uk<<http://www.bassetlaw.gov.uk>>

[Bassetlaw District Council] Rebecca Matthews-Johnson

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BASSETLAW DISTRICT COUNCIL

From: Principal Planner (Development Control) **To:** Planning Technician

Contact Officer: James Mountain

Our Ref: 24/00384/FUL

Date: 16 April 2024

MEMORANDUM

The following is an application which requires advertising in a local paper.

Name of Parish: Elkesley

Applicant: Mr James Wallwork

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Location: Land Adjacent To A614 Worksop Nottinghamshire

The application is being advertised for the following reason(s): It is a major development. The application site is within the setting of a listed building. The proposed development, if permitted, could affect the setting of the listed building.

Advert Date: 26 April 2024

Return Date: 17 May 2024

Reason for Advert: SLB

STN - Site Notice Worksop



Bassetlaw

DISTRICT COUNCIL

— North Nottinghamshire —

APPLICATION FOR PLANNING PERMISSION

The Council is considering the following planning application:

Applicant: Mr James Wallwork
Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping
Location: Land Adjacent To A614 Worksop Nottinghamshire

The application is being publicised for the following reason(s): It is a major development. The application site is within the setting of a listed building. The proposed development, if permitted, could affect the setting of the listed building.

Internet access is available to view the application, plans and any documents submitted with it at Queens Buildings, Potter Street, Worksop.

Planning applications are available for inspection between 9.00am and 4.30pm on Mondays to Fridays. Alternatively you can view the application on the Planning On-line pages of our website at www.bassetlaw.gov.uk

Any comments about this application must be made in writing to the Head of Regeneration, Queens Buildings, Potter Street, Worksop, Notts. S80 2AH. To guarantee that they will be considered by the Council, comments must be received no later than: **9 May 2024**

Please quote the reference number, 24/00384/FUL when making comments.

All comments made on planning applications will be made available for public inspection and copying. If this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Planning Inspectorate and to the applicant, and there will be no further opportunity to comment at appeal stage.

The case officer dealing with this application is James Mountain.

Signed: Head of Regeneration
On behalf of Bassetlaw District Council

(Please remove this notice after one month)



List of plans submitted with 24/00384/FUL

Application Form	03 Apr 2024		APPLICATION FORM
Application Form	03 Apr 2024		APPLICATION FORM - WITHOUT PERSONAL DATA
Supporting Information	03 Apr 2024		GLINT ASSESSMENT
Biodiversity Net Gain	03 Apr 2024		BASELINE ONSITE HABITAT SURVEY REPORT (P...
Biodiversity Net Gain	03 Apr 2024		BIODIVERSITY METRIC CALCULATION TOOL
Biodiversity Net Gain	03 Apr 2024		BIODIVERSITY SURVEY AND REPORT
Drawing	03 Apr 2024		CONTEXTURAL ELEVATION (SHEET 1 OF 2)
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 1 (5 D...
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 2 (5 D...
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 3 (5 D...
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 4 (5 D...
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 5 (5 D...
Drawing	03 Apr 2024		GEOPHYSICAL SURVEY - FIGURES PART 6 (9 D...
Drawing	03 Apr 2024		TREE SURVEY
Drawing	03 Apr 2024	001	ZONE OF THEORETICAL VISIBILITY (ZTV), 5 ...
Drawing	03 Apr 2024	571-PP-01	PLANTING PLAN
Drawing	03 Apr 2024	571-PP-01	PLANTING PLAN
Drawing	03 Apr 2024	OPL011-EL-02	CONTEXTURAL ELEVATION (SHEET 2 OF 2)
Drawing	03 Apr 2024	PL-00	EXISTING SITE LAYOUT
Drawing	03 Apr 2024	PL-01	PROPOSED SITE LAYOUT PLAN
Drawing	03 Apr 2024	PL-02	BESS LAYOUT PLAN
Drawing	03 Apr 2024	SD-01	STANDARD DRAWING: PV DETAIL
Drawing	03 Apr 2024	SD-02	STANDARD DRAWING: 40FT STORAGE CONTAINER
Drawing	03 Apr 2024	SD-03	STANDARD DRAWING: 40FT WELFARE CONTAINER...
Drawing	03 Apr 2024	SD-04	STANDARD DRAWING: CCTV CAMERA AND POST
Drawing	03 Apr 2024	SD-05	STANDARD DRAWING: SECURITY / DEAR FENCE
Drawing	03 Apr 2024	SD-06	STANDARD DRAWING: 40FT CUSTOMER SWITCHGE...
Drawing	03 Apr 2024	SD-07	STANDARD DRAWING: 250,000L WATER TANK
Drawing	03 Apr 2024	SD-08	STANDARD DRAWING: 40FT BATTERY CONTAINER...
Drawing	03 Apr 2024	SD-09	STANDARD DRAWING: POWER CONTROL SYSTEM

Drawing	03 Apr 2024	SD-10	STANDARD DRAWING: MV TRANSFORMER
Drawing	03 Apr 2024	SD-11	STANDARD DRAWING: ACCESS TRACK
Drawing	03 Apr 2024	SD-12	STANDARD DRAWING: DNO SUBSTATION (PLAN)
Drawing	03 Apr 2024	SD-13	STANDARD DRAWING: DNO SUBSTATION (SECTIO...
Drawing	03 Apr 2024	SD-14	STANDARD DRAWING: PALISADE FENCE
Drawing	03 Apr 2024	SD-15	STANDARD DRAWING: MV POWER STATION
Drawing	03 Apr 2024	SP-01	SITE LOCATION PLAN
Drawing	26 Jul 2024		HISTORICAL MAPPING LEGENDS
Drawing	26 Jul 2024		SITE DRAWINGS X 20
Drawing	26 Jul 2024		SITE MAPS X 20
Drawing	11 Sep 2024	OPL011-PL-01 REV 10	PROPOSED SITE LAYOUT PLAN - 09.09.2024

RECOMMENDATION:

It is recommended that Planning Committee conclude that had the LPA been determining the application in its current state, permission would have been **REFUSED** for the following reasons:

The proposal would erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park's open countryside setting along its eastern boundary. The development would fail to preserve this open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets.

For the reasons outlined above, it is considered that if permitted, the harm caused would be at the higher end of 'less than substantial', and the perceived public benefits would in no way outweigh the harm identified. The proposal is therefore contrary to Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy ST40 & Policy 41 of the Bassetlaw Local Plan 2020-2038, [paragraphs 202, 207, 208, 210, 212, 213, 215, 219 & 220 of the NPPF](#).

APPENDIX 1: POLICIES SCHEDULE

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY ST1: Bassetlaw's Spatial Strategy	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside
POLICY ST2: Housing Growth in Rural Bassetlaw	Policy CS1: Settlement Hierarchy Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside
POLICY ST3: Worksop Central	Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST4: Cottam Priority Regeneration Area	New Policy
POLICY ST5: Provision of Land for Employment Development	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy DM7: Securing Economic Development
POLICY ST6: Site SEM001: Apleyhead Junction, Worksop	New Policy
POLICY ST7: Employment Sites	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM7: Securing Economic Development
POLICY ST8: Rural Economic Growth & Economic Growth Outside Employment Areas	Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM8: The Historic Environment
POLICY ST9: Large Rural Brownfield Sites	Policy DM3: General Development In The Countryside

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM13: Sustainable Transport
POLICY ST10: Visitor economy	Policy CS2: Worksop Policy CS3: Retford Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside
POLICY ST11: Town Centres, Local Centres, Local Shops and Services	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM1: Economic Development In The Countryside Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST12: Management of Town Centres	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes
POLICY ST13: Provision of Land for Housing	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS6: Tuxford
POLICY 14: HS1: Peaks Hill Farm	New Policy
POLICY 15: Site HS2: Bassetlaw Pupil Referral Centre	New Policy
POLICY 16: Site HS3: Radford Street	New Policy
POLICY 17: Site HS4 Former Manton Primary School	New Policy
POLICY 18: Site HS5: Talbot Road	New Policy
POLICY 19: Site HS7: Trinity Farm, Retford	New Policy
POLICY 20: Site HS8: Milnercroft	New Policy
POLICY 21: Site HS9: Former Elizabethan School	New Policy
POLICY 22: Site HS10: St Michael's View	New Policy
POLICY 23: Site HS11: Fairy Grove	New Policy
POLICY 24: Site HS12: Station Road	New Policy

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY 25: Site HS13: Ordsall South	New Policy
POLICY 26: Site HS14: Ollerton Road, Tuxford	New Policy
POLICY ST27: Affordable Housing	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST28: Housing Mix	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM5: Housing Mix And Density
POLICY ST29: Specialist Housing	Policy DM5: Housing Mix And Density
POLICY ST30: Sites for Gypsies, Travellers	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY 31: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
POLICY 32: Rural Workers Dwellings	Policy DM3: General Development In The Countryside
POLICY ST33: Design Quality	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM13: Sustainable Transport
POLICY 34: Shop fronts, Signage and Security	Policy DM8: The Historic Environment
POLICY ST35: Landscape Character	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM5: Housing Mix And Density

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy
POLICY ST36: Green Gaps	New Policy
POLICY ST37: Green and Blue Infrastructure	Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST38: Biodiversity and Geodiversity	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY 39: Trees, Woodlands and Hedgerows	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities
POLICY ST40: The Historic Environment	Policy CS2: Worksop Policy CS3: Retford Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 41: Heritage Assets	Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST42: Promoting Healthy, Active Lifestyles	Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST43: Protection and Enhancement of Community Facilities	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY ST44: Delivering Quality, Accessible Open Space	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST45: Promoting Sport and Recreation	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 46: Protecting Amenity	Policy DM3: General Development In The Countryside Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM10: Renewable And Low Carbon Energy
POLICY 47: Contaminated and Unstable Land	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	Policy DM4: Design And Character Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST49: Renewable Energy Generation	Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST50: Flood Risk and Drainage	Policy CS2: Worksop Policy CS3: Retford Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST51: Protecting Water Quality and Management	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST52: Transport Infrastructure	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM4: Design And Character

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST53: Promoting Sustainable Transport and Active Travel	Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport
POLICY ST54: Safeguarded Land	New Policy
POLICY ST55: Digital Infrastructure	New Policy
POLICY ST56: Provision and Delivery of Infrastructure	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage

anticipated on windfall sites. Policy ST1 provides housing land for approximately 2,387 dwellings. Sites which are confirmed as lapsed or stalled have been excluded from the housing supply.

Infrastructure Delivery

- 5.1.66 In order to deliver the level of growth associated with Policy ST1, the Plan will facilitate the delivery of necessary infrastructure, services and facilities proportionate to the level of growth identified in this plan period. All new development has a responsibility to contribute towards the cost of relevant new infrastructure. Infrastructure is often funded by developers either through planning obligations or the Community Infrastructure Levy. Planning obligations, also known as developer contributions or S106 agreements, are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes to funding infrastructure to meet the needs of that development. The Infrastructure Delivery Plan 2023²⁰ sets out an overview of the key infrastructure requirements necessary to deliver this Plan.
- 5.1.67 The Community Infrastructure Levy is a standard per sqm charge currently on housing, employment and retail development which the Council pools together to deliver necessary strategic infrastructure. The Council intends to retain the Levy to contribute towards infrastructure funding, but will however, need to review the Levy alongside the Plan, particularly with respect to the strategic sites allocated in the Local Plan. This is because these sites will have site-specific infrastructure which may be more effectively secured through section 106 agreements.
- 5.1.68 Policy ST56 sets out the strategic approach to infrastructure delivery in the District and the mechanisms the Council anticipates using to secure infrastructure as part of the development process. The policy seeks to ensure that all new developments will be well-supported by new and improved infrastructure. Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site informed by the provisions of the Infrastructure Delivery Plan²⁰ (IDP) 2023.

POLICY ST1: Bassetlaw's Spatial Strategy

- A. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:
1. managed sustainable development and growth, appropriate to the size of each settlement or location to meet the evidenced need for new homes and jobs, to regenerate the District's town centres, and to support necessary improvements to infrastructure, services and facilities by:
 - a) promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and by seeking to minimise the use of the most versatile Grade 1-3 agricultural land, where practicable;

- b) emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and by encouraging higher density development in those locations;
 - c) ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.
2. enabling the provision of housing land for a minimum of 9,720 dwellings (540 dwellings per annum), through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations in made neighbourhood plans in accordance with the settlement hierarchy below:
- a) at the Main Towns:
 - i. approximately 2,322 dwellings in Worksop Outer Area;
 - ii. approximately 238 dwellings in the Worksop Central DPD;
 - iii. approximately 2,331 dwellings in Retford;
 - iv. approximately 2,203 in Harworth & Bircotes;
 - b) by supporting the delivery of approximately 1,412 dwellings in the Large Rural Settlements;
 - c) by supporting the delivery of approximately 1,715 dwellings in the eligible Small Rural Settlements;

Category	Settlement
1. Main Town	Worksop, Retford and Harworth & Bircotes
2. Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford
3. Small Rural Settlement	Barnby Moor, Beckingham, Clarbrough, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Laneham, Lound, Mattersey, Misson, Nether Langwith, Normanton on Trent, North Leverton, North and South Wheatley, Rampton, Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Sturton le Steeple, Styrrup, Sutton cum Lound, Treswell, Walkeringham, West Stockwith
4. Countryside	All areas not identified above

- 3. enabling windfall sites, which are expected to be a reliable source of housing supply during the plan period contributing approximately 912 homes;
- 4. considering land outside of development boundaries and/or outside the built up area(s) of settlements identified in the settlement hierarchy as part of the wider countryside, where development will only be supported where consistent with other policies in the development plan or national policy;
- 5. providing for 49 permanent pitches for Gypsy and Travellers by 2037-2038 of which 27 pitches will be provided by 2028-2029 to meet identified local needs;
- 6. contributing to the provision of approximately 193ha of developable land in the E(g), B2 and B8 Class at the General and Larger Unit Employment Sites, and to meet the needs for B8 sub-regional/regional large scale logistics use only on approximately 118ha of land at the Apleyhead Strategic Employment Site;

7. safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & Bircotes, including a small scale extension to Harworth & Bircotes town centre to secure their longevity as vibrant centres that provide for appropriate housing, business, retail, leisure and community facilities to serve each settlement, and its catchment effectively.



5.2 Housing Growth in Rural Bassetlaw

- 5.2.1 The National Planning Policy Framework states that sustainable development should be located where it will enhance or maintain the vitality of rural communities. New development should also support the broader sustainability of villages, so that all settlements can play a role in delivering sustainable development in rural areas.
- 5.2.2 As a rural District, Bassetlaw's settlements are all varying sizes and have varying levels of access to local services and public transport¹⁹. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. On that basis, the Rural Settlement Study Update 2021¹⁹ categorises all rural settlements by their size, role and function – in terms of the level of services, public transport accessibility and infrastructure they provide to their community and their catchment. The more sustainable rural settlements are identified as Large and Small Rural Settlements and the spatial strategy recognises that these settlements should be allowed to grow appropriately in order to maintain rural vitality. But Policy ST2 also ensures that this is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and is in keeping with each settlement's size, scale of services and infrastructure capacity.
- 5.2.3 Other settlements are considered to be in the countryside by Policy ST1 and Policy ST2.
- 5.2.4 Since the adoption of the Bassetlaw Core Strategy²¹ in 2011, the rural area has seen a disproportionate level of residential development, particularly over the period 2015-2018, which saw a high level of planning permissions granted. In response to consultation with the rural communities, the proposed level of housing growth for rural Bassetlaw identified within Policy ST2 will ensure that no rural settlement is over-burdened with a level of growth that is out of character and that is considered unsustainable in terms of the level of local shops and services, and infrastructure capacity available.
- 5.2.5 Policy ST1 identifies that Large Rural Settlements will collectively deliver approximately 1,412 new dwellings and Small Rural Settlements will collectively deliver approximately 1,715 new dwellings over the plan period. This growth will be apportioned via an individual minimum housing requirement for each settlement. This requirement has two functions:

- a) It contributes towards the District's overall housing requirement in Policy ST1;
- and

Bassetlaw Local Plan 2020-2038

29 May 2024

- 6.1.33 The Council will encourage developers to use a Planning Performance Agreement to ensure that where appropriate a dedicated, specialist officer team is in place to progress each site allocation through the planning system.

POLICY ST5: Provision of Land for Employment Development

1. To deliver the Council's strategy for economic prosperity and inward investment and to support job growth and upskilling of residents, sustainable economic growth will be directed to the General and Larger Unit Employment Sites and a Strategic Employment Site in this plan period.

General and Larger Unit Employment Sites

2. Employment land will be developed in this plan period for E(g) (uses which can be carried out in a residential area without detriment to its amenity), B2 (Industrial) and B8 (Storage and Distribution) uses to meet local employment needs at the following General and Larger Unit Employment Sites identified on the Policies Map:

Reference	Site Name	Site Area (Ha)	Gross Available Employment Land (Ha)	Residual Available Employment Land (Ha) at 31 March 2023
Sites with planning permission				
EM001	Shireoaks Common	26.0	12.0	12.0
EM002	Symmetry Park	20.3	16.8	8.1
EM003	Centre of Excellence for Modern Construction	46.5	16.0	16.0
EM004	Welbeck Colliery	29.6	3.0	3.0
EM005	Carlton Forest	6.5	6.5	5.0
EM006	Trinity Farm	11.11	2.7	2.7
EM007	Snape Lane	81.2	81.2	63.1
EM008a	Former Bevercotes Colliery	80.0	43.0	43.0
EM008b	Manton Wood	24.6	24.6	10.8
TOTAL		325.81	205.8	163.7

3. Within the General and Larger Unit Employment Sites, development that is not within E(g), B2, or B8 use will only be supported where it can be demonstrated that it is for a complementary use which would support the primary employment function of the site and where the number and distribution of other uses would not adversely affect the character and appearance of the employment site.

Strategic Employment Site

4. Proposals for land at SEM001: Apleyhead Junction (189ha, with a developable area of 118.7ha), as identified on the Policies Map, will be developed for sub-regional and/or regional large scale logistics (Class B8) only.

5. Development within the Strategic Employment Site that is not within B8 use, will only be supported where it can be demonstrated that:
 - a) the proposed development has a clear functional relationship with the B8 use;
 - b) it is of a scale that is appropriate to that relationship; and
 - c) when considered individually or cumulatively with other existing or consented development on site it would not affect the character and appearance of the area or undermine the capacity of the site to meet an identified sub-regional need for large scale logistics.
6. Major development proposals within the General and Larger Unit Employment Sites and the Strategic Employment Site will be required to enter into a site related Employment and Skills Plan to maximise local employment and training opportunities in each phase of the development during construction and at end user stage.



6.2 Site SEM001: Apleyhead Junction

- 6.2.1 Situated adjacent to the strategic A1/A57 junction at the eastern gateway to Worksop, Apleyhead Junction (see Figure 11 below) provides a significant opportunity to provide an employment site in accordance with Policy ST5 to meet the needs of the sub-regional/regional large scale logistics sector.
- 6.2.2 The site covers 189ha but is buffered by a substantial woodland to the south and west. The developable area is therefore 118.7ha.
- 6.2.3 The 71ha semi-natural broadleaved woodland is designated as Top Wood/Great Whin Covert Local Wildlife Site. Development of the site must be sensitive to its nature conservation interests which must be preserved and enhanced during and post-construction. As such, an arboriculture management plan will need to be undertaken to ensure the woodland is appropriately integrated into the design, whilst an Ecological Impact Assessment will be required to ensure the qualities of the site are adequately considered, mitigated and compensated for, and so that future maintenance and management is agreed. Elsewhere on site, mature hedgerows and hedgerow trees that exist along field boundaries should be incorporated sensitively into the design. Biodiversity net gain will be required.
- 6.2.4 Clumber Park SSSI and the Sherwood Forest ppSPA lie within 400m of the site to the south. The Habitats Regulations Assessment 2022¹¹ requires relevant assessments be undertaken to ensure air quality is appropriately considered and managed, and to demonstrate compliance with the Habitats Regulations¹². External lighting should be controlled to minimise impact on biodiversity assets and the impact of the appearance of the site when viewed from the north and east.
- 6.2.5 A number of heritage assets are in the locality including Clumber Park. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials and will

- 6.5.11 A masterplan will need to set out key development principles to ensure certainty on outcomes for key stakeholders, including infrastructure partners and the affected community and will help to ensure that proposals do not prejudice the wider aspirations of the spatial strategy and other relevant policies in this Plan.
- 6.5.12 Proposals will also be required to identify the jobs assumptions being proposed, as full time equivalents. This information will enable the Council to effectively consider the merits of the proposal in the context of Bassetlaw's Spatial Strategy (Policy ST1) and the employment strategy in Policy ST5.

Policy ST9: Large Rural Brownfield Sites

1. Proposals for the re-use and re-development of large brownfield sites in the countryside that make effective and efficient use of land for economic and/or environmental activity, and which are consistent with other relevant policies in this Plan will be supported subject to meeting the following criteria:
 - a) The proposal makes provision for an evidenced national, regional or sub-regional economic need;
 - b) The development cannot be reasonably provided elsewhere in the District and does not undermine the aims and objectives of other policies in the Plan;
 - c) The nature of the proposed development will capitalise on the locational attributes of the site to achieve demonstrable economic and/or environmental benefits compared with the current use and condition of the site;
 - d) The scale and nature of the proposal will have no significant adverse impact upon the character of the location, the surrounding landscape, biodiversity or heritage assets;
 - e) The proposal would not lead to significant harm to the amenity of local residents;
 - f) The need to travel by private vehicle has been minimised, and the need for appropriate sustainable transport measures and any highway improvements have been identified;
2. Any non-economic and environmental uses within a large brownfield site will only be supported where it can be demonstrated that it is consistent with Part 1 above and:
 - a) There is a clear functional relationship with the primary economic and/or environmental purpose of the site; and
 - b) It is of a scale that is appropriate to that relationship; and
 - c) When considered individually or cumulatively with other existing or consented development on site it would not result in an over-concentration that might affect the function and appearance of the area.
3. All proposals should be supported by a comprehensive masterplan framework for the site consistent with other relevant policies in this Plan. Where a proposal materially departs from an existing masterplan, clear justification will need to be provided for the approach.



6.6 The Visitor Economy

- 6.6.1 The Nottinghamshire visitor economy is worth £1.75 billion and supports around 15,000 jobs. By 2029, the Nottinghamshire Visitor Economy Strategy¹⁴ aims to increase the number of visitors to 5 million and create 2900 full and part time jobs, generating £240 million (direct and indirect) to the economy.
- 6.6.2 Bassetlaw is ideally positioned to capitalise on these benefits. The District has a number of nationally recognised visitor attractions such as Clumber Park, Sundown Adventureland and the Harley Gallery at the Welbeck Estate. More needs to be made of our environment and heritage, including our links with the Pilgrim Roots project and our historic market towns, or by promoting our distinctive food and drink offer. This can promote more overnight stays and visitor spend, helping to drive regeneration and support a regional and local growth sector.
- 6.6.3 National policy and the D2N2 Recovery and Growth Strategy² recognises the value the visitor economy, particularly sustainable rural tourism that respects the character of the countryside can have in economic terms. Policy ST10 makes provision for appropriate visitor attractions, interpretation facilities, accommodation as well as sustainable transport routes that provide links to attractions, to maximise the potential of the visitor economy in the District.
- 6.6.4 But a balance must be achieved between promoting the visitor economy and protecting the unique qualities of our natural and built environment, such as Clumber Park, which are responsible for attracting many visitors in the first place.
- 6.6.5 Visitor attractions and other tourism development, such as museums, galleries and hotels are defined by national policy as a main town centre use. So the provisions of Policy ST11 will apply. Where consistent with Policy ST11 and the provision is considered appropriate outside a town centre, new visitor attractions should be located within or close to existing settlements, where access by sustainable and public transport is greater. This can maximise benefits to existing local communities, in terms of local employment but also by supporting local food producers, shops and pubs.
- 6.6.6 In some cases, visitor development in the countryside may be justified if associated with a particular countryside attraction or a farm diversification scheme. Existing buildings should be utilised wherever possible.
- 6.6.7 The District contains a wide range of visitor accommodation. For many facilities, such as hotels, the town centre first approach in Policy ST11 will apply. Camping and touring caravan sites are dispersed throughout the District, most are small in size and have limited visual or environmental impact. The siting and screening of new sites or extensions to existing, including to static lodges and/or pods will need careful consideration. Planning conditions will be used to restrict the use of buildings to holiday accommodation only.

POLICY ST33: Design Quality

1. 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 principles³, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
- b) uses land efficiently and ensures density reflects local character:
 - i. within the Main Towns of Worksop, Retford and Harworth & Bircotes the density on sites in and adjoining town centres and transport hubs should be maximised, whilst densities elsewhere within the development boundary should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset and/or the integrity of a natural asset;
 - ii. within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
 - iii. HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework, design code and density 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, provides a clear and legible hierarchy of streets, routes and 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 Standards⁴ unless it can be demonstrated that it is not viable or feasible to do so; and provides for external storage including waste disposal;
2. 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.



8.2 Shop fronts and Signage

- 8.2.1 The principal function of any shop front and associated signage is to advertise and display the goods and services provided within the building. The secondary, less obvious role is to influence or improve the overall appearance and attractiveness of the street scene, public realm and accessibility to the community. Poorly designed or positioned signs and adverts can be harmful and result in visual clutter, obstructions and even hazards.
- 8.2.2 Policy 34 ensures that this secondary role is appreciated and taken into account, ensuring that the design of shop fronts and advertisements are sympathetic to their immediate and wider surroundings. This will support Council Plan⁵ and Local Plan priorities to create vibrant town centres that people want to live and work in and visit and will also help with wider regeneration ambitions highlighted by Policy ST12.
- 8.2.3 The District's town centres, local centres and many of the village cores, have Conservation Area status and contain designated and non-designated heritage assets. In these areas, it is essential that shop fronts are sensitively designed to complement architectural details and historic features. In order to achieve this, the principles of Policy ST40 and Policy 41 will also be relevant. Further details around design will be set out in the Design Quality SPD following the adoption of the Local Plan.

POLICY ST35: Landscape Character

1. 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 2009⁶ 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 2019⁷ and the Landscape Assessment Addendums 2020⁸, 2021⁹ and 2022¹⁰.
2. 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 Part 1 of this Policy, and by giving appropriate consideration to layout, density, scale, massing and form of development in accordance with Policy ST33.



8.4 Green Gaps

- 8.4.1 In parts of the District, the Main Towns and Large and Small Rural Settlements are located close to one another, particularly in the west of the District. There is a risk that through further development, the separate identity of settlements which positively contribute to their distinctive landscape and historic character, could be lost through physical or visual coalescence.
- 8.4.2 At a local level, some made Neighbourhood Plans have identified the importance of landscapes through Green Gaps, Green Buffers or Settlement Breaks as a localised tool to help positively manage design and development quality and prevent settlement coalescence. For example, in places such as Carlton in Lindrick, landscape characterises the village character as a distinct and separate settlement from the nearby suburban areas of Worksop and Langold.
- 8.4.3 Policy ST36 seeks to provide a clear and consistent District-wide approach by providing a strategic policy framework. The use of Green Gaps will provide greater clarity for communities, developers and landowners to appropriately manage development between settlements in the future.
- 8.4.4 Green Gaps refer to land between settlements that have been identified by the Bassetlaw Green Gaps Report 2019¹¹ and the Green Gap Addendum reports^{12, 13} as important in helping to define the character of settlements and in shaping the settlement pattern of the district, by providing a clear visual and physical break in the built environment. The Bassetlaw Landscape Character Assessment 2009⁶ has classified the District into a number of Policy Zones. It identifies the distinctive

- 8.6.22 Net gain should be delivered on site. Only in exceptional cases where this is not practicable will compensatory off site contributions be appropriate. In general, it is expected that biodiversity net gain can be achieved through good design of new development: features such as sustainable drainage or tree planting are requirements of other Local Plan policies so their use should not create additional costs to development. Use of the latest statutory biodiversity metric will be supported to evidence applications.
- 8.6.23 The requirement for biodiversity net gain is not expected to be a legal requirement until 2023. But the Whole Plan Viability Assessment 2022²¹ confirms that biodiversity net gain can be secured as part of a financially viable development. On that basis, and to reflect the multiple benefits to biodiversity, the natural environment and climate net gain brings, it will be introduced on adoption of this Plan.
- 8.6.24 Reflecting legislation a commuted sum equivalent to 30 years maintenance will be sought and should be accompanied by a management plan to ensure the continued protection of features. Further guidance will be set out in the Greening Bassetlaw SPD.

POLICY ST38: Biodiversity and Geodiversity

1. The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw, including:

International Sites

- a) a proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or the Sherwood Forest ppSPA will only be supported where it can be demonstrated that there will be no adverse effects on their integrity, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats Regulations;
- b) any scheme within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level 'shadow level' Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated;

National Designations

- c) a proposal (either individually or in combination with other developments) that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused, other than in wholly exceptional circumstances where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features of the asset. In such circumstances measures should be identified through an Ecological Impact Assessment to mitigate the adverse effects resulting from the development.
- d) proposals of 50 dwellings or more (which includes piecemeal planning applications for less than 50 dwellings within a wider site) that fall within the '10km Impact Risk Zone' of the Clumber Park SSSI will be required to demonstrate that appropriate consideration has been given to the development's impact upon the integrity of that

SSSI, including recreational impact. Where relevant, appropriate mitigation measures will be sought, which may include an appropriate design and layout on a development site to protect the integrity of the SSSI, and/or a financial contribution to help mitigate identified impacts at the Clumber Park SSSI.

Local Designations and Locally Important Ecological Features

- e) proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geodiversity asset, will only be supported where there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.
2. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:
- a) firstly harm is avoided wherever possible; then
 - b) appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;
 - c) as a last resort, compensation is delivered to offset any residual damage to biodiversity;
 - d) they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the draft Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley 2018¹⁶ or any successor;
 - e) they establish additional ecological links to the Nature Recovery Network.

Biodiversity Net Gain

3. In line with national legislation, all new development should make provision for net biodiversity gain on site, or where it can be demonstrated after following the mitigation hierarchy that this is not practicable, off site provision will be considered.
4. Management for a minimum of 30 years in accordance with a maintenance scheme will be sought to manage the biodiversity assets in the long term.



8.7 Trees, woodland and hedgerows

- 8.7.1 Trees and woodland have long been a part of Bassetlaw's heritage and landscape, going back to the time when Sherwood Forest had significant coverage of the District. Today, trees, whether individually or cumulatively, continue to play a vital role in the environmental quality of the District. They are a valuable resource, supporting biodiversity, contributing to air quality, mitigating the impacts of climate change and delivering wider natural capital and ecosystem service benefits – including the economic benefits of trees and woodland.

- 8.7.2 The Council recognises the quality of life benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project⁵, helping to reinstate the extent of this significant woodland in the District.
- 8.7.3 Policy ST39 reaffirms national policy by recognising ancient woodland and ancient, aged or veteran trees as irreplaceable habitats – development resulting in their loss or deterioration will not be supported, unless in exceptional cases where the public benefit would clearly outweigh the loss or deterioration of the habitat.
- 8.7.4 Tree Preservation Orders (TPOs) legally protect specific trees or groups of trees that provide public amenity and are particularly useful in protecting the character of Conservation Areas. A TPO is particularly important in controlling the felling and pruning of protected trees or woodlands. Planning permission is required to undertake works to protected trees in accordance with national legislation and guidance²². New orders will continue to be made where trees of amenity value are at risk.
- 8.7.5 This Plan protects trees, woodland and hedgerows from loss. On that basis, Policy ST39 requires an appropriate design and layout of new development to protect their ongoing growth, including suitable buffers for root protection. Details should be provided with a planning application. This should include appropriate protection during construction reflecting British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction²³.
- 8.7.6 In cases where the loss of trees or hedgerows cannot be avoided, a suitable compensation strategy should be secured and implemented via planning conditions or obligations. This will be determined on a case by case basis taking into account the scale, nature and impacts of the development. The compensation must include replacements capable of providing at least equal amenity and ecological value of a local provenance should be provided, preferably on site. The level of detail expected with a planning application should be proportionate to the scale of the proposal and the identified impact.
- 8.7.7 All trees provided for through new development will require ongoing management and maintenance to ensure their growth and quality in the long term. The arrangements should be set out in a management plan submitted as part of the planning application, which will be controlled via a planning condition or legal agreement.
- 8.7.8 Further information on planting, management and maintenance, and the provision of trees through major development will be covered by the Greening Bassetlaw SPD to be published following adoption of the Local Plan.

POLICY ST39: Trees, woodlands and hedgerows

1. 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 by:

- a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;
- b) making Tree Preservation Orders;
- c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
- d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists;
- e) seeking from major development, provision for new trees or an equivalent financial contribution to help mitigate the impacts of climate change in accordance with Policy ST48.

2. 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 in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 2012²³;
- 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.



8.8 The Historic Environment

8.8.1 Bassetlaw's historic environment is an asset of significant cultural, social and economic value. It contributes significantly to quality of life, to a sense of place, and is a tangible link with the past.

8.8.2 The value of Bassetlaw's historic environment is its rich variety which plays a major part in the District's local character and distinctiveness. Informing and managing change to the District's historic environment is underpinned by the Historic Environment Record, an archive, database and mapping resource kept by Nottinghamshire County Council of all known heritage assets in the District. The most important aspects include:

- the buildings associated with the ducal estates of Welbeck Abbey, Clumber Park and Worksop Manor (known as 'The Dukeries') and their related estate settlements;
- the buildings and archaeology associated with the Augustinian Priory site at Worksop Priory;

accordance with national policy and Historic England's Enabling Development and Heritage Assets, 2020²⁸.

- 8.8.14 Heritage assets with archaeological interest are considered to be non-designated heritage assets. In cases where there is evidence that a site may contain significant archaeological interest, in order to inform the development, and to ensure that such remains are taken account of appropriately, the Council will expect appropriate archaeological evaluation to form part of the application.
- 8.8.15 To ensure the value of the historic environment is maintained over the plan period, the Council will continue to review existing local heritage designations, such as conservation areas, and make new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence. Other mechanisms, such as Article 4 Directions, will be used where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations.

POLICY ST40: The Historic Environment

1. 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.
2. Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset's significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent.



POLICY 41: Designated and Non-Designated Heritage Assets

Designated Heritage Assets

1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:
 - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
 - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;
 - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
 - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;
 - e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.
2. Proposals that will lead to substantial harm or total loss of significance will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and it can be demonstrated that:
 - a) the nature of the heritage asset prevents all reasonable uses of the site;
 - b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

Non-Designated Heritage Assets

4. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:
 - a) have regard to the significance of the asset and its relationship with its setting;
 - b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;
5. Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be supported where it can be demonstrated that:

- a) the asset's architectural or historic significance is proven to be minimal; or
- b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or
- c) through appropriate marketing, the asset has no viable use; or
- d) the public benefits of the scheme outweigh the loss of significance.

Archaeological sites

6. Where evidence suggests that significant archaeological remains exist on site, proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and considers how the remains would be affected by the proposed development.
7. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.



References

- ¹National Design Guide, MHCLG, 2019
- ²National Model Design Code, MHCLG, 2021
- ³Active Design, Sport England, 2023
- ⁴Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010
- ⁵Council Plan, BDC, 2019
- ⁶Bassetlaw Landscape Character Assessment, fpcr, 2009
- ⁷Bassetlaw Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- ⁸Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020
- ⁹Landscape Availability Assessment 2nd Addendum, Clive Keble Consulting, 2021
- ¹⁰Landscape Availability Assessment 3rd Addendum, Clive Keble Consulting, 2022
- ¹¹Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- ¹²Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020
- ¹³Bassetlaw Green Gaps Second Addendum, Clive Keble Consulting, 2021
- ¹⁴Bassetlaw Green Infrastructure Study, BDC, 2010
- ¹⁵Bassetlaw Open Space Assessment, BDC, 2020
- ¹⁶Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- ¹⁷Bassetlaw Habitats Regulations Assessment, LUC, 2023
- ¹⁸Clumber Park SSSI Recreation Impact Assessment, Footprint Ecology, 2022
- ¹⁹Birklands & Bilhaugh SAC Recreation Impact Assessment, Footprint Ecology, 2022
- ²⁰A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- ²¹Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- ²²Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014
- ²³British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- ²⁴Non-Designated Heritage Assets Criteria, BDC, 2016
- ²⁵Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- ²⁶Heritage at Risk Register, Historic England, 2019
- ²⁷Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC, 2022
- ²⁸Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020

organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker. The Design Quality SPD will provide further guidance on amenity.

- 9.5.5 Some types of development, such as Houses in Multiple Occupation (see Policy 31) and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

POLICY 46: Protecting Amenity

1. 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 the development and close to it. As such, proposals will be expected to:
 - a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
 - b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.
2. Proposals for development adjacent to, or in the locality of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industry and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
 - a) the ongoing use of the neighbouring site is not compromised; and
 - b) the amenity of future occupiers of the new development can be achieved in accordance with Part 1 of this policy with the ongoing normal use of the neighbouring site;
3. Where the development of a new bad neighbour business or change of use could have a significant adverse effect on residential amenity, appropriate mitigation will be required before the development can be occupied.



9.6 Contaminated and Unstable Land

- 9.6.1 The majority of vacant brownfield land in Bassetlaw is subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be polluted by heavy metals, oils and tars,

- 10.1.19 The Environment Agency advises that areas identified as ‘Serious’ in the Water Stress Area Classification 2021⁶, should be designated as ‘Areas of serious water stress’ for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). This includes the areas covered by both water supply providers, therefore Bassetlaw is an area of serious water stress. This means there is pressure on drinking water resources and implications for water quality, particularly in drought conditions. Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020.
- 10.1.20 Severn Trent Water’s Water Resource Management Plan 2019⁷ identifies that ‘measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration’.
- 10.1.21 Undoubtedly requiring water efficiency measures District wide will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.
- 10.1.22 On that basis, Policy ST48 includes the tighter optional water efficiency requirement for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.23 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings, appliances and integrated water management systems, which can help reduce water consumption. Capturing and re-using rain water and grey water (i.e. waste water generated from households from streams without faecal contamination) on-site should be considered. These measures can also secure significant benefits from non-residential development, which will be encouraged throughout the District.
- 10.1.24 Urban greening, such as tree planting, green roofs/ walls, plants for pollinators, rain gardens and sustainable drainage systems using natural or semi-natural features, are also considered as being an efficient and attractive green solution to introduce climate change adaptation in a distinctive but relatively cost effective way and will be supported.
- 10.1.25 Further details relating to implementation will be set out in the Greening Bassetlaw Supplementary Planning Document following adoption of this Local Plan.

POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation

1. All proposals, including the change of use of existing buildings and spaces, should be designed to improve resilience to the anticipated effects of climate change taking into account the design principles in the Bassetlaw Design Quality SPD and the Bassetlaw Design Code. Proposals should incorporate, where appropriate, the following measures that address issues of climate change mitigation and adaptation through:

- a) ensuring no unacceptable adverse impact on local air quality;

- b) designing layouts so that the orientation of buildings and spaces maximise opportunities for solar gain;
 - c) providing space for habitats and species to move through the landscape and for the operation of natural processes to occur;
 - d) where possible, minimising the use of natural resources over the development's lifetime, such as minerals and consumable products, by reuse or recycling of materials in construction, and by making the best use of existing buildings and infrastructure;
 - e) adapting surface materials and drainage design to reduce the risk of flooding to land, property and people as a result of more extreme rainfall in accordance with Policy ST50;
 - f) using integrated water management systems to manage runoff and provide a non-potable water supply;
 - g) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and
 - h) using urban greening methods within the design of new buildings.
2. All new non residential development of 1000sqm floorspace or more will be required to meet the BREEAM very good-excellent standards or equivalent.
 3. All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.
 4. All major development will be required to make provision for 5 trees per dwelling or per 1,000 sqm of non residential floorspace on site, or if on site provision is not practicable then an equivalent financial contribution will be sought to enable provision of new native trees and/or the protection and enhancement of ancient and veteran woodland within the District.



10.2 Renewable Energy Generation

- 10.2.1 The UK Government has committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050² in line with the Zero Carbon Strategy. Strategic planning policy can contribute towards this commitment by positively supporting forms of renewable energy developments in the District over the plan period.
- 10.2.2 The Government's National Policy Statements apply to Nationally Significant Infrastructure Projects. As such, Policy ST49 applies only to renewable and low carbon energy development of 50 megawatts or less installed capacity. Many small scale renewable technologies are now permitted development, therefore the requirements of Policy ST49 do not apply in those cases.
- 10.2.3 Renewable energy includes two forms of energy generation:

- a) low-carbon: where technologies emit low levels of carbon emissions or no net carbon emissions are created (carbon emissions created are balanced by taking the same amount out of the atmosphere e.g. through tree planting); and,
- b) zero-carbon: where technologies emit no carbon emissions.

- 10.2.4 In Bassetlaw, the preference is for zero-carbon energy generation to make a positive contribution to meeting national energy targets and to minimise the District's impact on Climate Change. Whether commercial or domestic, appropriate renewable energy developments will help contribute towards reducing the reliance on more conventional forms of energy and the use of fossil fuels facilitating an easier transition to zero carbon by 2050.
- 10.2.5 This approach will also help transition Bassetlaw from a net carbon producer (historically the District housed three coal fired power stations) to a net contributor of zero carbon and low carbon renewable energy. The green energy sector may be an appropriate part of the long term regeneration plans for the three power station sites at Marnham, Cottam (see Policy ST4) and West Burton because of each site's ability to provide direct connectivity to the national electricity grid via existing energy switching and/or transmission infrastructure. In these locations, proposals that are consistent with Policy ST9 where relevant and Policy ST49 and the wider development plan will be supported, however, this should not preclude the consideration of other uses, where consistent with other relevant policies in this Plan.
- 10.2.6 Proposals should consider a diverse mix of renewable energy technologies. This will help facilitate a secure, reliable, affordable net zero energy system that is resilient in 2050 and that is not overly reliant on any one technology.
- 10.2.7 Large scale ground mounted proposals for solar farms are capable of contributing substantially to total solar power generation nationally, and the District is currently experiencing an increase in interest for such schemes, particularly in the countryside. This has the potential for adverse impacts, so in accordance with the UK Solar Photovoltaics Strategy^{8,9}, the preference is for future expansion of solar photovoltaics to be on commercial and industrial roof-space. Nevertheless, large scale ground mounted proposals may be acceptable subject to meeting the criteria in Policy ST49.
- 10.2.8 The National Planning Policy Framework emphasises that a positive strategy should be adopted to promote energy from renewable energy sources, with policies designed to maximise the development of renewable energy and heat.
- 10.2.9 Given the national and local recognition of the need to transition to a low carbon future, the Local Plan encourages wind energy within the district's energy mix, most notably to serve local communities.
- 10.2.10 Reflecting national policy, applicants for wind energy development involving one or more turbines will be expected to demonstrate how the local community has been involved in developing proposals, that the planning impacts identified by the community have been addressed, and that the submitted scheme has their support. In the first instance, the production of Neighbourhood Plans provides a meaningful

opportunity to obtain local community support in the identification of suitable areas for wind energy as part of the Neighbourhood Plan process. The Greening Bassetlaw SPD, to be produced following adoption of this Local Plan, will also support this process.

- 10.2.11 As the number of all types of renewable energy developments across the District continues to increase, it is important that all proposals consider their impact on the affected community and neighbouring land uses. Developers should therefore demonstrate community support through an appropriate developer led pre-application consultation or through the neighbourhood planning process, where applicable. This should provide details of the community response, including that from the relevant parish/town council.

- 10.2.12 Additionally, the issue of cumulative impact will need to be carefully considered. National Planning Practice Guidance¹⁰ sets out what issues should be considered for different types of renewable energy proposals. But cumulative impacts can relate to landscape and visual amenity, bird populations and other wildlife, the historic environment or any other matter. Schemes should ensure that all of the relevant planning considerations for technologies are addressed by an assessment proportionate to the nature and scale of the proposal. This should include impacts experienced through the provision of a new renewable energy development alongside existing or proposed schemes, and/or by the extension and intensification of an existing scheme.

- 10.2.13 Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and returning the site to an acceptable state within three years of the project becoming non-operational. The details of site restoration are to be agreed with the Council prior to the development proposal being approved.

- 10.2.14 Proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Nottinghamshire County Council.

- 10.2.15 Policy ST49 requires developers to provide evidence based assessments of power generation based upon expected yield rather than installed capacity. This is to be used for monitoring purposes only and is considered necessary to enable the Council to have a robust understanding of the district's contribution towards national zero carbon targets some of which will come from small scale projects. Further details are found in the Local Plan's monitoring framework.

- 10.2.16 More detailed guidance relating to the provision of renewable energy or local carbon technology development will be set out in the Greening Bassetlaw Supplementary Planning Document following the adoption of the Local Plan.

POLICY ST49: Renewable Energy Generation

1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported subject to the satisfactory resolution of all relevant site specific and cumulative impacts upon:
 - a) location, setting and position in the wider landscape, resulting from its siting and scale;
 - b) natural and heritage assets and their settings;
 - c) air and water quality;
 - d) hydrology and hydrogeology;
 - e) the best and most versatile agricultural land;
 - f) existing highway capacity and highway safety;
 - g) noise, light, glare, smell, dust, emissions or flicker;
 - h) aviation and radar;
 - i) recreation and local amenity.

Proposals must take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals.

2. Proposals involving one or more wind turbines will be supported where:
 - a) the site is located within an area defined as being suitable for wind energy in a made neighbourhood plan or development plan document; and
 - b) following consultation, it can be satisfactorily demonstrated that all potential adverse planning impacts identified by affected local communities have been fully addressed, including cumulative impacts identified in Part 1 above.
3. All renewable energy development will be expected to provide details of the expected power generation based upon expected yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.
4. A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate that the site can be returned to an acceptable state, three years after cessation of operations.



10.3 Flood Risk and Drainage

- 10.3.1 Increased flooding can be a consequence of climate change. Increased flood risk can also be caused in one area by development taking place in another. Development must therefore take account of where these issues could arise, and how to mitigate them.
- 10.3.2 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. National policy 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, it should not increase flood risk elsewhere. Where appropriate, the applicant will be required to demonstrate that they have followed the sequential test or have undertaken a flood risk assessment as per national policy.

- 10.3.3 The Strategic Flood Risk Assessment (SFRA) Level 1¹¹ and Level 2¹², and the Outline Water Cycle Study¹³, together with ongoing discussions with relevant stakeholders provide guidance and a framework for the appraisal and management of risk, by classifying all land within the District into one of four Flood Zones. Additionally, they identify those areas within a higher risk from surface water flooding or areas where there could be impacts to the quality of ground water reserves.
- 10.3.4 The Level 2 Strategic Flood Risk Assessment¹² has looked at all relevant site allocations for development and assessed their impacts on fluvial flooding, surface water and drainage. This has informed Policy ST50, the requirements of relevant site allocation policies as well as sites identified through the draft Worksop Central DPD (see Policy ST3).
- 10.3.5 Although there are areas of the District that are vulnerable to fluvial flooding, in general there is no significant pressure to develop land with a high probability of flooding – Flood Zone 3a and 3b - due to the availability of land less vulnerable to flood risk elsewhere. There are a few exceptional cases, where for clear sustainability, infrastructure and regeneration reasons, land is proposed for allocation in a flood zone (see Policy ST3).
- 10.3.6 In the Worksop Central area, as set out in national policy, development in Flood Zone 3, would be expected to submit a site specific Flood Risk Assessment to identify the main flood risks to the site, including whether a development will increase flood risk downstream, and provide recommendations for mitigation. Mitigation will be secured as a condition to a planning permission.
- 10.3.7 National policy details that a Flood Risk Assessment should also demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. On that basis, the climate change projections (as detailed in Flood Risk Assessments: Climate Change Allowances 2021¹⁴) should be considered. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future. Applicants are encouraged to contact the Environment Agency for pre-application advice when sites are located in areas of high flood risk (Flood Zone 3).
- 10.3.8 Built development can lead to increased surface water run-off or sewer flooding, including those areas not affected by fluvial flooding. On that basis, Policy ST50 requires that all development (where appropriate) incorporate sustainable drainage (SuDS) in accordance with national standards; use of the SUDS Manual (c753)¹⁵ or successor at the earliest stages of the design process will ensure that SuDS are successfully integrated with the development and appropriate maintenance is identified.

- 10.3.9 Larger developments such as, sites HS1: Peaks Hill Farm, HS7: Trinity Farm and HS13: Ordsall South have the potential to generate surface water run-off impacts due to a change in local topography and water flow or storage. But their size means they are best placed to accommodate integrated water management systems that incorporate strategic SuDS to address identified impacts.
- 10.3.10 As a consequence, in these cases a Flood Risk Assessment and Surface Water Management Strategy and their management plans will be required to demonstrate that surface water run-off will be managed by an appropriate sustainable drainage system in accordance with Policy ST50 and Policy ST51.
- 10.3.11 In accordance with the Strategic Flood Risk Assessments^{11,12}, new developments should maximise opportunities to provide natural flood management, including integration with green infrastructure, urban greening measures and other mitigation as defined by Policy ST50.
- 10.3.12 The District contains the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter. It lies within the Humber River Basin District (as defined for the Water Framework Directive¹⁶), and its catchments are covered by the Trent and Don Catchment Flood Management Plans^{17,18}. These recommend that opportunities should be investigated for storage or reduced conveyance upstream of urban areas; such as locations identified where flood attenuation ponds or wetlands could be developed with associated habitat improvement; returning watercourses to a more natural state; and resisting development which may adversely affect the flood management capabilities of green/blue infrastructure.
- 10.3.13 The Council will continue to work with the Environment Agency and developers to support the priorities of these plans, such as within the River Ryton Catchment for Worksop, where the Environment Agency are currently investigating the potential for a flood management scheme to help reduce the risk of flooding within Worksop and Worksop Central. The Environment Agency have not yet published the new modelling data for the Ryton catchment, therefore the details of a flood management scheme are not able to be confirmed. However, the Environment Agency confirm that the need for enhanced channel conveyance to improve water flow and the upstream water storage to the west of Worksop should continue to be explored.
- 10.3.14 On that basis, and to facilitate a future flood management scheme, the Local Plan safeguards land through Policy ST54 between Shireoaks and Worksop for potential water storage (see Figure 29 below). This should consider all forms of flood risk including surface water run off and opportunities for green/blue infrastructure enhancement.
- 10.3.15 Additionally, Policy ST50 identifies that where development is proposed within the River Ryton Flood Management Impact Zone in Worksop Central (as defined by the Policies Map) developers should engage with the relevant authorities; including, the Environment Agency, the Lead Local Flood Authority, relevant internal drainage boards and water companies. This will ensure that a proposal does not prejudice the delivery of any required flood management schemes in the catchment in the future.

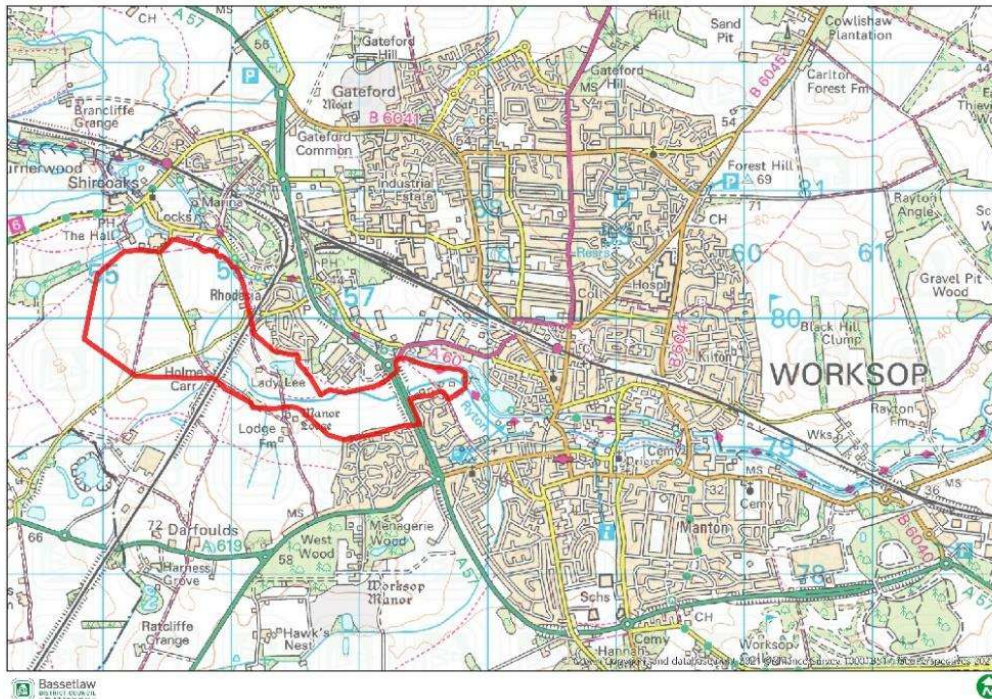


Figure 29: Land to the west of Worksop flood storage area

- 10.3.16 Informed by a more detailed strategic flood risk assessment for the DPD area more localised improvements to the river channel through Worksop Central will be identified through the Worksop Central DPD as identified by Policy ST3.
- 10.3.17 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

POLICY ST50: Flood Risk and Drainage

- 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. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
- Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

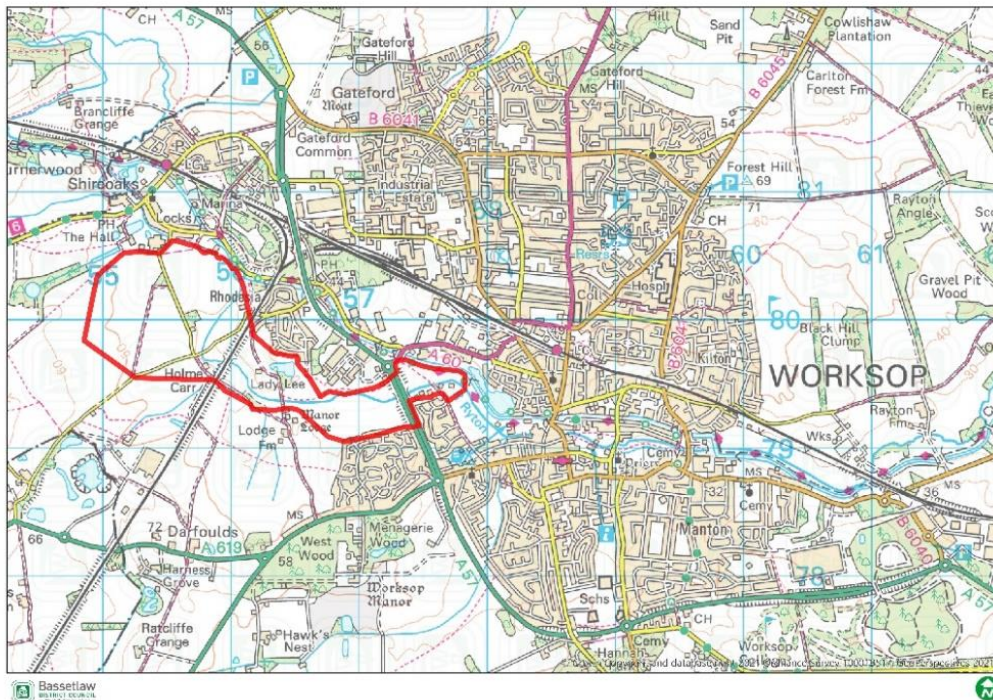


Figure 29: Land to the west of Worksop flood storage area

- 10.3.16 Informed by a more detailed strategic flood risk assessment for the DPD area more localised improvements to the river channel through Worksop Central will be identified through the Worksop Central DPD as identified by Policy ST3.
- 10.3.17 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

POLICY ST50: Flood Risk and Drainage

- 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. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
- Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

River Ryton Flood Management Impact Zone

3. All development within the River Ryton Flood Management Impact Zone, as identified on the Policies Map, will need to demonstrate through a Design and Access Statement that they will not prejudice the delivery of a future flood management scheme for the River Ryton catchment through prior agreement with the Environment Agency.

Surface Water Flood Risk

4. All development where practicable should incorporate sustainable drainage systems (SuDS) in line with national standards. These should:
 - a) be informed by the Lead Local Flood Authority, sewerage company and relevant drainage board;
 - b) have maintenance arrangements in place to ensure an acceptable standard of operation and management for the development's lifetime;
 - c) prevent surface water discharge into the sewerage system;
 - d) maximise environmental gain through: enhancing the green/blue infrastructure network, including urban greening measures, contributing to biodiversity net gain where possible, and, securing amenity benefits along with flood storage volumes;
 - e) seek to reduce runoff rates in areas at risk from surface water flooding, and that any surface water is directed to sustainable outfalls.



10.4 Protecting Water Quality

- 10.4.1 Environmental improvements are an important part of delivering growth and improving the attractiveness of the District. Surface and ground water resources are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 10.4.2 The Water Framework Directive¹⁶ is the primary legislation for matters relating to the water environment and sets out how water bodies will be managed by River Basin Districts. Its primary objectives are to achieve good ecological status in water bodies, provide protection for drinking water sources and to protect the characteristics of the European and nationally protected wildlife sites, such as Special Areas of Conservation and Sites of Special Scientific Interest (see Policy ST38).
- 10.4.3 The Humber River Basin Management Plan¹⁹ covers parts of the Idle, Torne, Lower Trent and Erewash catchment areas in the District. Most of the rivers in Bassetlaw are tributaries of larger rivers and are highly sensitive to water quality impacts. Policy ST51 will resist development that threatens water quality and will support initiatives that result in an improvement of water quality and the capacity of water to support biodiversity.
- 10.4.4 Where development is expected to have a potential impact on water quality, pre-application discussions with the Council, the Environment Agency, relevant water

and sewerage companies, and the responsible Internal Drainage Board are essential to determine the assessment needed to support an application. Information proportionate to the nature and scale of the development and the level of concern about water quality will be required to explain how the proposed development would affect relevant water bodies in the Humber River Basin Management Plan¹⁹ and how mitigation will positively address impacts identified.

- 10.4.5 Where a significant adverse impact on water quality is identified, a more detailed Environmental Statement will be required and the proposed development will only be acceptable in relation to the Water Framework Directive¹⁶ in the circumstances set out in the Humber River Basin Management Plan¹⁹.
- 10.4.6 Policy ST51 seeks to minimise the impact of development on the quality of surface water and the Sherwood Sandstone Principle Aquifer and its ground source protection zones. A large part of the District is supplied with potable water by Severn Trent, and lies within its Nottingham Water Resource Zone. The Nottingham Water Resource Zone obtains the majority of its water from these groundwater sources. It is vital that for the sustainability of both existing and future development that these sources of water are protected.
- 10.4.7 All development within Source Protection Zone 3 of the Nottingham Water Resource Zone will therefore be expected to submit a Drainage Strategy and follow industry best practice and Environment Agency guidelines for the Principle Aquifer.
- 10.4.8 Surface water flows from areas like car parks or service yards should have appropriate pollution prevention measures built in, consistent with relevant guidance, to protect groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. In these cases, Policy ST50 should be referred to in relation to appropriate sustainable drainage systems which can improve water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly. The use of infiltration SuDS will not be supported where they are likely to have an adverse impact on drinking water supply.
- 10.4.9 Development should ensure that the quantity and quality of drinking water sources is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.

POLICY ST51: Protecting Water Quality and Management

1. In line with the objectives of the Water Framework Directive¹⁶, the quantity and quality of surface and groundwater bodies will be protected and where possible enhanced. Development adjacent to, over or in, a main river or ordinary watercourse will be supported where proposals consider opportunities to improve the river environment and water quality where possible by:

- a) actively contributing to enhancing the status of the waterbody through positive actions or ongoing projects;
 - b) naturalising watercourse channels;
 - c) improving the biodiversity and ecological connectivity of watercourses;
 - d) safeguarding and enlarging river buffers with appropriate habitat in accordance with Policy ST37; and
 - e) mitigating diffuse agricultural and urban pollution.
2. Proposals within a Source Protection Zone will need to demonstrate that the Sherwood Sandstone Principal Aquifer and its groundwater resources and groundwater quality will be protected throughout the construction and operational phase of development, by demonstrating the satisfactory resolution of all relevant identified impacts.
3. All proposals must ensure that appropriate infrastructure for water supply, sewerage and sewage treatment, is available or can be made available at the right time to meet the needs of the development. Proposals should:
- a) utilise the following drainage hierarchy:
 - i. into the ground (infiltration);
 - ii. to a surface water body;
 - iii. to a surface water sewer, highway drain, or another drainage system;
 - iv. to a combined sewer.
 - b) ensure that foul and surface water flows are separated with foul water being disposed to a public sewer or to a private self-treatment plant and that the design of the waste disposal system will be safe over the lifetime of the development.
 - c) ensure that development that discharges water into a watercourse incorporates appropriate water pollution control measures;
 - d) ensure that drainage design take into account an appropriate climate change allowance as agreed with the relevant authority(s);
 - e) ensure that infiltration based SuDS incorporate appropriate water pollution control measures;
 - f) consider use of water recycling, rainwater and storm water harvesting, wherever feasible, to reduce demand on mains water supply.



References

- ¹Council Plan, BDC, 2019
- ²UK's Sixth Carbon Budget, Department of Business, Energy and Industrial Strategy, 2021
- ³A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- ⁴Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- ⁵Draft England Tree Strategy, DEFRA, 2020
- ⁶Water Stress Area Classification – final classification, Environment Agency, 2021
- ⁷Water Resource Management 2019, Severn Trent, 2019
- ⁸UK Solar Photovoltaics Strategy Part 1, DECC, 2013
- ⁹UK Solar Photovoltaics Strategy Part 2, DECC, 2014
- ¹⁰Renewable and Low Carbon Planning Practice Guidance, www.gov.uk
- ¹¹Bassetlaw Strategic Flood Risk Assessment Level 1, JBA consulting, 2019
- ¹²Bassetlaw Strategic Flood Risk Assessment Level 2, JBA consulting, 2022
- ¹³Bassetlaw Outline Water Study, Scott Wilson, 2011

¹⁴Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2021

¹⁵The SuDS Manual, CIRIA, 2015

¹⁶Directive 2000/60/EC, European Parliament and of the Council of 23 October 2000

¹⁷River Trent Catchment Flood Management Plan, Environment Agency, 2010

¹⁸River Don Catchment Flood Management Plan, Environment Agency, 2010

¹⁹Humber River Basin Management Plan, DEFRA, 2015

walking the natural choice for all shorter journeys or as part of a longer journey by 2040⁴.

- 11.2.7 Increasing opportunities for new development to provide for more sustainable modes of travel such as by bus, walking or cycling will be identified through the use of Travel Plans and an accompanying Action Plan. National policy requires their use for schemes expected to generate significant traffic movements. A package of actions, including demand management measures, to encourage safe, healthy and sustainable travel from new developments to new or existing jobs, services and facilities will be required to reduce the demand for travel by less sustainable modes and show how sustainable travel will be made accessible at the development and their use increased. The aim is to minimise single occupancy car travel to and from a new development.
- 11.2.8 In accordance with national policy and the Nottinghamshire Local Transport Plan⁵, the Council is committed to improving accessibility to and within Bassetlaw's town centres where the majority of local services and facilities are located.
- 11.2.9 This is reinforced by Policy ST53 which highlights priorities that will help manage conflicts between pedestrians, cyclists and vehicular traffic and make improvements to the physical infrastructure within the town centres to improve safety and accessibility. These actions will be further detailed through the Worksop Central DPD, the Retford Town Centre Neighbourhood Plan, and the Harworth & Bircotes Town Centre Masterplan.

POLICY ST53: Promoting Sustainable Transport and Active Travel

1. Development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices will be supported. Development should, where appropriate:
 - a) assist in the improvement of transport infrastructure to help all communities in Bassetlaw have opportunities to travel without a car for everyday journeys;
 - b) provide well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists and other users in a way which would not:
 - i. compromise the free flow of traffic on the public highway, pedestrians, public transport and cycling or any other transport mode; or
 - ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
 - c) minimise additional travel demand by car through sustainable travel measures identified in a Travel Plan and associated Action Plan(s), where the securing of a Travel Plan Coordinator may be necessary to facilitate the payment of monitoring fees and to pay for the delivery of additional sustainable travel measures/initiatives if modal share targets are not achieved;
 - d) encourage forms of active travel through connection to, and extension of, existing pedestrian, cycle and equestrian routes, where practicable;

- e) respond to the transport needs for specific groups in the community, such as older people and those with disabilities; and
- f) encourage the use of flexible transport services that combine public and community transport services, ensuring that locally based approaches are delivered to meet the needs of communities.



References

- ¹Bassetlaw Transport Study, Tetra Tech, 2022
- ²Bassetlaw Infrastructure Delivery Plan, BDC, 2023
- ³Council Plan, BDC, 2019
- ⁴Cycling and Walking Investment Strategy, DFT, 2017
- ⁵Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2019

and services, particularly from the rural area where current services are more limited.

- 11.1.14 The rail network is a significant public transport asset for the District. The Council will continue to work with Network Rail, Northern Rail and other stakeholders to secure improvements to the wider rail network, including from Worksop, Shireoaks and Retford stations.
- 11.1.15 Increasing opportunities for accessible and safe walking and cycling is a key priority for the Council Plan³. As well as providing walking and cycling routes to and through the strategic site allocations, local improvements, such as measures to enhance connectivity within and to the town centres and their environs, recognised by Policy ST12 will be taken where appropriate through the delivery tools for each town centre area.

Longer term transport improvements

- 11.1.16 The Local Plan identifies sizable strategic site allocations, such as site HS1: Peaks Hill Farm and HS13: Ordsall South and priority areas for regeneration, including Worksop Central (identified by Policy ST3). Their delivery will go beyond this plan period. On that basis, transport infrastructure improvements may not be fully delivered by 2038.
- 11.1.17 The National Planning Policy Framework recognises that large scale new development, as identified by the Local Plan, may be delivered over more than one plan period. Associated infrastructure requirements may not be capable of being identified fully at the outset. On that basis, this Local Plan recognises the importance of ensuring that infrastructure, in this case transport infrastructure, is appropriately phased alongside development. The Infrastructure Delivery Plan 2023² identifies the transport infrastructure required to deliver the growth identified by this Local Plan in a proportionate and timely manner.
- 11.1.18 The Local Plan acknowledges that many transport infrastructure improvements will be developer funded. Nevertheless, the Council will continue to pursue a range of funding mechanisms in order to finance infrastructure, through collaborative partnership work with the D2N2 LEP, Homes England and Nottinghamshire County Council for example. Further information on the delivery and funding of transport infrastructure is set out in the Bassetlaw Infrastructure Delivery Plan 2023².

POLICY ST52: Transport Infrastructure

1. The Council will work with Nottinghamshire County Council and other transport infrastructure partners to:
 - a) support and facilitate the delivery of measures identified in the Local Transport Plan and the Bus Service Improvement Plan for the district;
 - b) deliver the transport infrastructure which improves movement within and to Bassetlaw, including measures that help support delivery of the site allocations

- identified by this Local Plan as identified by the Bassetlaw Infrastructure Delivery Plan 2023²;
- c) ensure that the impacts of new development on the strategic and local road network, including the A57 and A1, are adequately identified through a vision statement and Improvement Plan, and are appropriately and proportionately mitigated through partnership working with the Local Highways Authority, relevant neighbouring planning and highways authorities, and National Highways;
 - d) support, in association with major development, the delivery of new or improved roads, such as a distributor road and sustainable transport improvements, linked where appropriate;
 - e) support and facilitate measures that improve the management of the strategic and local highways network including through demand management, traffic management and calming initiatives required as a result of site allocations identified by this Local Plan;
 - f) support and where appropriate, enable sustainable transport measures that improve access to/from proposed major development around Worksop, Retford and Harworth & Bircotes;
 - g) support plans for enhanced active travel connectivity within Worksop Central, Retford town centre and Harworth & Bircotes town centre and to surrounding areas;
 - h) promote through major development the delivery of a more comprehensive network of multi user transport nodes;
2. Proposals for new development which have significant transport implications that either arise from the development proposed or cumulatively with other development proposals will need to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan alongside an application. These documents will need to take into account Nottinghamshire County Council guidance and national Planning Practice, and where appropriate, the scope should be agreed with National Highways.
 3. Appropriate provision for works and/or contributions may be required towards 1a-1h of this policy to provide an adequate level of accessibility by all modes of transport and to mitigate the impacts of development upon the transport network. Consideration should be given to the cumulative impact of relevant development both in Bassetlaw and within neighbouring authorities, and how this links to planned infrastructure improvements. This should take into account the Infrastructure Delivery Plan 2023² and Local Plan Transport Assessments, which, where relevant, will inform the scoping of the Transport Assessment and Travel Plan.
 4. Where relevant, evidence obtained from a site-specific Transport Assessment or Transport Statement will inform the number and phasing of homes to be permitted on proposed development sites and will be established (and potentially conditioned) through the planning application process, in consultation with the highway authority.
 5. Proposals that prejudice the efficient and safe operation of the local and strategic highway network or future improvements to transport infrastructure identified through mechanisms within Policy ST56 and/or the Local Transport Plan, will not be supported.





Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

The National Trust
Hardwick Consultancy Office
Doe Lea
Derbyshire
S44 5QJ

Our Ref: 25/00013/S36
Officer: Kirsty Harte
Email: planning@bassetlaw.gov.uk

3 July 2025

Dear Sir/Madam

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping
Location: Land Adjacent To A614 Worksop Nottinghamshire
Appeal by: Mr James Wallwork
Appeal Ref No: APP/A3010/W/25/3367817
Planning Ref: 24/00384/FUL

I write to inform you that an appeal has been lodged with the Planning Inspectorate in respect of the above site following the refusal of planning permission for the above development.

The appeal is to be decided on the basis of Written Representation and a site visit by an Inspector. The appellant's grounds of appeal and details of the appeal can be viewed on the planning public access pages at <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/>

Please note the appeal documents can be viewed under the original planning application reference: 24/00384/FUL. As a part of the Council's statement, any observations on this proposal that you sent to us at the application stage will be sent to the Planning Inspectorate and the appellant.

If you have made comments and wish these to be withdrawn, please quote reference number APP/A3010/W/25/3367817 To ensure that this is taken into account this must be received by the Planning Inspectorate by the 31st July 2025. Copies of your letter will be sent to both the Council and the appellant.

The decision will be published on GOV.UK.

If you would like a copy of the booklet 'Guide to taking part in planning appeals' you can get one from Planning Services or on GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Yours faithfully

QUEEN'S

ER STREET | WORKSOP | NOTTINGHAMSHIRE | S80 2AH
planning.services@bassetlaw.gov.uk | www.bassetlaw.gov.uk

Alastair Curran
Head of Planning and Place



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Paul Morris
9 Park Lane
Elkesley
Retford
DN22 8AR

Our Ref: 25/00013/S36
Officer: Kirsty Harte
Email: planning@bassetlaw.gov.uk

3 July 2025

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If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

PLEASE NOTE - at this time the Inspectorate would strongly prefer you to use electronic methods to submit your representation if at all possible"

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When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

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Yours faithfully

A handwritten signature in black ink, appearing to read 'A Curran', with a long, sweeping horizontal line extending to the right.

Alastair Curran
Head of Planning and Place



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Paul Morris
9 Park Lane
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Yours faithfully

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Alastair Curran
Head of Planning and Place

Comments for Planning Application 24/00384/FUL

Application Summary

Application Number: 24/00384/FUL

Address: Land Adjacent To A614 Worksop Nottinghamshire

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Case Officer: James Mountain

Customer Details

Name: Mr Peter Mitchell

Address: 28 Main Street DN22 8DW Bothamsall DN22 8DW

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: This proposed development is very close to the Village of Bothamsall that has a narrow and winding Main Street with, in parts, Narrow Pavements.

Bothamsall lies on a very convenient 'cut through' from the A1/B6387 Junction at Twyford Bridge to the A614 and is subject, at times, to heavy flows of traffic.

Despite being so-called "protected" by a 7.5 tonne Weight Restriction there are many HV Drivers who totally, some with a cavalier attitude, ignore this restriction.

Please can we have an instruction to all organisations involved with this Development that all Drivers will use either the A614 South towards Nottingham or A614 North to Apley Head to access the A1/A57 for onward travel and avoid Bothamsall.

From: [Conrad Daniels](#)
To: [Kirsty Harte](#)
Cc: [Planning](#)
Subject: 24/00384/FUL Land Adjacent to A614 - Solar Array & Battery...
Date: 15 January 2025 17:31:51

Dear Kirsty,

From a tree point of view there does not appear to be much of a loss; several trees and section of hedgerow. This is amply offset by additional planting. The species mix is acceptable.

I would like to be assured that there has been given adequate space around the perimeter of the panels so that there would be no pressure to prune the trees back, laterally or in height – both now and for the proposed lifespan of the site of some 40 years +. If this can't be demonstrated that there will be no future conflict between the trees and panel output being affected given as reason to prune, or even remove trees then the number of panels proposed should be reduced accordingly.

If the above can be satisfied then I would have no objections.

Best regards,
Conrad Daniels,

Tree Officer.

Queen's Buildings, Potter Street,
Worksop, S80 2AH

My working days are Monday, Tuesday & Wednesday

Conrad Daniels
Tree Officer

Comments for Planning Application 24/00384/FUL

Application Summary

Application Number: 24/00384/FUL

Address: Land Adjacent To A614 Worksop Nottinghamshire

Proposal: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output upto 40 MW), With Associated Works, Equipment, Infrastructure and Landscaping

Case Officer: James Mountain

Customer Details

Name: Mr Paul Morris

Address: 9 Park Lane Elkesley Retford DN22 8AR

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: I visited the public engagement event at Elkesley Village Hall on 17th April 2024, which I was surprised to find was a week AFTER validation of the planning application?

For an application covering a significant proportion of the Elkesley Parish, I'm disappointed the applicant (Thorseby Estates, nor One Planet Developments) haven't appeared to have sought locals' input prior to this substantial application. I also don't know how BDC can validate a major application that hasn't demonstrated any pre-application public consultation as is usually required via a statement of community involvement.

After discussion with the developer's representative, I understand this is due to a pending deadline imposed by National Grid in relation to an extant grid connection consent, however this also implies the landowner has long held ambitions for a solar farm in this area and therefore they should have consulted with at least those in the local Parish as part of this process.

Whilst I'm supportive of green energy generation and battery storage to cope with the peak loads needed by our national grid, I would expect the local planning authority to ensure all the solar panels are appropriately recycled at their end of life (avoiding landfill), and their battery manufacturer / supply chain confirm their lithium and other rare earth metals are mined via sustainable means. Elkesley does not want to be associated with child labour in the open cast mines of the Congo, as is the case with many large scale li-ion battery projects.

As an Elkesley resident, it's great to know that up to 35% of Bassetlaw residential power could be powered via this scheme (presumably on a really sunny day)!, however it's not clear having given up a large swathe of our arable farmland - at times when local food supply is also required in our efforts to fight climate change, how we will benefit from it? Just because it's generated locally doesn't mean our DN22 grid reliability will be improved or energy prices reduced as a result. In exchange, I don't think it's unreasonable to request that the developer consider enhancing

Elkesley Parish infrastructure, perhaps by improving our substations, encouraging solar panels on our homes or providing electrical expertise to residents to support home electrical car charging. Reduced energy rates for the Village Hall for instance could be enjoyed by all whilst we enjoy clean locally generated power.

I look forward to our elected representatives and council officials negotiating a good return for locals from this scheme.

MEMO

FROM: Environmental Health Manager

TO: Planning Development Manager

FAO: Mr J Mountain

OUR REF: WK/000163423

YOUR REF: 24/00384/FUL

DATE: 01 May 2024

SUBJECT: Installation and Operation of a Solar Farm and Battery Energy Storage System (Output up to 40 MVA), With Associated Works, Equipment, Infrastructure and Landscaping.

LOCATION: Land To The East Of, Blyth Road, Clumber Park, Nottinghamshire

The Environmental Health team would like to make the following observations/comments.

To discuss any of these comments please ring 01909 533533 and ask for the relevant officer.

	Comments	Officer
Extraction/ Ventilation:-	No comments or observations to make.	Neighbourhood EHO (SH)
Noise:-	<p>The applicant has submitted a Noise Impact Assessment in support of this application. The main sources of noise likely to arise from this site are construction noise during the development and from the electrical transformers, inverters, and cooling system during operation. The Assessment, undertaken by in acoustic, has assessed the likely impact during operation only. The Assessment has been carried out based on a "worst case" scenario, and therefore, overestimates the likely noise levels. Levels are likely to be below those predicted.</p> <p>The assessment demonstrates that the operation of the proposed development is predicted to have a negligible impact on the nearest noise sensitive receptors, with rating sound levels that are below the measured background sound level in the area. The proposed development is therefore unlikely to result in any adverse impact from noise during operation and should not compromise the amenity of the nearest dwellings.</p> <p>There is likely to be some impact from noise during the construction phase, although this would be temporary. In order to limit the duration of the likely impact from noise, I would suggest that a Condition is applied that construction work and ancillary operations which are audible at the site boundary, including deliveries to and removal of plant, equipment, machinery and waste from the site shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.</p> <p>Additionally, effective steps should be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.</p>	Neighbourhood EHO (SH)

Lighting:-	No comments or observations to make.	Neighbourhood EHO (SH)
Contaminated Land:-	<p>The site subject to the above planning application may have been previously used for potentially contaminative uses, and there is the presence of sensitive receptor. Therefore, if planning permission were to be given to this application, I would request the following conditions are included.</p> <p>Development shall not commence until a LCRM Stage 1 Risk Assessment has taken place and, if required a Stage 2 options appraisal has been carried out to identify the nature and extent of any contamination at the site. The site investigation report shall include a risk assessment to assess the risks to the environment and to human health resulting from any contamination present at the site.</p> <p>Stage 3 remediation and verification measures identified by the investigation shall be carried out before the use of the site / the occupation of the buildings(s), hereby permitted, commences. The report shall be agreed in writing by the Local Planning Authority. In order to comply with the above condition, the proposal should comply with Land Contamination: risk management guidance found at https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks and "BS 10175:2011+A2:2017 Investigation of potentially Contaminated sites - Code of practice".</p> <p>Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety.</p>	Pollution TO (JW)

Environmental Health Services

Sally Hamer

From: Grahame Appleby <Grahame.Appleby@lincolnshire.gov.uk>
Sent: 27 February 2025 10:20
To: Planning
Subject: 24/00384/FUL - Land Adjacent To A614 Worksop Nottinghamshire

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Kirsty,

Thank you for the reconsultation in respect of this application. To date, this service has not received a draft Written Scheme of Investigation for archaeological trenching (3% coverage within the full site boundary) and our comments and recommendations issued on 01.05.2024 and 31/12/2024 remain valid.

All the best,

Grahame

Grahame Appleby
Senior Historic Environment Officer - Advice
Lincolnshire County Council
County Offices, Newland
Lincoln LN1 1YL

Mobile: 07385 687025
Email: grahame.appleby@lincolnshire.gov.uk
Website: www.lincolnshire.gov.uk



Alexandra Battle

From: Michael Tagg
Sent: 15 November 2024 12:48
To: Amanda Broadhead
Cc: Planning
Subject: 24-01217-COND - Aysgarth House, Spital Road, Blyth
Attachments: window type.png; Composite door - 4 panel, half glazed (6).jpg

Amanda

Condition 5 (windows and doors to be agreed)

The window details submitted, including the amended image attached, finished in grey or black, will be acceptable. The proposed front door is to be a composite, finished grey or black, as per the amended image attached. This will also be acceptable. This condition can be **discharged**.

Condition 9 (boundary treatments to front and sides to be agreed)

The boundary treatments submitted, including front gates with 20mm framing, will be acceptable. This condition can therefore be **discharged**.

I have added the window and door images to the system.

Applicant BCC'd in at his request.

Regard, Michael



Michael S. A. Tagg BA (Hons), MSc, IHBC

Conservation Manager
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427
Mob: 07341 568529

You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

Michael Tagg
Conservation Manager

Alexandra Battle

From: Jamie Wignall
Sent: 17 January 2025 16:44
To: Kirsty Harte
Cc: Planning
Subject: 24/00384/FUL - Land Adjacent to A614, Worksop
Attachments: 24/00384/FUL - Land Adjacent To A614, Worksop [Amended]

Hi Kirsty/Planning,

Please see the below response in relation to the amended plans for 24/00384/FUL

Thanks, Jamie

24/00384/FUL - Land Adjacent to A614, Worksop

I refer to the above...

Site Assessment

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open field systems that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publicly accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site contributes resolutely to the open rural countryside setting of the heritage assets outlined above. The setting of the grade I listed Clumber Park, as well as that of the adjacent grade I listed Thoresby Park, owe much of their setting/significance to this open and rural character.

Overview of Proposal

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed works would also include all associated works, infrastructure and landscaping. The following comments relate to the submission of a desk based assessment of the proposal sites access and visibility.

Assessment of Proposal

The key consideration is the scheme's impact upon the setting of the surrounding/nearby designated heritage assets, including that of: the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986); the grade II* listed 'Gate Piers and Flanking Walls to

Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The submission of the site access and visibility review has little material impact upon the assessment to which Conservation have based their previous comments upon. With that in mind, Conservation would refer back to their previous comments which were published in December Of 2024 (see attached).

In reaching the above views, Conservation have had regard for: Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policies ST40 and 41 of the Bassetlaw Local Plan 2020-2038; and Paragraphs 202, 207, 208, 210, 212, 213, 215 and 219 of the NPPF (December 2024).

Jamie M. Wignall MSc (Hons)

Conservation Officer
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427

Jamie Wignall
Conservation Officer

Lorraine Dittel

From: Jamie Wignall
Sent: 09 May 2024 18:34
To: James Mountain
Cc: Planning
Subject: 24/00384/FUL - Land Adjacent To A614, Worksop

Hi James/Planning,

Please see the below response to 24/00384/FUL

Thanks, Jamie

24/00384/FUL - Land Adjacent To A614, Worksop

I refer to the above...

Site Assessment

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open field systems that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publically accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site contributes resolutely to the open rural countryside setting of the heritage assets outlined above. The setting of the grade I listed Clumber Park, as well as that of the adjacent grade I listed Thoresby Park, owe much of their setting/significance to this open and rural character.

Overview of Proposal

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed works would also include all associated works, infrastructure and landscaping.

Assessment of proposal

Conservation has strong concerns regarding this current proposal. The proposal would totally erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park's open countryside setting along its eastern boundary. The development would categorically fail to preserve this setting open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets. This impact would equate to 'substantial harm' for the purposes of the NPPF. Conservation acknowledges that there clear public benefits associated with the provision

of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy. However, the provision of this public benefit would not outweigh the level of harm incurred.

Recommendation

Conservation objects to the proposed development as the level of harm incurred to the setting of the surrounding/nearby heritage assets, is considered to be 'substantial' for the purposes NPPF. The proposal would therefore be contrary to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy (December 2011); Policy 36 and Policy ST42 of the Bassetlaw Local Plan 2020 – 2038; and Paragraphs 195, 200, 201, 203, 205, 206, 207, 208 and 212 of the Revised NPPF (December 2023);

Kind Regards,
Jamie Wignall

Jamie M. Wignall MSc (Hons)

Conservation Officer
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427

Jamie Wignall
Conservation Officer

Melanie Perkins

From: Jamie Wignall
Sent: 25 March 2025 13:43
To: Kirsty Harte
Cc: Planning
Subject: 24/00384/FUL - Land Adjacent to A614, Worksop
Attachments: Visibility Assessment of Proposed Development - 24-00384-FUL.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kirsty/Planning,

Please see the below response to the amended plans for 24/00384/FUL

Thanks, Jamie

24/00384/FUL - Land Adjacent to A614, Worksop [Amended]

I refer to the above...

Site Assessment

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open agricultural fields that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary and functions as a major thoroughfare allowing access to Clumber park. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publicly accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site forms a large part of the open rural countryside setting of the aforementioned heritage assets, and its contribution to the setting of these heritage assets is considered to be positive, on the basis that it helps to reinforces this rural countryside setting.

Overview of Proposal

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed development would also include all associated works, infrastructure and landscaping. The following comments relate to the submission of a Planning Statement, Heritage Addendum and Landscape Visual Assessment that were submitted on the 24th February 2025. The following comments will also address the submission of a separate Landscape Visual Appraisal that was commissioned by Bassetlaw District Council and submitted on the 14th March 2025.

Assessment of Proposal

Key Considerations

The key consideration is the scheme's impact upon the setting of the surrounding/nearby designated heritage assets, including that of: the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986); the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

Definition of Setting and Overview of Policy/Guidance

The National Planning Policy Framework (December 2024) defines setting as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

The Government's National Planning Practice Guidance goes on to define the relationship between heritage assets and their setting as follows: *All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent. The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change"*.

The Historic England publication: 'GPA 3 – The Setting of Heritage Assets', extrapolates upon the broad definitions provided by central Government's planning policy. The published document provides guidance in relation to this topic, specifically: in understanding the concept of setting; how setting may contribute to the significance of heritage assets and allow that significance to be appreciated; and how to effectively manage change within the setting of heritage assets. The published document gives a comprehensive overview of the concept of setting, albeit not all aspects of the publication are relevant to the application that is currently being considered. However, Conservation have highlighted a number of key/relevant concepts from this published guidance note:

- The advice note acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, and does not constitute a statement of Government policy in of itself;
- The purpose of the advice note is to give assistance on the matter concerning the assessment of the setting of heritage assets, in light of the fact that:
 - o Decision Makers [Local Planning Authorities - LPA] have a statutory obligation to have special regard for the desirability of preserving designed heritage assets and their settings;
 - o When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance;
- The publication emphasises that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve';
- Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance, but settings which have changed may also themselves enhance significance;

- Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate development;
- In these circumstances, consideration still needs to be given as to whether additional change will further detract from the significance of the asset;
- While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is largescale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary;
- Where [the way in which we experience the asset] is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset;

Previous Response and Current Stance

Conservation have previously raised strong concerns regarding the current proposal. The land which abuts the eastern aspect of the A614 contributes to the open rural countryside setting of the heritage assets that are outlined in the previous sections. The current proposal would result in the erosion of a large swathe of this rural countryside setting, seeing the existing open agricultural fields replaced with an otherwise largescale solar farm complex, which would in of itself have an overtly industrialised and alien appearance. The proposed development would result, not only in the partial/substantial erosion of the rural countryside setting(s) of the aforementioned heritage assets, but would also result in the construction and operation of an overly large and visually intrusive development within the immediate setting of a number of high grade designated heritage assets. The resulting impact of this development would actively harm the setting of the aforementioned heritage assets. Conservation would equate the harm arising from the impact of this scheme as being 'less than substantial' for the purposes of the NPPF (Dec 2024). Conservation have previously acknowledged that there are clear public benefits associated with the provision of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy. However, in Conservation's view, the provision of this public benefit would not outweigh the level of harm that will be imposed upon the aforementioned heritage assets, which are themselves, some of the most significant within the district.

Heritage Addendum – Response

The following section will address the points outlined within the Heritage Addendum that was submitted 24th February 2025.

“[Conservation’s] response fails to identify what contribution the site makes to either the signifnace of the heritage assets or the ability to appreciate that signifnace”

- The proposal site forms part of the open rural countryside setting of the aforementioned heritage assets;
- Conservation acknowledges that the sites contribution to the signifnace of the surrounding/nearby designated heritage assets, is somewhat limited, in so far that the site: has no historic association with the adjacent heritage assets; and the site is comprised of relatively modern agricultural fields;
- However, the absence of both a historic nature and/or association, do not invalidate the proposal site as being a positive contributor to the setting of the surrounding/nearby heritage assets;
- Historic England's 'GPA 3 – The Setting of Heritage Assets' outlines a non-exhaustive set of potential attributes of a 'setting' that one may wish to consider in order to define said 'settings' contribution to the asset's heritage values and significance;
- These attributes of setting include the following, which Conservation deem to be relevant to this particular development:
 - o The surrounding topography of the heritage asset(s);
 - o The definition, scale and 'grain' of surrounding streetscape, landscape, spaces, etc... of the heritage asset(s);
 - o The green space, trees and vegetation, openness, enclosure and boundaries of the heritage asset's surroundings;

- The way in which the heritage asset is experienced through/in relation to the surrounding landscape;
- The visual dominance or prominence of heritage asset as a focal point within the surrounding setting;
- The established land use of heritage assets surroundings;

“The Interrelationship of the Dukeries [as an aspect of their setting] is the feature of which makes the greatest appreciation of the heritage signfnace of both Clumber and Thoresby”

- Conservation acknowledges the importance/signfnace of the interspatial and contextual relationship that is shared between the Dukeries;
- However, this shared interrelationship does solely account for the setting of the ducal estates;
- Historic England’s ‘GPA 3 – *The Setting of Heritage Assets*’ address this specific scenario, when it goes on to state that “**Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own**”;
- Conservation would argue, that as well as sharing an interspatial and contextual relationship as a feature of setting, the respective ducal estates also possess individual/unique aspects of setting, and in the case of both Clumber and Thoresby, their setting is also defined by the open rural countryside surroundings in which they are framed/viewed within;

“The result of [existing planting of mature woodland] is that there are no significant views across the wider landscape to the east”

- While the concept of ‘setting’ is most commonly discussed in terms of views, the concept is not just limited to the intervisibility between two given points (i.e. the intervisibility between a heritage asset and an area of development);
- That being said, the Landscape Visual Assessment that was commissioned by Bassetlaw District Council and published on the 14th March 2025, clearly shows some degree of intervisibility between public thoroughfares within Clumber Park and the proposed development area;

“It is important to note that the current character of the site is one of modern agrictural fields”

- Conservation acknowledges the relatively modern nature of the agricultural fields that are located within the development area;
- However, as has previously been stated, the modern character of the proposal site does not necessarily invalidate the site as being a positive contributor to the setting of the surrounding/nearby heritage assets;
- The proposal site is still overtly agrarian in nature, and continues to contribute to the rural countryside setting of the surrounding/nearby heritage assets;
- Furthermore, the proposal site in its current form would contribute far more to the setting of the surrounding/nearby heritage assets, than it would if it were to be filled with an industrial scale solar array, as is proposed in the current scheme;

“The site is afforded limited seasonal visibility”

- In response to this point, Conservation has compiled a brief visibility assessment of the proposed development area (see attached), which features a number of site photos of the proposal site, taken from along the throughfare of the A614;
- The visibility assessment clearly shows the visibility openness of the proposal site from along this major thoroughfare, which itself functions as one of the main routes which allows access to Clumber park;

Recommendation

Conservation objects to the proposed development as the level of harm incurred to the setting of the surrounding/nearby heritage assets, is considered to be ‘less than substantial’ for the purposes NPPF. The proposal would therefore be contrary to: Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policies ST40 and 41 of the Bassetlaw Local Plan 2020-2038; and Paragraphs 202, 207, 208, 210, 212, 213, 215 and 219 of the NPPF (December 2024).

Kind Regards,
Jamie Wignall

Jamie M. Wignall MSc (Hons)

Conservation Officer
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427

Jamie Wignall
Conservation Officer



CAVAT (Capital Asset Value for Amenity Trees)
Assessment of 3 trees at the entrance to the
proposed solar farm development, Blyth Road,
Ollerton.

The capital asset value for amenity trees is regarded as one of the principal methods of tree valuation in the UK. The CAVAT group has launched an updated CAVAT Full Method on March 27th 2023 and this is the method that has been used to assess the amenity value of the highway trees:

Tree 1

CAVAT Steps	Data Input	Values	Comments
1. Base Value			
Stem diameter (cm)	80		
Unit Value Factor Link to latest Unit Value Factor	£24.59		
Base Value		£69,526.59	
2. CTI			
Community Tree Index (CTI) Factor Link to CTI factors spreadsheet	100%		
3. Visibility			
Visibility Factor	100%		
4. Attributes			
Positive Attributes Factor	0%		
Negative Attributes Factor	0%		
	100%		
Location value		£69,527	
5. Primary structure completeness			
Primary structure completeness factor	>75%		
6. Primary structure quality			
Primary structure quality factor	Fair		
7. Crown completeness			
Link to Crown completeness calculator Crown completeness factor	30%		
8. Canopy completeness			
Canopy completeness factor	41-60%		limited growth east side of crown
9. Crown quality			
Crown quality factor	Fair		deadwood throughout crown
Functional Value		£17,660	
10. Life Expectancy			
Life expectancy	20 - <40 years		
CAVAT VALUE		£14,128	

Figure 1: CAVAT assessment – Full method – Tree 1, Norway maple – Blyth Road, Ollerton.

The above table details the attributes of the highway tree. The CTI factor for Newark and Sherwood is based on the value on the CTI factors spreadsheet. The tree has 100% visibility as it is fully visible to members of the public.

The tree has limited growth to the east side of the canopy and deadwood throughout the crown. Primary structure quality and crown quality has been assessed as fair.

Crown completeness has been determined based on the crown completeness calculator within the CAVAT assessment spreadsheet. Crown completeness is assessed based on what is expected of an optimum specimen of the same species and stem diameter.

The life expectancy of the tree has been estimated at 20 - <40 years based on current conditions and management.

As per figure 1, the CAVAT value of the highway tree is £14, 128.

Photo of tree relating to Figure 1:



Tree 2:

1. Base Value			
Stem diameter (cm)	47		
Unit Value Factor	£24.59		
Link to latest Unit Value Factor			
Base Value		£42,662.29	
2. CTI			
Community Tree Index (CTI) Factor	100%		
Link to CTI factors spreadsheet			
3. Visibility			
Visibility Factor	75%		
4. Attributes			
Positive Attributes Factor	10%		Produces conkers, good wildlife value
Negative Attributes Factor	0%		
	110%		
Location value		£35,196	
5. Primary structure completeness			
Primary structure completeness factor	>75%		
6. Primary structure quality			
Primary structure quality factor	Fair		helical stem ribs
7. Crown completeness			
Link to Crown completeness calculator			
Crown completeness factor	10%		
8. Canopy completeness			
Canopy completeness factor	61-80%		pruning of lower branches for roadside clearances
9. Crown quality			
Crown quality factor	Fair		deadwood throughout crown
Functional Value		£7,884	
10. Life Expectancy			
Life expectancy	40 - <80 years		
CAVAT VALUE		£7,490	

Figure 2: CAVAT assessment – Full method – Tree 2, Horse Chestnut – Blyth Road, Ollerton.

The above table details the attributes of the highway tree. The CTI factor for Newark and Sherwood is based on the value on the CTI factors spreadsheet. The tree has 100% visibility as it is fully visible to members of the public.

The tree has helical stem ribbing on the main stem and pruning of the lower branches roadside for highway clearances. There is deadwood throughout the crown. Primary structure quality and crown quality has been assessed as fair.

Crown completeness has been determined based on the crown completeness calculator within the CAVAT assessment spreadsheet. Crown completeness is assessed based on what is expected of an optimum specimen of the same species and stem diameter.

The life expectancy of the tree has been estimated at 40 - <80 years based on current conditions and management.

As per figure 2, the CAVAT value of the highway tree is £7, 490.

Photo of tree relating to Figure 2:



Tree 3:

CAVAT Steps	Data Input	Values	Comments
1. Base Value			
Stem diameter (cm)	52		multi-stemmed tree stem diameters 19,30,27,29 - stem diameter calculated based on RPA value of
Unit Value Factor Link to latest Unit Value Factor	£24.59		
Base Value		£52,222.19	
2. CTI			
Community Tree Index (CTI) Factor Link to CTI factors spreadsheet	100%		
3. Visibility			
Visibility Factor	50%		Reduced visibility from road
4. Attributes			
Positive Attributes Factor	10%		Attractive bark
Negative Attributes Factor	0%		
	110%		
Location value		£28,722	
5. Primary structure completeness			
Primary structure completeness factor	>75%		
6. Primary structure quality			
Primary structure quality factor	Fair		poor form, two stems growing out towards the east, one stem with weak union
7. Crown completeness			
Link to Crown completeness calculator Crown completeness factor	20%		
8. Canopy completeness			
Canopy completeness factor	81-100%		
9. Crown quality			
Crown quality factor	Good		
Functional Value		£8,329	
10. Life Expectancy			
Life expectancy	10 - <20 years		
CAVAT VALUE		£4,581	

Figure 3: CAVAT assessment – Full method – Tree 3, Silver birch – Blyth Road, Ollerton.

The above table details the attributes of the highway tree. The CTI factor for Newark and Sherwood is based on the value on the CTI factors spreadsheet. The tree has 100% visibility as it is fully visible to members of the public.

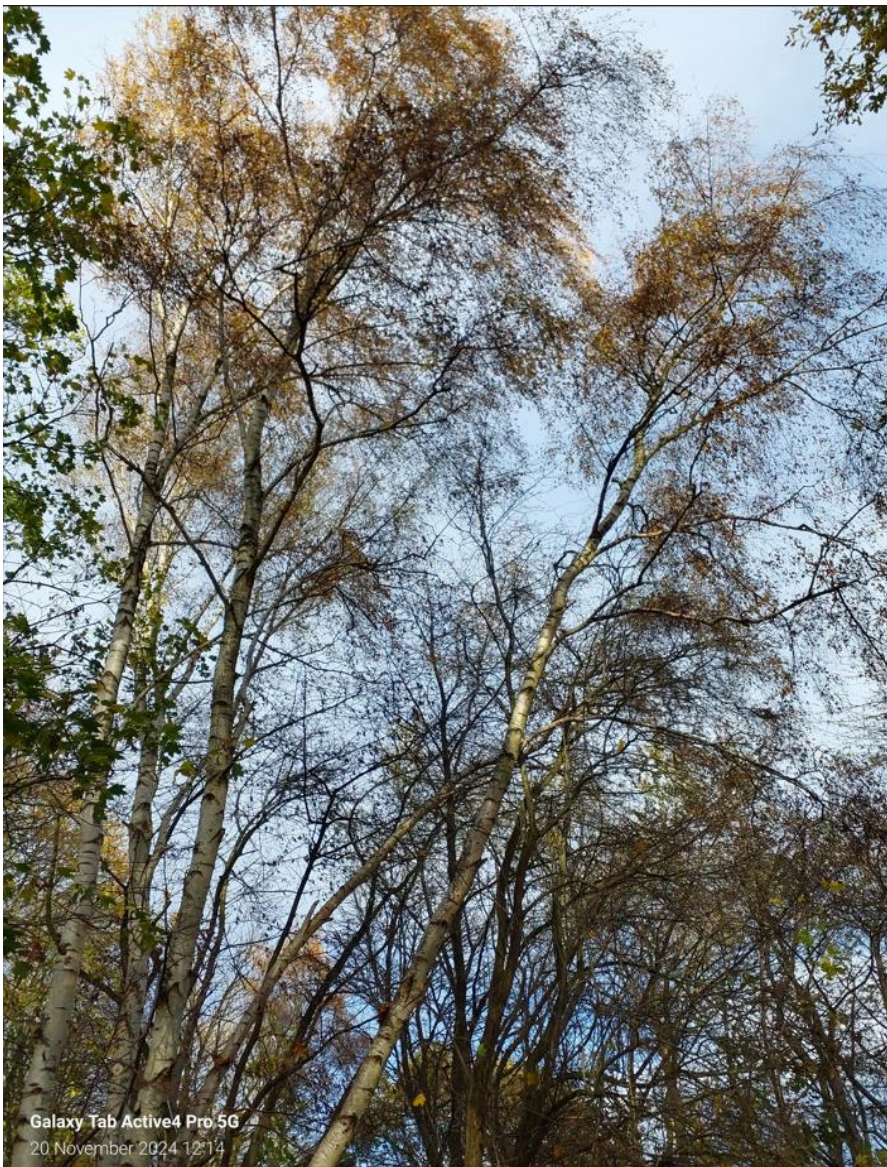
The tree is multi-stemmed with two stems growing out towards the east with poor form. One upright stem has a weak main union. Primary structure quality has been assessed as fair and crown quality has been assessed as good.

Crown completeness has been determined based on the crown completeness calculator within the CAVAT assessment spreadsheet. Crown completeness is assessed based on what is expected of an optimum specimen of the same species and stem diameter.

The life expectancy of the tree has been estimated at 10 - <20 years based on current conditions and management.

As per figure 3, the CAVAT value of the highway tree is £4, 581.

Photo of tree relating to Figure 3:



The total CAVAT value for the 3 trees proposed for removal is **£26, 199.**

Jacqueline Bryan

From: Jamie Wignall
Sent: 03 December 2024 18:04
To: Planning
Subject: 24/00384/FUL - Land Adjacent To A614, Worksop [Amended]

Hi Planning,

Please see the below response to the amended plans for 24/00384/FUL.

The application still appears to be assigned to James Mountain.

Thanks, Jamie

24/00384/FUL - Land Adjacent To A614, Worksop [Amended]

I refer to the above...

Site Assessment

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open field systems that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publicly accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site contributes resolutely to the open rural countryside setting of the heritage assets outlined above. The setting of the grade I listed Clumber Park, as well as that of the adjacent grade I listed Thoresby Park, owe much of their setting/significance to this open and rural character.

Overview of Proposal

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed works would also include all associated works, infrastructure and landscaping. The following comments relate to the revised site layout for the proposed development, which includes: the addition of specimen trees along the southern boundary of the Site; the reintroduction of a hedgerow between Normanton Inn and West Drayton Avenue which will include specimen trees; the setting back of the solar arrays from the southern and western boundaries; and the reestablishment of existing hedgerows between Fields 6, 7 and 8.

Assessment of proposal

The key consideration is the scheme's impact upon the setting of the surrounding/nearby designated heritage assets, including that of: the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986), the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number:

1000361; Designated: 1st January 1986); the grade II* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19th September 1977); the grade II* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13th February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

Amended Plans

Conservation welcomes the proposed changes/amendments, to that extent that they would: reduce the overall scale of the development area; reduce the extent in which the development area encroaches upon adjacent public thoroughfares; and reduce the immediate visual impact of the proposed development. However, Conservation still has concerns with the proposed scheme, on the basis that it would still result in the erosion of the open rural countryside setting of those heritage assets listed above and especially that of the grade I listed 'Clumber Park' Registered Park & Garden. The proposed amendment, while positive, would still not negate the concerns previously outlined by Conservation. With that in mind, Conservation would reiterate their previous comments (see below).

Previous Comments

"Conservation has strong concerns regarding this current proposal. The proposal would erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park's open countryside setting along its eastern boundary. The development would fail to preserve this open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets. This impact would equate to 'less than substantial harm' for the purposes of the NPPF. Conservation acknowledges that there is a clear public benefits associated with the provision of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy. However, it is on Conservations view that the provision of this public benefit would not outweigh the level of harm incurred".

Recommendation

Conservation objects to the proposed development as the level of harm incurred to the setting of the surrounding/nearby heritage assets, is considered to be 'less than substantial' for the purposes NPPF. The proposal would therefore be contrary to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policies ST40 and 41 of the Bassetlaw Local Plan 2020-2038; and Paragraphs 195, 200, 201, 203, 205, 206, 208 and 212 of the Revised NPPF (December 2023);

Kind Regards,
Jamie Wignall

Jamie M. Wignall MSc (Hons)

Conservation Officer
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427

Jamie Wignall
Conservation Officer

APP/A3010/W/25/3367817 - appeal against non-determination of planning application reference 24/00384/FUL

This application will be presented to planning committee on the 16th of July and we will you of the outcome.

APPENDIX 1: POLICIES SCHEDULE

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY ST1: Bassetlaw's Spatial Strategy	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside
POLICY ST2: Housing Growth in Rural Bassetlaw	Policy CS1: Settlement Hierarchy Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside
POLICY ST3: Worksop Central	Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST4: Cottam Priority Regeneration Area	New Policy
POLICY ST5: Provision of Land for Employment Development	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy DM7: Securing Economic Development
POLICY ST6: Site SEM001: Apleyhead Junction, Worksop	New Policy
POLICY ST7: Employment Sites	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM7: Securing Economic Development
POLICY ST8: Rural Economic Growth & Economic Growth Outside Employment Areas	Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM8: The Historic Environment
POLICY ST9: Large Rural Brownfield Sites	Policy DM3: General Development In The Countryside

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM13: Sustainable Transport
POLICY ST10: Visitor economy	Policy CS2: Worksop Policy CS3: Retford Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside
POLICY ST11: Town Centres, Local Centres, Local Shops and Services	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM1: Economic Development In The Countryside Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST12: Management of Town Centres	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes
POLICY ST13: Provision of Land for Housing	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS6: Tuxford
POLICY 14: HS1: Peaks Hill Farm	New Policy
POLICY 15: Site HS2: Bassetlaw Pupil Referral Centre	New Policy
POLICY 16: Site HS3: Radford Street	New Policy
POLICY 17: Site HS4 Former Manton Primary School	New Policy
POLICY 18: Site HS5: Talbot Road	New Policy
POLICY 19: Site HS7: Trinity Farm, Retford	New Policy
POLICY 20: Site HS8: Milnercroft	New Policy
POLICY 21: Site HS9: Former Elizabethan School	New Policy
POLICY 22: Site HS10: St Michael's View	New Policy
POLICY 23: Site HS11: Fairy Grove	New Policy
POLICY 24: Site HS12: Station Road	New Policy

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY 25: Site HS13: Ordsall South	New Policy
POLICY 26: Site HS14: Ollerton Road, Tuxford	New Policy
POLICY ST27: Affordable Housing	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST28: Housing Mix	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM5: Housing Mix And Density
POLICY ST29: Specialist Housing	Policy DM5: Housing Mix And Density
POLICY ST30: Sites for Gypsies, Travellers	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY 31: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
POLICY 32: Rural Workers Dwellings	Policy DM3: General Development In The Countryside
POLICY ST33: Design Quality	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM13: Sustainable Transport
POLICY 34: Shop fronts, Signage and Security	Policy DM8: The Historic Environment
POLICY ST35: Landscape Character	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM5: Housing Mix And Density

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy
POLICY ST36: Green Gaps	New Policy
POLICY ST37: Green and Blue Infrastructure	Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST38: Biodiversity and Geodiversity	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY 39: Trees, Woodlands and Hedgerows	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities
POLICY ST40: The Historic Environment	Policy CS2: Worksop Policy CS3: Retford Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 41: Heritage Assets	Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST42: Promoting Healthy, Active Lifestyles	Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST43: Protection and Enhancement of Community Facilities	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
POLICY ST44: Delivering Quality, Accessible Open Space	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST45: Promoting Sport and Recreation	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 46: Protecting Amenity	Policy DM3: General Development In The Countryside Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM10: Renewable And Low Carbon Energy
POLICY 47: Contaminated and Unstable Land	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	Policy DM4: Design And Character Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST49: Renewable Energy Generation	Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST50: Flood Risk and Drainage	Policy CS2: Worksop Policy CS3: Retford Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST51: Protecting Water Quality and Management	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST52: Transport Infrastructure	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM4: Design And Character

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
	Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST53: Promoting Sustainable Transport and Active Travel	Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport
POLICY ST54: Safeguarded Land	New Policy
POLICY ST55: Digital Infrastructure	New Policy
POLICY ST56: Provision and Delivery of Infrastructure	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage

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anticipated on windfall sites. Policy ST1 provides housing land for approximately 2,387 dwellings. Sites which are confirmed as lapsed or stalled have been excluded from the housing supply.

Infrastructure Delivery

- 5.1.66 In order to deliver the level of growth associated with Policy ST1, the Plan will facilitate the delivery of necessary infrastructure, services and facilities proportionate to the level of growth identified in this plan period. All new development has a responsibility to contribute towards the cost of relevant new infrastructure. Infrastructure is often funded by developers either through planning obligations or the Community Infrastructure Levy. Planning obligations, also known as developer contributions or S106 agreements, are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes to funding infrastructure to meet the needs of that development. The Infrastructure Delivery Plan 2023²⁰ sets out an overview of the key infrastructure requirements necessary to deliver this Plan.
- 5.1.67 The Community Infrastructure Levy is a standard per sqm charge currently on housing, employment and retail development which the Council pools together to deliver necessary strategic infrastructure. The Council intends to retain the Levy to contribute towards infrastructure funding, but will however, need to review the Levy alongside the Plan, particularly with respect to the strategic sites allocated in the Local Plan. This is because these sites will have site-specific infrastructure which may be more effectively secured through section 106 agreements.
- 5.1.68 Policy ST56 sets out the strategic approach to infrastructure delivery in the District and the mechanisms the Council anticipates using to secure infrastructure as part of the development process. The policy seeks to ensure that all new developments will be well-supported by new and improved infrastructure. Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site informed by the provisions of the Infrastructure Delivery Plan²⁰ (IDP) 2023.

POLICY ST1: Bassetlaw's Spatial Strategy

- A. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:
1. managed sustainable development and growth, appropriate to the size of each settlement or location to meet the evidenced need for new homes and jobs, to regenerate the District's town centres, and to support necessary improvements to infrastructure, services and facilities by:
 - a) promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and by seeking to minimise the use of the most versatile Grade 1-3 agricultural land, where practicable;

- b) emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and by encouraging higher density development in those locations;
 - c) ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.
2. enabling the provision of housing land for a minimum of 9,720 dwellings (540 dwellings per annum), through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations in made neighbourhood plans in accordance with the settlement hierarchy below:
- a) at the Main Towns:
 - i. approximately 2,322 dwellings in Worksop Outer Area;
 - ii. approximately 238 dwellings in the Worksop Central DPD;
 - iii. approximately 2,331 dwellings in Retford;
 - iv. approximately 2,203 in Harworth & Bircotes;
 - b) by supporting the delivery of approximately 1,412 dwellings in the Large Rural Settlements;
 - c) by supporting the delivery of approximately 1,715 dwellings in the eligible Small Rural Settlements;

Category	Settlement
1. Main Town	Worksop, Retford and Harworth & Bircotes
2. Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford
3. Small Rural Settlement	Barnby Moor, Beckingham, Claborough, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Laneham, Lound, Mattersey, Misson, Nether Langwith, Normanton on Trent, North Leverton, North and South Wheatley, Rampton, Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Sturton le Steeple, Styrrup, Sutton cum Lound, Treswell, Walkeringham, West Stockwith
4. Countryside	All areas not identified above

- 3. enabling windfall sites, which are expected to be a reliable source of housing supply during the plan period contributing approximately 912 homes;
- 4. considering land outside of development boundaries and/or outside the built up area(s) of settlements identified in the settlement hierarchy as part of the wider countryside, where development will only be supported where consistent with other policies in the development plan or national policy;
- 5. providing for 49 permanent pitches for Gypsy and Travellers by 2037-2038 of which 27 pitches will be provided by 2028-2029 to meet identified local needs;
- 6. contributing to the provision of approximately 193ha of developable land in the E(g), B2 and B8 Class at the General and Larger Unit Employment Sites, and to meet the needs for B8 sub-regional/regional large scale logistics use only on approximately 118ha of land at the Apleyhead Strategic Employment Site;

7. safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & Bircotes, including a small scale extension to Harworth & Bircotes town centre to secure their longevity as vibrant centres that provide for appropriate housing, business, retail, leisure and community facilities to serve each settlement, and its catchment effectively.



5.2 Housing Growth in Rural Bassetlaw

- 5.2.1 The National Planning Policy Framework states that sustainable development should be located where it will enhance or maintain the vitality of rural communities. New development should also support the broader sustainability of villages, so that all settlements can play a role in delivering sustainable development in rural areas.
- 5.2.2 As a rural District, Bassetlaw's settlements are all varying sizes and have varying levels of access to local services and public transport¹⁹. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. On that basis, the Rural Settlement Study Update 2021¹⁹ categorises all rural settlements by their size, role and function – in terms of the level of services, public transport accessibility and infrastructure they provide to their community and their catchment. The more sustainable rural settlements are identified as Large and Small Rural Settlements and the spatial strategy recognises that these settlements should be allowed to grow appropriately in order to maintain rural vitality. But Policy ST2 also ensures that this is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and is in keeping with each settlement's size, scale of services and infrastructure capacity.
- 5.2.3 Other settlements are considered to be in the countryside by Policy ST1 and Policy ST2.
- 5.2.4 Since the adoption of the Bassetlaw Core Strategy²¹ in 2011, the rural area has seen a disproportionate level of residential development, particularly over the period 2015-2018, which saw a high level of planning permissions granted. In response to consultation with the rural communities, the proposed level of housing growth for rural Bassetlaw identified within Policy ST2 will ensure that no rural settlement is over-burdened with a level of growth that is out of character and that is considered unsustainable in terms of the level of local shops and services, and infrastructure capacity available.
- 5.2.5 Policy ST1 identifies that Large Rural Settlements will collectively deliver approximately 1,412 new dwellings and Small Rural Settlements will collectively deliver approximately 1,715 new dwellings over the plan period. This growth will be apportioned via an individual minimum housing requirement for each settlement. This requirement has two functions:

- a) It contributes towards the District's overall housing requirement in Policy ST1;
- and

- 6.1.33 The Council will encourage developers to use a Planning Performance Agreement to ensure that where appropriate a dedicated, specialist officer team is in place to progress each site allocation through the planning system.

POLICY ST5: Provision of Land for Employment Development

1. To deliver the Council's strategy for economic prosperity and inward investment and to support job growth and upskilling of residents, sustainable economic growth will be directed to the General and Larger Unit Employment Sites and a Strategic Employment Site in this plan period.

General and Larger Unit Employment Sites

2. Employment land will be developed in this plan period for E(g) (uses which can be carried out in a residential area without detriment to its amenity), B2 (Industrial) and B8 (Storage and Distribution) uses to meet local employment needs at the following General and Larger Unit Employment Sites identified on the Policies Map:

Reference	Site Name	Site Area (Ha)	Gross Available Employment Land (Ha)	Residual Available Employment Land (Ha) at 31 March 2023
Sites with planning permission				
EM001	Shireoaks Common	26.0	12.0	12.0
EM002	Symmetry Park	20.3	16.8	8.1
EM003	Centre of Excellence for Modern Construction	46.5	16.0	16.0
EM004	Welbeck Colliery	29.6	3.0	3.0
EM005	Carlton Forest	6.5	6.5	5.0
EM006	Trinity Farm	11.11	2.7	2.7
EM007	Snape Lane	81.2	81.2	63.1
EM008a	Former Bevercotes Colliery	80.0	43.0	43.0
EM008b	Manton Wood	24.6	24.6	10.8
TOTAL		325.81	205.8	163.7

3. Within the General and Larger Unit Employment Sites, development that is not within E(g), B2, or B8 use will only be supported where it can be demonstrated that it is for a complementary use which would support the primary employment function of the site and where the number and distribution of other uses would not adversely affect the character and appearance of the employment site.

Strategic Employment Site

4. Proposals for land at SEM001: Apleyhead Junction (189ha, with a developable area of 118.7ha), as identified on the Policies Map, will be developed for sub-regional and/or regional large scale logistics (Class B8) only.

5. Development within the Strategic Employment Site that is not within B8 use, will only be supported where it can be demonstrated that:
- a) the proposed development has a clear functional relationship with the B8 use;
 - b) it is of a scale that is appropriate to that relationship; and
 - c) when considered individually or cumulatively with other existing or consented development on site it would not affect the character and appearance of the area or undermine the capacity of the site to meet an identified sub-regional need for large scale logistics.
6. Major development proposals within the General and Larger Unit Employment Sites and the Strategic Employment Site will be required to enter into a site related Employment and Skills Plan to maximise local employment and training opportunities in each phase of the development during construction and at end user stage.



6.2 Site SEM001: Apleyhead Junction

- 6.2.1 Situated adjacent to the strategic A1/A57 junction at the eastern gateway to Worksop, Apleyhead Junction (see Figure 11 below) provides a significant opportunity to provide an employment site in accordance with Policy ST5 to meet the needs of the sub-regional/regional large scale logistics sector.
- 6.2.2 The site covers 189ha but is buffered by a substantial woodland to the south and west. The developable area is therefore 118.7ha.
- 6.2.3 The 71ha semi-natural broadleaved woodland is designated as Top Wood/Great Whin Covert Local Wildlife Site. Development of the site must be sensitive to its nature conservation interests which must be preserved and enhanced during and post-construction. As such, an arboriculture management plan will need to be undertaken to ensure the woodland is appropriately integrated into the design, whilst an Ecological Impact Assessment will be required to ensure the qualities of the site are adequately considered, mitigated and compensated for, and so that future maintenance and management is agreed. Elsewhere on site, mature hedgerows and hedgerow trees that exist along field boundaries should be incorporated sensitively into the design. Biodiversity net gain will be required.
- 6.2.4 Clumber Park SSSI and the Sherwood Forest ppSPA lie within 400m of the site to the south. The Habitats Regulations Assessment 2022¹¹ requires relevant assessments be undertaken to ensure air quality is appropriately considered and managed, and to demonstrate compliance with the Habitats Regulations¹². External lighting should be controlled to minimise impact on biodiversity assets and the impact of the appearance of the site when viewed from the north and east.
- 6.2.5 A number of heritage assets are in the locality including Clumber Park. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials and will

- 6.5.11 A masterplan will need to set out key development principles to ensure certainty on outcomes for key stakeholders, including infrastructure partners and the affected community and will help to ensure that proposals do not prejudice the wider aspirations of the spatial strategy and other relevant policies in this Plan.
- 6.5.12 Proposals will also be required to identify the jobs assumptions being proposed, as full time equivalents. This information will enable the Council to effectively consider the merits of the proposal in the context of Bassetlaw's Spatial Strategy (Policy ST1) and the employment strategy in Policy ST5.

Policy ST9: Large Rural Brownfield Sites

1. Proposals for the re-use and re-development of large brownfield sites in the countryside that make effective and efficient use of land for economic and/or environmental activity, and which are consistent with other relevant policies in this Plan will be supported subject to meeting the following criteria:
 - a) The proposal makes provision for an evidenced national, regional or sub-regional economic need;
 - b) The development cannot be reasonably provided elsewhere in the District and does not undermine the aims and objectives of other policies in the Plan;
 - c) The nature of the proposed development will capitalise on the locational attributes of the site to achieve demonstrable economic and/or environmental benefits compared with the current use and condition of the site;
 - d) The scale and nature of the proposal will have no significant adverse impact upon the character of the location, the surrounding landscape, biodiversity or heritage assets;
 - e) The proposal would not lead to significant harm to the amenity of local residents;
 - f) The need to travel by private vehicle has been minimised, and the need for appropriate sustainable transport measures and any highway improvements have been identified;
2. Any non-economic and environmental uses within a large brownfield site will only be supported where it can be demonstrated that it is consistent with Part 1 above and:
 - a) There is a clear functional relationship with the primary economic and/or environmental purpose of the site; and
 - b) It is of a scale that is appropriate to that relationship; and
 - c) When considered individually or cumulatively with other existing or consented development on site it would not result in an over-concentration that might affect the function and appearance of the area.
3. All proposals should be supported by a comprehensive masterplan framework for the site consistent with other relevant policies in this Plan. Where a proposal materially departs from an existing masterplan, clear justification will need to be provided for the approach.



6.6 The Visitor Economy

- 6.6.1 The Nottinghamshire visitor economy is worth £1.75 billion and supports around 15,000 jobs. By 2029, the Nottinghamshire Visitor Economy Strategy¹⁴ aims to increase the number of visitors to 5 million and create 2900 full and part time jobs, generating £240 million (direct and indirect) to the economy.
- 6.6.2 Bassetlaw is ideally positioned to capitalise on these benefits. The District has a number of nationally recognised visitor attractions such as Clumber Park, Sundown Adventureland and the Harley Gallery at the Welbeck Estate. More needs to be made of our environment and heritage, including our links with the Pilgrim Roots project and our historic market towns, or by promoting our distinctive food and drink offer. This can promote more overnight stays and visitor spend, helping to drive regeneration and support a regional and local growth sector.
- 6.6.3 National policy and the D2N2 Recovery and Growth Strategy² recognises the value the visitor economy, particularly sustainable rural tourism that respects the character of the countryside can have in economic terms. Policy ST10 makes provision for appropriate visitor attractions, interpretation facilities, accommodation as well as sustainable transport routes that provide links to attractions, to maximise the potential of the visitor economy in the District.
- 6.6.4 But a balance must be achieved between promoting the visitor economy and protecting the unique qualities of our natural and built environment, such as Clumber Park, which are responsible for attracting many visitors in the first place.
- 6.6.5 Visitor attractions and other tourism development, such as museums, galleries and hotels are defined by national policy as a main town centre use. So the provisions of Policy ST11 will apply. Where consistent with Policy ST11 and the provision is considered appropriate outside a town centre, new visitor attractions should be located within or close to existing settlements, where access by sustainable and public transport is greater. This can maximise benefits to existing local communities, in terms of local employment but also by supporting local food producers, shops and pubs.
- 6.6.6 In some cases, visitor development in the countryside may be justified if associated with a particular countryside attraction or a farm diversification scheme. Existing buildings should be utilised wherever possible.
- 6.6.7 The District contains a wide range of visitor accommodation. For many facilities, such as hotels, the town centre first approach in Policy ST11 will apply. Camping and touring caravan sites are dispersed throughout the District, most are small in size and have limited visual or environmental impact. The siting and screening of new sites or extensions to existing, including to static lodges and/or pods will need careful consideration. Planning conditions will be used to restrict the use of buildings to holiday accommodation only.

POLICY ST35: Landscape Character

1. 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 2009⁶ 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 2019⁷ and the Landscape Assessment Addendums 2020⁸, 2021⁹ and 2022¹⁰.
2. 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 Part 1 of this Policy, and by giving appropriate consideration to layout, density, scale, massing and form of development in accordance with Policy ST33.



8.4 Green Gaps

- 8.4.1 In parts of the District, the Main Towns and Large and Small Rural Settlements are located close to one another, particularly in the west of the District. There is a risk that through further development, the separate identity of settlements which positively contribute to their distinctive landscape and historic character, could be lost through physical or visual coalescence.
- 8.4.2 At a local level, some made Neighbourhood Plans have identified the importance of landscapes through Green Gaps, Green Buffers or Settlement Breaks as a localised tool to help positively manage design and development quality and prevent settlement coalescence. For example, in places such as Carlton in Lindrick, landscape characterises the village character as a distinct and separate settlement from the nearby suburban areas of Worksop and Langold.
- 8.4.3 Policy ST36 seeks to provide a clear and consistent District-wide approach by providing a strategic policy framework. The use of Green Gaps will provide greater clarity for communities, developers and landowners to appropriately manage development between settlements in the future.
- 8.4.4 Green Gaps refer to land between settlements that have been identified by the Bassetlaw Green Gaps Report 2019¹¹ and the Green Gap Addendum reports^{12, 13} as important in helping to define the character of settlements and in shaping the settlement pattern of the district, by providing a clear visual and physical break in the built environment. The Bassetlaw Landscape Character Assessment 2009⁶ has classified the District into a number of Policy Zones. It identifies the distinctive

accordance with national policy and Historic England's Enabling Development and Heritage Assets, 2020²⁸.

- 8.8.14 Heritage assets with archaeological interest are considered to be non-designated heritage assets. In cases where there is evidence that a site may contain significant archaeological interest, in order to inform the development, and to ensure that such remains are taken account of appropriately, the Council will expect appropriate archaeological evaluation to form part of the application.
- 8.8.15 To ensure the value of the historic environment is maintained over the plan period, the Council will continue to review existing local heritage designations, such as conservation areas, and make new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence. Other mechanisms, such as Article 4 Directions, will be used where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations.

POLICY ST40: The Historic Environment

1. 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.
2. Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset's significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent.



- 8.6.22 Net gain should be delivered on site. Only in exceptional cases where this is not practicable will compensatory off site contributions be appropriate. In general, it is expected that biodiversity net gain can be achieved through good design of new development: features such as sustainable drainage or tree planting are requirements of other Local Plan policies so their use should not create additional costs to development. Use of the latest statutory biodiversity metric will be supported to evidence applications.
- 8.6.23 The requirement for biodiversity net gain is not expected to be a legal requirement until 2023. But the Whole Plan Viability Assessment 2022²¹ confirms that biodiversity net gain can be secured as part of a financially viable development. On that basis, and to reflect the multiple benefits to biodiversity, the natural environment and climate net gain brings, it will be introduced on adoption of this Plan.
- 8.6.24 Reflecting legislation a commuted sum equivalent to 30 years maintenance will be sought and should be accompanied by a management plan to ensure the continued protection of features. Further guidance will be set out in the Greening Bassetlaw SPD.

POLICY ST38: Biodiversity and Geodiversity

1. The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw, including:

International Sites

- a) a proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or the Sherwood Forest ppSPA will only be supported where it can be demonstrated that there will be no adverse effects on their integrity, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats Regulations;
- b) any scheme within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level 'shadow level' Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated;

National Designations

- c) a proposal (either individually or in combination with other developments) that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused, other than in wholly exceptional circumstances where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features of the asset. In such circumstances measures should be identified through an Ecological Impact Assessment to mitigate the adverse effects resulting from the development.
- d) proposals of 50 dwellings or more (which includes piecemeal planning applications for less than 50 dwellings within a wider site) that fall within the '10km Impact Risk Zone' of the Clumber Park SSSI will be required to demonstrate that appropriate consideration has been given to the development's impact upon the integrity of that

SSSI, including recreational impact. Where relevant, appropriate mitigation measures will be sought, which may include an appropriate design and layout on a development site to protect the integrity of the SSSI, and/or a financial contribution to help mitigate identified impacts at the Clumber Park SSSI.

Local Designations and Locally Important Ecological Features

- e) proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geodiversity asset, will only be supported where there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.
2. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:
- a) firstly harm is avoided wherever possible; then
 - b) appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;
 - c) as a last resort, compensation is delivered to offset any residual damage to biodiversity;
 - d) they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the draft Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley 2018¹⁶ or any successor;
 - e) they establish additional ecological links to the Nature Recovery Network.

Biodiversity Net Gain

3. In line with national legislation, all new development should make provision for net biodiversity gain on site, or where it can be demonstrated after following the mitigation hierarchy that this is not practicable, off site provision will be considered.
4. Management for a minimum of 30 years in accordance with a maintenance scheme will be sought to manage the biodiversity assets in the long term.



8.7 Trees, woodland and hedgerows

- 8.7.1 Trees and woodland have long been a part of Bassetlaw's heritage and landscape, going back to the time when Sherwood Forest had significant coverage of the District. Today, trees, whether individually or cumulatively, continue to play a vital role in the environmental quality of the District. They are a valuable resource, supporting biodiversity, contributing to air quality, mitigating the impacts of climate change and delivering wider natural capital and ecosystem service benefits – including the economic benefits of trees and woodland.

POLICY 41: Designated and Non-Designated Heritage Assets

Designated Heritage Assets

1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:
 - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
 - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;
 - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
 - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;
 - e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.
2. Proposals that will lead to substantial harm or total loss of significance will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and it can be demonstrated that:
 - a) the nature of the heritage asset prevents all reasonable uses of the site;
 - b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

Non-Designated Heritage Assets

4. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:
 - a) have regard to the significance of the asset and its relationship with its setting;
 - b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;
5. Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be supported where it can be demonstrated that:

- a) the asset's architectural or historic significance is proven to be minimal; or
- b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or
- c) through appropriate marketing, the asset has no viable use; or
- d) the public benefits of the scheme outweigh the loss of significance.

Archaeological sites

6. Where evidence suggests that significant archaeological remains exist on site, proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and considers how the remains would be affected by the proposed development.
7. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.



References

- ¹National Design Guide, MHCLG, 2019
- ²National Model Design Code, MHCLG, 2021
- ³Active Design, Sport England, 2023
- ⁴Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010
- ⁵Council Plan, BDC, 2019
- ⁶Bassetlaw Landscape Character Assessment, fpcr, 2009
- ⁷Bassetlaw Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- ⁸Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020
- ⁹Landscape Availability Assessment 2nd Addendum, Clive Keble Consulting, 2021
- ¹⁰Landscape Availability Assessment 3rd Addendum, Clive Keble Consulting, 2022
- ¹¹Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- ¹²Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020
- ¹³Bassetlaw Green Gaps Second Addendum, Clive Keble Consulting, 2021
- ¹⁴Bassetlaw Green Infrastructure Study, BDC, 2010
- ¹⁵Bassetlaw Open Space Assessment, BDC, 2020
- ¹⁶Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- ¹⁷Bassetlaw Habitats Regulations Assessment, LUC, 2023
- ¹⁸Clumber Park SSSI Recreation Impact Assessment, Footprint Ecology, 2022
- ¹⁹Birklands & Bilhaugh SAC Recreation Impact Assessment, Footprint Ecology, 2022
- ²⁰A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- ²¹Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- ²²Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014
- ²³British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- ²⁴Non-Designated Heritage Assets Criteria, BDC, 2016
- ²⁵Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- ²⁶Heritage at Risk Register, Historic England, 2019
- ²⁷Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC, 2022
- ²⁸Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020

- 8.7.2 The Council recognises the quality of life benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project⁵, helping to reinstate the extent of this significant woodland in the District.
- 8.7.3 Policy ST39 reaffirms national policy by recognising ancient woodland and ancient, aged or veteran trees as irreplaceable habitats – development resulting in their loss or deterioration will not be supported, unless in exceptional cases where the public benefit would clearly outweigh the loss or deterioration of the habitat.
- 8.7.4 Tree Preservation Orders (TPOs) legally protect specific trees or groups of trees that provide public amenity and are particularly useful in protecting the character of Conservation Areas. A TPO is particularly important in controlling the felling and pruning of protected trees or woodlands. Planning permission is required to undertake works to protected trees in accordance with national legislation and guidance²². New orders will continue to be made where trees of amenity value are at risk.
- 8.7.5 This Plan protects trees, woodland and hedgerows from loss. On that basis, Policy ST39 requires an appropriate design and layout of new development to protect their ongoing growth, including suitable buffers for root protection. Details should be provided with a planning application. This should include appropriate protection during construction reflecting British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction²³.
- 8.7.6 In cases where the loss of trees or hedgerows cannot be avoided, a suitable compensation strategy should be secured and implemented via planning conditions or obligations. This will be determined on a case by case basis taking into account the scale, nature and impacts of the development. The compensation must include replacements capable of providing at least equal amenity and ecological value of a local provenance should be provided, preferably on site. The level of detail expected with a planning application should be proportionate to the scale of the proposal and the identified impact.
- 8.7.7 All trees provided for through new development will require ongoing management and maintenance to ensure their growth and quality in the long term. The arrangements should be set out in a management plan submitted as part of the planning application, which will be controlled via a planning condition or legal agreement.
- 8.7.8 Further information on planting, management and maintenance, and the provision of trees through major development will be covered by the Greening Bassetlaw SPD to be published following adoption of the Local Plan.

POLICY ST39: Trees, woodlands and hedgerows

1. 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 by:

- a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;
 - b) making Tree Preservation Orders;
 - c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
 - d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists;
 - e) seeking from major development, provision for new trees or an equivalent financial contribution to help mitigate the impacts of climate change in accordance with Policy ST48.
2. 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 in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 2012²³;
 - 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.



8.8 The Historic Environment

- 8.8.1 Bassetlaw's historic environment is an asset of significant cultural, social and economic value. It contributes significantly to quality of life, to a sense of place, and is a tangible link with the past.
- 8.8.2 The value of Bassetlaw's historic environment is its rich variety which plays a major part in the District's local character and distinctiveness. Informing and managing change to the District's historic environment is underpinned by the Historic Environment Record, an archive, database and mapping resource kept by Nottinghamshire County Council of all known heritage assets in the District. The most important aspects include:
- the buildings associated with the ducal estates of Welbeck Abbey, Clumber Park and Worksop Manor (known as 'The Dukeries') and their related estate settlements;
 - the buildings and archaeology associated with the Augustinian Priory site at Worksop Priory;

POLICY ST33: Design Quality

1. 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 principles³, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
- b) uses land efficiently and ensures density reflects local character:
 - i. within the Main Towns of Worksop, Retford and Harworth & Bircotes the density on sites in and adjoining town centres and transport hubs should be maximised, whilst densities elsewhere within the development boundary should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset and/or the integrity of a natural asset;
 - ii. within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
 - iii. HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework, design code and density 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, provides a clear and legible hierarchy of streets, routes and 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 Standards⁴ unless it can be demonstrated that it is not viable or feasible to do so; and provides for external storage including waste disposal;
2. 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.



8.2 Shop fronts and Signage

- 8.2.1 The principal function of any shop front and associated signage is to advertise and display the goods and services provided within the building. The secondary, less obvious role is to influence or improve the overall appearance and attractiveness of the street scene, public realm and accessibility to the community. Poorly designed or positioned signs and adverts can be harmful and result in visual clutter, obstructions and even hazards.
- 8.2.2 Policy 34 ensures that this secondary role is appreciated and taken into account, ensuring that the design of shop fronts and advertisements are sympathetic to their immediate and wider surroundings. This will support Council Plan⁵ and Local Plan priorities to create vibrant town centres that people want to live and work in and visit and will also help with wider regeneration ambitions highlighted by Policy ST12.
- 8.2.3 The District's town centres, local centres and many of the village cores, have Conservation Area status and contain designated and non-designated heritage assets. In these areas, it is essential that shop fronts are sensitively designed to complement architectural details and historic features. In order to achieve this, the principles of Policy ST40 and Policy 41 will also be relevant. Further details around design will be set out in the Design Quality SPD following the adoption of the Local Plan.

organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker. The Design Quality SPD will provide further guidance on amenity.

- 9.5.5 Some types of development, such as Houses in Multiple Occupation (see Policy 31) and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

POLICY 46: Protecting Amenity

1. 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 the development and close to it. As such, proposals will be expected to:
 - a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
 - b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.
2. Proposals for development adjacent to, or in the locality of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industry and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
 - a) the ongoing use of the neighbouring site is not compromised; and
 - b) the amenity of future occupiers of the new development can be achieved in accordance with Part 1 of this policy with the ongoing normal use of the neighbouring site;
3. Where the development of a new bad neighbour business or change of use could have a significant adverse effect on residential amenity, appropriate mitigation will be required before the development can be occupied.



9.6 Contaminated and Unstable Land

- 9.6.1 The majority of vacant brownfield land in Bassetlaw is subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be polluted by heavy metals, oils and tars,

and sewerage companies, and the responsible Internal Drainage Board are essential to determine the assessment needed to support an application. Information proportionate to the nature and scale of the development and the level of concern about water quality will be required to explain how the proposed development would affect relevant water bodies in the Humber River Basin Management Plan¹⁹ and how mitigation will positively address impacts identified.

- 10.4.5 Where a significant adverse impact on water quality is identified, a more detailed Environmental Statement will be required and the proposed development will only be acceptable in relation to the Water Framework Directive¹⁶ in the circumstances set out in the Humber River Basin Management Plan¹⁹.
- 10.4.6 Policy ST51 seeks to minimise the impact of development on the quality of surface water and the Sherwood Sandstone Principle Aquifer and its ground source protection zones. A large part of the District is supplied with potable water by Severn Trent, and lies within its Nottingham Water Resource Zone. The Nottingham Water Resource Zone obtains the majority of its water from these groundwater sources. It is vital that for the sustainability of both existing and future development that these sources of water are protected.
- 10.4.7 All development within Source Protection Zone 3 of the Nottingham Water Resource Zone will therefore be expected to submit a Drainage Strategy and follow industry best practice and Environment Agency guidelines for the Principle Aquifer.
- 10.4.8 Surface water flows from areas like car parks or service yards should have appropriate pollution prevention measures built in, consistent with relevant guidance, to protect groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. In these cases, Policy ST50 should be referred to in relation to appropriate sustainable drainage systems which can improve water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly. The use of infiltration SuDS will not be supported where they are likely to have an adverse impact on drinking water supply.
- 10.4.9 Development should ensure that the quantity and quality of drinking water sources is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.

POLICY ST51: Protecting Water Quality and Management

1. In line with the objectives of the Water Framework Directive¹⁶, the quantity and quality of surface and groundwater bodies will be protected and where possible enhanced. Development adjacent to, over or in, a main river or ordinary watercourse will be supported where proposals consider opportunities to improve the river environment and water quality where possible by:

- a) actively contributing to enhancing the status of the waterbody through positive actions or ongoing projects;
 - b) naturalising watercourse channels;
 - c) improving the biodiversity and ecological connectivity of watercourses;
 - d) safeguarding and enlarging river buffers with appropriate habitat in accordance with Policy ST37; and
 - e) mitigating diffuse agricultural and urban pollution.
2. Proposals within a Source Protection Zone will need to demonstrate that the Sherwood Sandstone Principal Aquifer and its groundwater resources and groundwater quality will be protected throughout the construction and operational phase of development, by demonstrating the satisfactory resolution of all relevant identified impacts.
3. All proposals must ensure that appropriate infrastructure for water supply, sewerage and sewage treatment, is available or can be made available at the right time to meet the needs of the development. Proposals should:
- a) utilise the following drainage hierarchy:
 - i. into the ground (infiltration);
 - ii. to a surface water body;
 - iii. to a surface water sewer, highway drain, or another drainage system;
 - iv. to a combined sewer.
 - b) ensure that foul and surface water flows are separated with foul water being disposed to a public sewer or to a private self-treatment plant and that the design of the waste disposal system will be safe over the lifetime of the development.
 - c) ensure that development that discharges water into a watercourse incorporates appropriate water pollution control measures;
 - d) ensure that drainage design take into account an appropriate climate change allowance as agreed with the relevant authority(s);
 - e) ensure that infiltration based SuDS incorporate appropriate water pollution control measures;
 - f) consider use of water recycling, rainwater and storm water harvesting, wherever feasible, to reduce demand on mains water supply.



References

- ¹Council Plan, BDC, 2019
- ²UK's Sixth Carbon Budget, Department of Business, Energy and Industrial Strategy, 2021
- ³A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- ⁴Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- ⁵Draft England Tree Strategy, DEFRA, 2020
- ⁶Water Stress Area Classification – final classification, Environment Agency, 2021
- ⁷Water Resource Management 2019, Severn Trent, 2019
- ⁸UK Solar Photovoltaics Strategy Part 1, DECC, 2013
- ⁹UK Solar Photovoltaics Strategy Part 2, DECC, 2014
- ¹⁰Renewable and Low Carbon Planning Practice Guidance, www.gov.uk
- ¹¹Bassetlaw Strategic Flood Risk Assessment Level 1, JBA consulting, 2019
- ¹²Bassetlaw Strategic Flood Risk Assessment Level 2, JBA consulting, 2022
- ¹³Bassetlaw Outline Water Study, Scott Wilson, 2011

¹⁴Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2021

¹⁵The SuDS Manual, CIRIA, 2015

¹⁶Directive 2000/60/EC, European Parliament and of the Council of 23 October 2000

¹⁷River Trent Catchment Flood Management Plan, Environment Agency, 2010

¹⁸River Don Catchment Flood Management Plan, Environment Agency, 2010

¹⁹Humber River Basin Management Plan, DEFRA, 2015

walking the natural choice for all shorter journeys or as part of a longer journey by 2040⁴.

- 11.2.7 Increasing opportunities for new development to provide for more sustainable modes of travel such as by bus, walking or cycling will be identified through the use of Travel Plans and an accompanying Action Plan. National policy requires their use for schemes expected to generate significant traffic movements. A package of actions, including demand management measures, to encourage safe, healthy and sustainable travel from new developments to new or existing jobs, services and facilities will be required to reduce the demand for travel by less sustainable modes and show how sustainable travel will be made accessible at the development and their use increased. The aim is to minimise single occupancy car travel to and from a new development.
- 11.2.8 In accordance with national policy and the Nottinghamshire Local Transport Plan⁵, the Council is committed to improving accessibility to and within Bassetlaw's town centres where the majority of local services and facilities are located.
- 11.2.9 This is reinforced by Policy ST53 which highlights priorities that will help manage conflicts between pedestrians, cyclists and vehicular traffic and make improvements to the physical infrastructure within the town centres to improve safety and accessibility. These actions will be further detailed through the Worksop Central DPD, the Retford Town Centre Neighbourhood Plan, and the Harworth & Bircotes Town Centre Masterplan.

POLICY ST53: Promoting Sustainable Transport and Active Travel

- 1. Development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices will be supported. Development should, where appropriate:
 - a) assist in the improvement of transport infrastructure to help all communities in Bassetlaw have opportunities to travel without a car for everyday journeys;
 - b) provide well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists and other users in a way which would not:
 - i. compromise the free flow of traffic on the public highway, pedestrians, public transport and cycling or any other transport mode; or
 - ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
 - c) minimise additional travel demand by car through sustainable travel measures identified in a Travel Plan and associated Action Plan(s), where the securing of a Travel Plan Coordinator may be necessary to facilitate the payment of monitoring fees and to pay for the delivery of additional sustainable travel measures/initiatives if modal share targets are not achieved;
 - d) encourage forms of active travel through connection to, and extension of, existing pedestrian, cycle and equestrian routes, where practicable;

- e) respond to the transport needs for specific groups in the community, such as older people and those with disabilities; and
- f) encourage the use of flexible transport services that combine public and community transport services, ensuring that locally based approaches are delivered to meet the needs of communities.



References

- ¹Bassetlaw Transport Study, Tetra Tech, 2022
- ²Bassetlaw Infrastructure Delivery Plan, BDC, 2023
- ³Council Plan, BDC, 2019
- ⁴Cycling and Walking Investment Strategy, DFT, 2017
- ⁵Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2019

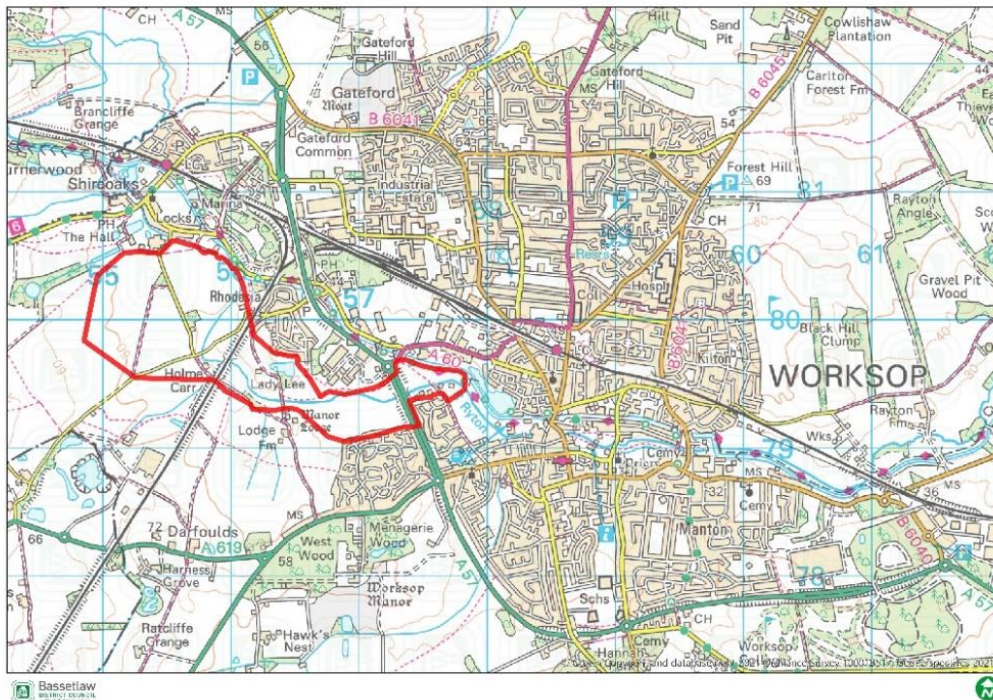


Figure 29: Land to the west of Worksop flood storage area

- 10.3.16 Informed by a more detailed strategic flood risk assessment for the DPD area more localised improvements to the river channel through Worksop Central will be identified through the Worksop Central DPD as identified by Policy ST3.
- 10.3.17 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

POLICY ST50: Flood Risk and Drainage

- 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. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
- Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

River Ryton Flood Management Impact Zone

3. All development within the River Ryton Flood Management Impact Zone, as identified on the Policies Map, will need to demonstrate through a Design and Access Statement that they will not prejudice the delivery of a future flood management scheme for the River Ryton catchment through prior agreement with the Environment Agency.

Surface Water Flood Risk

4. All development where practicable should incorporate sustainable drainage systems (SuDS) in line with national standards. These should:
 - a) be informed by the Lead Local Flood Authority, sewerage company and relevant drainage board;
 - b) have maintenance arrangements in place to ensure an acceptable standard of operation and management for the development's lifetime;
 - c) prevent surface water discharge into the sewerage system;
 - d) maximise environmental gain through: enhancing the green/blue infrastructure network, including urban greening measures, contributing to biodiversity net gain where possible, and, securing amenity benefits along with flood storage volumes;
 - e) seek to reduce runoff rates in areas at risk from surface water flooding, and that any surface water is directed to sustainable outfalls.



10.4 Protecting Water Quality

- 10.4.1 Environmental improvements are an important part of delivering growth and improving the attractiveness of the District. Surface and ground water resources are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 10.4.2 The Water Framework Directive¹⁶ is the primary legislation for matters relating to the water environment and sets out how water bodies will be managed by River Basin Districts. Its primary objectives are to achieve good ecological status in water bodies, provide protection for drinking water sources and to protect the characteristics of the European and nationally protected wildlife sites, such as Special Areas of Conservation and Sites of Special Scientific Interest (see Policy ST38).
- 10.4.3 The Humber River Basin Management Plan¹⁹ covers parts of the Idle, Torne, Lower Trent and Erewash catchment areas in the District. Most of the rivers in Bassetlaw are tributaries of larger rivers and are highly sensitive to water quality impacts. Policy ST51 will resist development that threatens water quality and will support initiatives that result in an improvement of water quality and the capacity of water to support biodiversity.
- 10.4.4 Where development is expected to have a potential impact on water quality, pre-application discussions with the Council, the Environment Agency, relevant water

and services, particularly from the rural area where current services are more limited.

- 11.1.14 The rail network is a significant public transport asset for the District. The Council will continue to work with Network Rail, Northern Rail and other stakeholders to secure improvements to the wider rail network, including from Worksop, Shireoaks and Retford stations.
- 11.1.15 Increasing opportunities for accessible and safe walking and cycling is a key priority for the Council Plan³. As well as providing walking and cycling routes to and through the strategic site allocations, local improvements, such as measures to enhance connectivity within and to the town centres and their environs, recognised by Policy ST12 will be taken where appropriate through the delivery tools for each town centre area.

Longer term transport improvements

- 11.1.16 The Local Plan identifies sizable strategic site allocations, such as site HS1: Peaks Hill Farm and HS13: Ordsall South and priority areas for regeneration, including Worksop Central (identified by Policy ST3). Their delivery will go beyond this plan period. On that basis, transport infrastructure improvements may not be fully delivered by 2038.
- 11.1.17 The National Planning Policy Framework recognises that large scale new development, as identified by the Local Plan, may be delivered over more than one plan period. Associated infrastructure requirements may not be capable of being identified fully at the outset. On that basis, this Local Plan recognises the importance of ensuring that infrastructure, in this case transport infrastructure, is appropriately phased alongside development. The Infrastructure Delivery Plan 2023² identifies the transport infrastructure required to deliver the growth identified by this Local Plan in a proportionate and timely manner.
- 11.1.18 The Local Plan acknowledges that many transport infrastructure improvements will be developer funded. Nevertheless, the Council will continue to pursue a range of funding mechanisms in order to finance infrastructure, through collaborative partnership work with the D2N2 LEP, Homes England and Nottinghamshire County Council for example. Further information on the delivery and funding of transport infrastructure is set out in the Bassetlaw Infrastructure Delivery Plan 2023².

POLICY ST52: Transport Infrastructure

1. The Council will work with Nottinghamshire County Council and other transport infrastructure partners to:
 - a) support and facilitate the delivery of measures identified in the Local Transport Plan and the Bus Service Improvement Plan for the district;
 - b) deliver the transport infrastructure which improves movement within and to Bassetlaw, including measures that help support delivery of the site allocations

- identified by this Local Plan as identified by the Bassetlaw Infrastructure Delivery Plan 2023²;
- c) ensure that the impacts of new development on the strategic and local road network, including the A57 and A1, are adequately identified through a vision statement and Improvement Plan, and are appropriately and proportionately mitigated through partnership working with the Local Highways Authority, relevant neighbouring planning and highways authorities, and National Highways;
 - d) support, in association with major development, the delivery of new or improved roads, such as a distributor road and sustainable transport improvements, linked where appropriate;
 - e) support and facilitate measures that improve the management of the strategic and local highways network including through demand management, traffic management and calming initiatives required as a result of site allocations identified by this Local Plan;
 - f) support and where appropriate, enable sustainable transport measures that improve access to/from proposed major development around Worksop, Retford and Harworth & Bircotes;
 - g) support plans for enhanced active travel connectivity within Worksop Central, Retford town centre and Harworth & Bircotes town centre and to surrounding areas;
 - h) promote through major development the delivery of a more comprehensive network of multi user transport nodes;
2. Proposals for new development which have significant transport implications that either arise from the development proposed or cumulatively with other development proposals will need to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan alongside an application. These documents will need to take into account Nottinghamshire County Council guidance and national Planning Practice, and where appropriate, the scope should be agreed with National Highways.
 3. Appropriate provision for works and/or contributions may be required towards 1a-1h of this policy to provide an adequate level of accessibility by all modes of transport and to mitigate the impacts of development upon the transport network. Consideration should be given to the cumulative impact of relevant development both in Bassetlaw and within neighbouring authorities, and how this links to planned infrastructure improvements. This should take into account the Infrastructure Delivery Plan 2023² and Local Plan Transport Assessments, which, where relevant, will inform the scoping of the Transport Assessment and Travel Plan.
 4. Where relevant, evidence obtained from a site-specific Transport Assessment or Transport Statement will inform the number and phasing of homes to be permitted on proposed development sites and will be established (and potentially conditioned) through the planning application process, in consultation with the highway authority.
 5. Proposals that prejudice the efficient and safe operation of the local and strategic highway network or future improvements to transport infrastructure identified through mechanisms within Policy ST56 and/or the Local Transport Plan, will not be supported.



POLICY ST49: Renewable Energy Generation

1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported subject to the satisfactory resolution of all relevant site specific and cumulative impacts upon:
 - a) location, setting and position in the wider landscape, resulting from its siting and scale;
 - b) natural and heritage assets and their settings;
 - c) air and water quality;
 - d) hydrology and hydrogeology;
 - e) the best and most versatile agricultural land;
 - f) existing highway capacity and highway safety;
 - g) noise, light, glare, smell, dust, emissions or flicker;
 - h) aviation and radar;
 - i) recreation and local amenity.

Proposals must take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals.

2. Proposals involving one or more wind turbines will be supported where:
 - a) the site is located within an area defined as being suitable for wind energy in a made neighbourhood plan or development plan document; and
 - b) following consultation, it can be satisfactorily demonstrated that all potential adverse planning impacts identified by affected local communities have been fully addressed, including cumulative impacts identified in Part 1 above.
3. All renewable energy development will be expected to provide details of the expected power generation based upon expected yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.
4. A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate that the site can be returned to an acceptable state, three years after cessation of operations.



10.3 Flood Risk and Drainage

- 10.3.1 Increased flooding can be a consequence of climate change. Increased flood risk can also be caused in one area by development taking place in another. Development must therefore take account of where these issues could arise, and how to mitigate them.
- 10.3.2 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. National policy 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, it should not increase flood risk elsewhere. Where appropriate, the applicant will be required to demonstrate that they have followed the sequential test or have undertaken a flood risk assessment as per national policy.

- 10.3.3 The Strategic Flood Risk Assessment (SFRA) Level 1¹¹ and Level 2¹², and the Outline Water Cycle Study¹³, together with ongoing discussions with relevant stakeholders provide guidance and a framework for the appraisal and management of risk, by classifying all land within the District into one of four Flood Zones. Additionally, they identify those areas within a higher risk from surface water flooding or areas where there could be impacts to the quality of ground water reserves.
- 10.3.4 The Level 2 Strategic Flood Risk Assessment¹² has looked at all relevant site allocations for development and assessed their impacts on fluvial flooding, surface water and drainage. This has informed Policy ST50, the requirements of relevant site allocation policies as well as sites identified through the draft Worksop Central DPD (see Policy ST3).
- 10.3.5 Although there are areas of the District that are vulnerable to fluvial flooding, in general there is no significant pressure to develop land with a high probability of flooding – Flood Zone 3a and 3b - due to the availability of land less vulnerable to flood risk elsewhere. There are a few exceptional cases, where for clear sustainability, infrastructure and regeneration reasons, land is proposed for allocation in a flood zone (see Policy ST3).
- 10.3.6 In the Worksop Central area, as set out in national policy, development in Flood Zone 3, would be expected to submit a site specific Flood Risk Assessment to identify the main flood risks to the site, including whether a development will increase flood risk downstream, and provide recommendations for mitigation. Mitigation will be secured as a condition to a planning permission.
- 10.3.7 National policy details that a Flood Risk Assessment should also demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. On that basis, the climate change projections (as detailed in Flood Risk Assessments: Climate Change Allowances 2021¹⁴) should be considered. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future. Applicants are encouraged to contact the Environment Agency for pre-application advice when sites are located in areas of high flood risk (Flood Zone 3).
- 10.3.8 Built development can lead to increased surface water run-off or sewer flooding, including those areas not affected by fluvial flooding. On that basis, Policy ST50 requires that all development (where appropriate) incorporate sustainable drainage (SuDS) in accordance with national standards; use of the SUDS Manual (c753)¹⁵ or successor at the earliest stages of the design process will ensure that SuDS are successfully integrated with the development and appropriate maintenance is identified.

- 10.3.9 Larger developments such as, sites HS1: Peaks Hill Farm, HS7: Trinity Farm and HS13: Ordsall South have the potential to generate surface water run-off impacts due to a change in local topography and water flow or storage. But their size means they are best placed to accommodate integrated water management systems that incorporate strategic SuDS to address identified impacts.
- 10.3.10 As a consequence, in these cases a Flood Risk Assessment and Surface Water Management Strategy and their management plans will be required to demonstrate that surface water run-off will be managed by an appropriate sustainable drainage system in accordance with Policy ST50 and Policy ST51.
- 10.3.11 In accordance with the Strategic Flood Risk Assessments^{11,12}, new developments should maximise opportunities to provide natural flood management, including integration with green infrastructure, urban greening measures and other mitigation as defined by Policy ST50.
- 10.3.12 The District contains the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter. It lies within the Humber River Basin District (as defined for the Water Framework Directive¹⁶), and its catchments are covered by the Trent and Don Catchment Flood Management Plans^{17,18}. These recommend that opportunities should be investigated for storage or reduced conveyance upstream of urban areas; such as locations identified where flood attenuation ponds or wetlands could be developed with associated habitat improvement; returning watercourses to a more natural state; and resisting development which may adversely affect the flood management capabilities of green/blue infrastructure.
- 10.3.13 The Council will continue to work with the Environment Agency and developers to support the priorities of these plans, such as within the River Ryton Catchment for Worksop, where the Environment Agency are currently investigating the potential for a flood management scheme to help reduce the risk of flooding within Worksop and Worksop Central. The Environment Agency have not yet published the new modelling data for the Ryton catchment, therefore the details of a flood management scheme are not able to be confirmed. However, the Environment Agency confirm that the need for enhanced channel conveyance to improve water flow and the upstream water storage to the west of Worksop should continue to be explored.
- 10.3.14 On that basis, and to facilitate a future flood management scheme, the Local Plan safeguards land through Policy ST54 between Shireoaks and Worksop for potential water storage (see Figure 29 below). This should consider all forms of flood risk including surface water run off and opportunities for green/blue infrastructure enhancement.
- 10.3.15 Additionally, Policy ST50 identifies that where development is proposed within the River Ryton Flood Management Impact Zone in Worksop Central (as defined by the Policies Map) developers should engage with the relevant authorities; including, the Environment Agency, the Lead Local Flood Authority, relevant internal drainage boards and water companies. This will ensure that a proposal does not prejudice the delivery of any required flood management schemes in the catchment in the future.

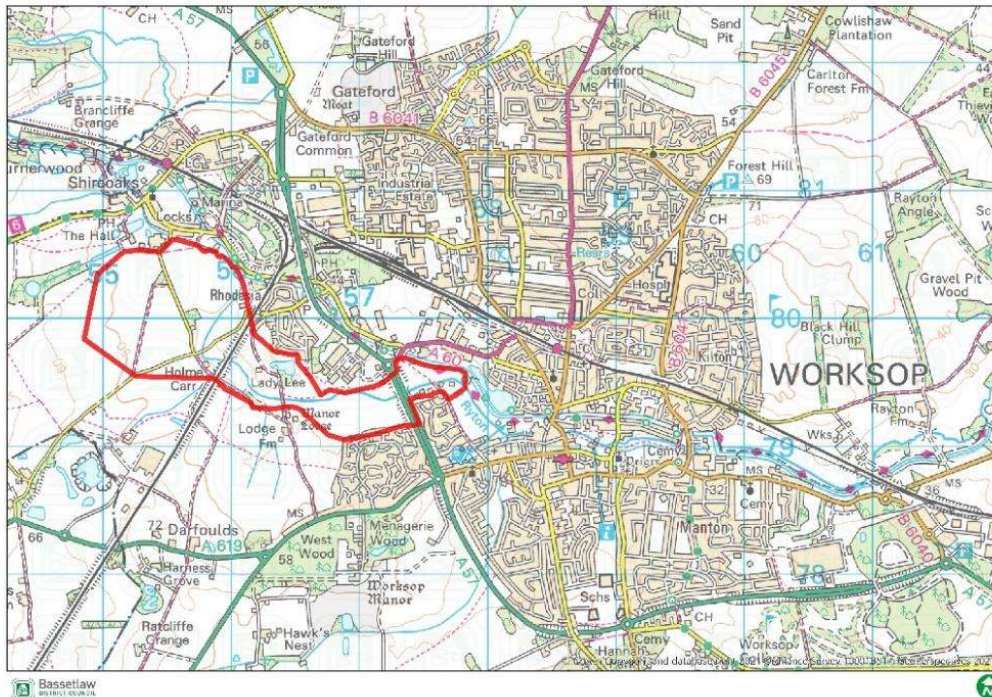


Figure 29: Land to the west of Worksop flood storage area

- 10.3.16 Informed by a more detailed strategic flood risk assessment for the DPD area more localised improvements to the river channel through Worksop Central will be identified through the Worksop Central DPD as identified by Policy ST3.
- 10.3.17 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

POLICY ST50: Flood Risk and Drainage

- 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. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
- Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

- 10.1.19 The Environment Agency advises that areas identified as ‘Serious’ in the Water Stress Area Classification 2021⁶, should be designated as ‘Areas of serious water stress’ for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). This includes the areas covered by both water supply providers, therefore Bassetlaw is an area of serious water stress. This means there is pressure on drinking water resources and implications for water quality, particularly in drought conditions. Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020.
- 10.1.20 Severn Trent Water’s Water Resource Management Plan 2019⁷ identifies that ‘measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration’.
- 10.1.21 Undoubtedly requiring water efficiency measures District wide will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.
- 10.1.22 On that basis, Policy ST48 includes the tighter optional water efficiency requirement for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.23 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings, appliances and integrated water management systems, which can help reduce water consumption. Capturing and re-using rain water and grey water (i.e. waste water generated from households from streams without faecal contamination) on-site should be considered. These measures can also secure significant benefits from non-residential development, which will be encouraged throughout the District.
- 10.1.24 Urban greening, such as tree planting, green roofs/ walls, plants for pollinators, rain gardens and sustainable drainage systems using natural or semi-natural features, are also considered as being an efficient and attractive green solution to introduce climate change adaptation in a distinctive but relatively cost effective way and will be supported.
- 10.1.25 Further details relating to implementation will be set out in the Greening Bassetlaw Supplementary Planning Document following adoption of this Local Plan.

POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation

1. All proposals, including the change of use of existing buildings and spaces, should be designed to improve resilience to the anticipated effects of climate change taking into account the design principles in the Bassetlaw Design Quality SPD and the Bassetlaw Design Code. Proposals should incorporate, where appropriate, the following measures that address issues of climate change mitigation and adaptation through:

- a) ensuring no unacceptable adverse impact on local air quality;

- b) designing layouts so that the orientation of buildings and spaces maximise opportunities for solar gain;
 - c) providing space for habitats and species to move through the landscape and for the operation of natural processes to occur;
 - d) where possible, minimising the use of natural resources over the development's lifetime, such as minerals and consumable products, by reuse or recycling of materials in construction, and by making the best use of existing buildings and infrastructure;
 - e) adapting surface materials and drainage design to reduce the risk of flooding to land, property and people as a result of more extreme rainfall in accordance with Policy ST50;
 - f) using integrated water management systems to manage runoff and provide a non-potable water supply;
 - g) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and
 - h) using urban greening methods within the design of new buildings.
2. All new non residential development of 1000sqm floorspace or more will be required to meet the BREEAM very good-excellent standards or equivalent.
 3. All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.
 4. All major development will be required to make provision for 5 trees per dwelling or per 1,000 sqm of non residential floorspace on site, or if on site provision is not practicable then an equivalent financial contribution will be sought to enable provision of new native trees and/or the protection and enhancement of ancient and veteran woodland within the District.



10.2 Renewable Energy Generation

- 10.2.1 The UK Government has committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050² in line with the Zero Carbon Strategy. Strategic planning policy can contribute towards this commitment by positively supporting forms of renewable energy developments in the District over the plan period.
- 10.2.2 The Government's National Policy Statements apply to Nationally Significant Infrastructure Projects. As such, Policy ST49 applies only to renewable and low carbon energy development of 50 megawatts or less installed capacity. Many small scale renewable technologies are now permitted development, therefore the requirements of Policy ST49 do not apply in those cases.
- 10.2.3 Renewable energy includes two forms of energy generation:

- a) low-carbon: where technologies emit low levels of carbon emissions or no net carbon emissions are created (carbon emissions created are balanced by taking the same amount out of the atmosphere e.g. through tree planting); and,
- b) zero-carbon: where technologies emit no carbon emissions.

- 10.2.4 In Bassetlaw, the preference is for zero-carbon energy generation to make a positive contribution to meeting national energy targets and to minimise the District's impact on Climate Change. Whether commercial or domestic, appropriate renewable energy developments will help contribute towards reducing the reliance on more conventional forms of energy and the use of fossil fuels facilitating an easier transition to zero carbon by 2050.
- 10.2.5 This approach will also help transition Bassetlaw from a net carbon producer (historically the District housed three coal fired power stations) to a net contributor of zero carbon and low carbon renewable energy. The green energy sector may be an appropriate part of the long term regeneration plans for the three power station sites at Marnham, Cottam (see Policy ST4) and West Burton because of each site's ability to provide direct connectivity to the national electricity grid via existing energy switching and/or transmission infrastructure. In these locations, proposals that are consistent with Policy ST9 where relevant and Policy ST49 and the wider development plan will be supported, however, this should not preclude the consideration of other uses, where consistent with other relevant policies in this Plan.
- 10.2.6 Proposals should consider a diverse mix of renewable energy technologies. This will help facilitate a secure, reliable, affordable net zero energy system that is resilient in 2050 and that is not overly reliant on any one technology.
- 10.2.7 Large scale ground mounted proposals for solar farms are capable of contributing substantially to total solar power generation nationally, and the District is currently experiencing an increase in interest for such schemes, particularly in the countryside. This has the potential for adverse impacts, so in accordance with the UK Solar Photovoltaics Strategy^{8,9}, the preference is for future expansion of solar photovoltaics to be on commercial and industrial roof-space. Nevertheless, large scale ground mounted proposals may be acceptable subject to meeting the criteria in Policy ST49.
- 10.2.8 The National Planning Policy Framework emphasises that a positive strategy should be adopted to promote energy from renewable energy sources, with policies designed to maximise the development of renewable energy and heat.
- 10.2.9 Given the national and local recognition of the need to transition to a low carbon future, the Local Plan encourages wind energy within the district's energy mix, most notably to serve local communities.
- 10.2.10 Reflecting national policy, applicants for wind energy development involving one or more turbines will be expected to demonstrate how the local community has been involved in developing proposals, that the planning impacts identified by the community have been addressed, and that the submitted scheme has their support. In the first instance, the production of Neighbourhood Plans provides a meaningful

opportunity to obtain local community support in the identification of suitable areas for wind energy as part of the Neighbourhood Plan process. The Greening Bassetlaw SPD, to be produced following adoption of this Local Plan, will also support this process.

- 10.2.11 As the number of all types of renewable energy developments across the District continues to increase, it is important that all proposals consider their impact on the affected community and neighbouring land uses. Developers should therefore demonstrate community support through an appropriate developer led pre-application consultation or through the neighbourhood planning process, where applicable. This should provide details of the community response, including that from the relevant parish/town council.

- 10.2.12 Additionally, the issue of cumulative impact will need to be carefully considered. National Planning Practice Guidance¹⁰ sets out what issues should be considered for different types of renewable energy proposals. But cumulative impacts can relate to landscape and visual amenity, bird populations and other wildlife, the historic environment or any other matter. Schemes should ensure that all of the relevant planning considerations for technologies are addressed by an assessment proportionate to the nature and scale of the proposal. This should include impacts experienced through the provision of a new renewable energy development alongside existing or proposed schemes, and/or by the extension and intensification of an existing scheme.

- 10.2.13 Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and returning the site to an acceptable state within three years of the project becoming non-operational. The details of site restoration are to be agreed with the Council prior to the development proposal being approved.

- 10.2.14 Proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Nottinghamshire County Council.

- 10.2.15 Policy ST49 requires developers to provide evidence based assessments of power generation based upon expected yield rather than installed capacity. This is to be used for monitoring purposes only and is considered necessary to enable the Council to have a robust understanding of the district's contribution towards national zero carbon targets some of which will come from small scale projects. Further details are found in the Local Plan's monitoring framework.

- 10.2.16 More detailed guidance relating to the provision of renewable energy or local carbon technology development will be set out in the Greening Bassetlaw Supplementary Planning Document following the adoption of the Local Plan.

ELKESLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2015 - 2028



Adopted November 2015
ELKESLEY PARISH COUNCIL

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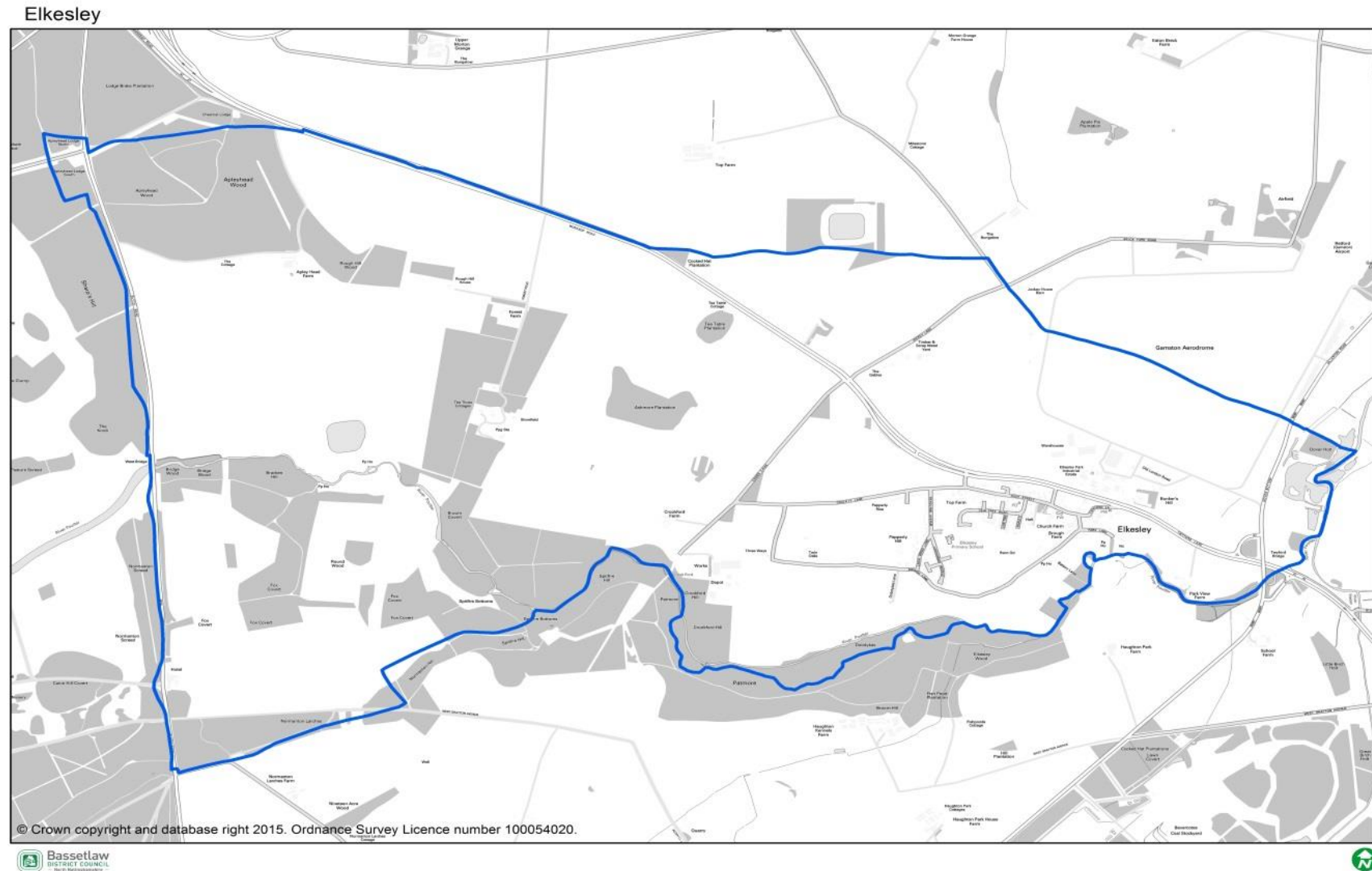
1 Introduction

What is the Elkesley Neighbourhood Plan?

- 1.1 This Neighbourhood Development Plan has been prepared by and for the local people of Elkesley Parish. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in **Figure 1** below was designated as a Neighbourhood Plan area and Elkesley Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in July 2012.
- 1.2 This Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Elkesley Parish Council has prepared this land use plan that will shape future growth across the parish. The Parish Council has assessed the development required to enable the village to remain sustainable serving current and future residents. When it has been made by Bassetlaw District Council (following rigorous consultation and a local referendum) the policies will be used in assessing planning applications in the Neighbourhood Plan area.
- 1.3 The document has been prepared by the Elkesley Neighbourhood Plan Steering Group. Membership includes local residents and local councillors and is led by Elkesley Parish Council. The Plan runs from 2015-2028 and includes the whole of the Parish of Elkesley, shown in the map above.
- 1.4 Various Public Consultations have been held to gain an understanding of the views of residents, businesses and key agencies that operate within Elkesley (see web site <http://elkesleyneighbourhoodplan.weebly.com/> for the full reports).
- 1.5 In addition an Affordable Housing Survey has been undertaken for the Plan area to substantiate the policies where no local evidence was available. All the key statistics referred to in this Plan are pulled together in the document About Elkesley that is available on the web site <http://elkesleyneighbourhoodplan.weebly.com/>.
- 1.6 The consultation feedback and the evidence from the studies have been combined and are fundamental to the formulation of the policies within this Neighbourhood Development Plan.

Elkesley Neighbourhood Development Plan

Figure 1: Designated Neighbourhood Area



Elkesley Neighbourhood Development Plan

Why are we doing a Neighbourhood Plan?

- 1.7 Elkesley is classified as a Rural Service Centre in Bassetlaw District Council's Core Strategy (2011) and development is expected to be *'of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities'*. Bassetlaw District Council's Site Allocations Development Plan Document (withdrawn 2014) proposes that 11 houses will be allocated in Elkesley up to 2028. The site proposed and the principle of residential development on it is supported by local people through this Plan. This has however been withdrawn by BDC as the evidence base used was determined to be out of date.
- 1.8 Consultation for this Neighbourhood Plan has revealed a need for specific housing types to suit the needs of local people and recognition that ***more housing, with the right planning policy context, could benefit the village***. There are two reasons for this:
- a) concern that the existing community facilities like the school, the post office and the pub will struggle to remain viable without an increase in younger families coming to the village; and
 - b) the Community Infrastructure Levy (CIL) contribution derived from new dwellings could ensure that housing growth in the Plan area brings with it ***additional benefits like environmental improvements and enhanced recreational facilities*** that enable the Community Vision in the Neighbourhood Plan to be realised.

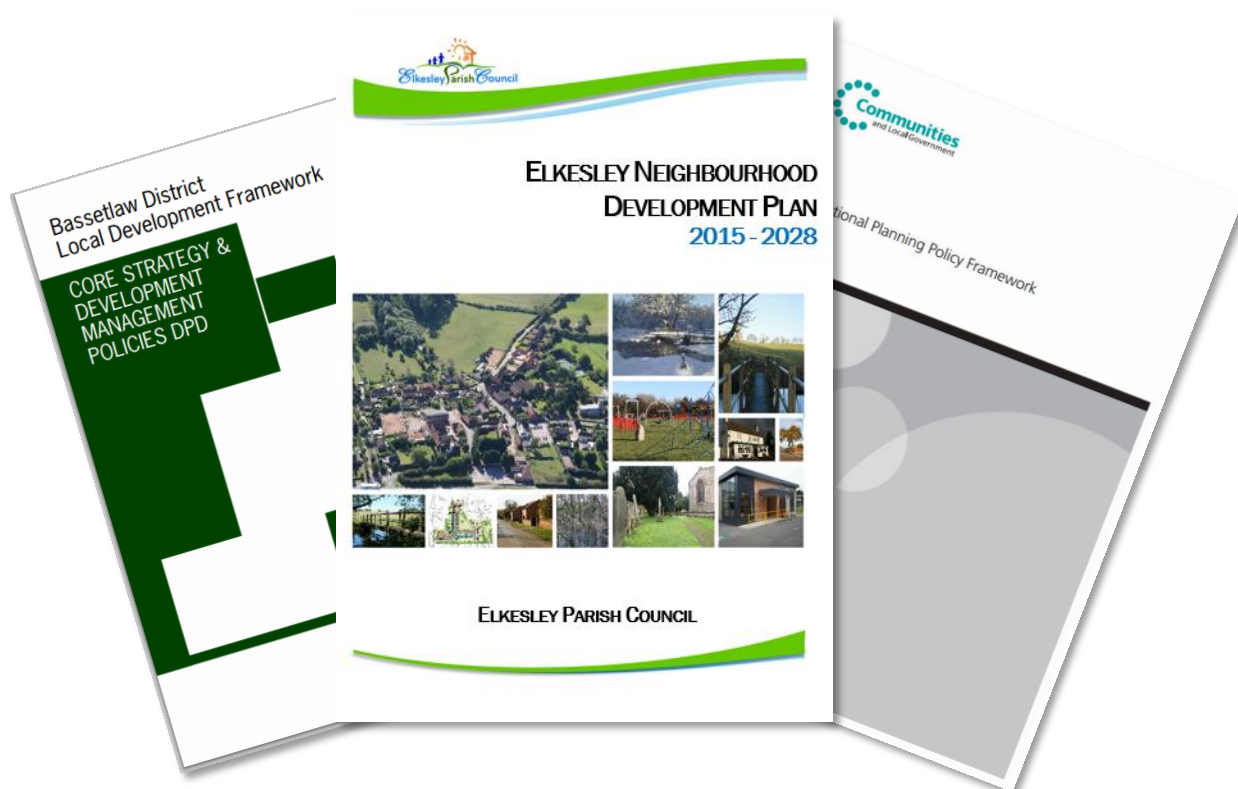
How the Neighbourhood Plan fits into the Planning System

- 1.9 Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its Adopted Core Strategy 2011-2028. Both this Neighbourhood Plan and Bassetlaw's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF).
- 1.10 A map showing the extent of the development boundary is listed at **Appendix A**. This Neighbourhood Plan does not propose any development outside this boundary except in accordance with Policy 6 (Yew Tree Road) and Policy 11 (Extension of non-vehicular routes).
- 1.11 Elkesley Parish Council has worked collaboratively with Bassetlaw District Council and the policies in the Elkesley Neighbourhood Plan are in general conformity with higher level planning policies to ensure it meets Schedule 4B of the Town and Country Planning Act 1990.
- 1.12 Having done the statutory six week consultation period, which was run for 8 weeks over the Christmas period the Elkesley Neighbourhood Development Plan will be publicised for a further six weeks by Bassetlaw District Council, in accordance with the Neighbourhood Plan Regulations 2012. After this the Plan will be a consideration in the determination of any planning applications within the Parish.
- 1.13 After the examination (by an independent examiner) and a successful local referendum, this Plan will form part of the statutory development plan and will carry significant weight

Elkesley Neighbourhood Development Plan

in the determination of planning applications along with the policies in Bassetlaw District Council's 2011-2028 Core Strategy and the National Planning Policy Framework.

- 1.14 The Elkesley Neighbourhood Development Plan should be read as a whole and in conjunction with national policies and with Bassetlaw District Council's planning policies.



2 Consultation

- 2.1 The successful production of a Neighbourhood Development Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people in terms of their ages and where they live across the Plan area.
- 2.2 Approximately 400 people have attended workshops, drop in consultations or replied to questionnaires. Whilst there will have been some duplication in those people participating in the range of consultation sessions, this still shows significant engagement in a population of 822 people.
- 2.3 In addition a questionnaire was sent to every household so everyone has had the opportunity to comment on the emerging Plan, 136 responses were received. This questionnaire and the results can be found in the supporting document 'Consultation Summary'.¹
- 2.4 Feedback from all the other consultation events undertaken have been collated and summarised in the Consultation Summary. They both provide a full analysis on the format and feedback from the consultation prior to the Plan being written. These reports can be found on the neighbourhood plan web site:
- <http://elkesleyneighbourhoodplan.weebly.com>
- 2.5 The Draft Neighbourhood Plan was consulted on between the 24th November 2014 until the 18th January 2015. This 8 week time frame was selected for the consultation period rather than the statutory 6 weeks to allow extra time to cover the Christmas period, ensuring everyone had an opportunity to comment on the Draft Plan. The document itself was available to view on the Neighbourhood Plan website and a link to this was emailed to a list of consultees, local residents were also made aware of the consultation period through a newsletter delivered to all households.
- 2.6 Paper copies, for reference, were also made available in the foyer at the Memorial Hall and other locations around the village for residents to view and these were identified in the newsletter that was sent to all households.
- 2.7 Responses received were recorded by the Steering Group and considered, the Plan was then amended where necessary to reflect these comments. A list of these comments received and how they were considered are available to view in the 'Consultation Statement' document, also available on the Neighbourhood Plan website.

¹ The Consultation Summary can be found on the Elkesley Neighbourhood Plan web site at <http://elkesleyneighbourhoodplan.weebly.com/>

3 Introduction to Elkesley

Location

- 3.1 The Parish of Elkesley is located in the south of Bassetlaw District in close proximity to its two most prominent urban centres of Worksop (8 miles to the north-west) and Retford (6 miles to the north). The A1 dissects the Parish running diagonally from the north-west to the south-east. Whilst the A1 provides residents with excellent access to the wider area, the access roads linking the village to the A1 are dangerous. The Highways Agency are upgrading this section of the A1 with works due to be completed in mid-2015.
- 3.2 The village of Elkesley is situated to the south of the A1 and north of Elkesley Wood. The River Poulter runs through the Plan area and there are 5 Local Wildlife Sites wholly or partially in the Plan area. The old part of the village follows a linear pattern along an old coach road now known as the High Street.
- 3.3 To the north of the A1 and partly within the Parish is a small private airport known as Retford/Gamston Airport and Elkesley Park Industrial Estate. The industrial estate consists of warehousing and distribution units. Robin Hood Way, a way marked long distance footpath from Nottingham Castle to Edwinstowe, also runs through the south of the village.

Historical Development

- 3.4 The area is believed to have been settled for around 1600 years, however the earliest recorded mention of the village is in the Domesday Book where the settlement of Elchesleie / leig / lie is mentioned. The use of the village and the surrounding area is to this day predominantly agricultural, with the initial landowner of the area being Roger de Busli who was rewarded for his role in the invasion of 1066 with substantial lands covering South Yorkshire and Nottinghamshire. The medieval church dates from the 13th Century. In 1832 Elkesley contained 73 houses with 377 inhabitants. These figures change little throughout the 19th century.
- 3.5 The Second World War resulted in the development of Gamston Airfield as an RAF training base for pilots involved in bombing exercises. At the end of the war, this was converted into a private airfield and an Industrial Estate.
- 3.6 In the latter part of the 20th Century the village was extended by two developments. Headland Avenue and Lawnwood Avenue, to the west, were built between 1950 and 1970 for the colliery workers of Bevercoates Pit (which closed in 1993). The Yew Tree Road estate, whose boundary adjoins parts of the old village, was built in the 1970's and further developed in the 1990's.
- 3.7 For more detail on the history of the parish please refer to the supporting document 'About Elkesley'.²

² Understanding Elkesley is found on the Neighbourhood Plan web site <http://elkesleyneighbourhoodplan.weebly.com/>

Elkesley Neighbourhood Development Plan

Elkesley Today

- 3.8 **Table 1** provides some key statistics for the Parish of Elkesley taken from the supporting document ‘About Elkesley’.

Table 1: Key Statistics³

Elkesley Today: Key Statistics				
Demographics	Elkesley		Bassetlaw District	
Total Population	822		112,863	
Population aged 14 and under	19.3% (159)		16.6% (18,747)	
Population aged 15 – 64	63.5% (522)		61.2% (67,154)	
Population aged 65 +	17.2% (141)		22.2% (20,942)	
Health	Very Good/Good 76.5%	Bad/Very Bad 6.1%	Very Good/Good 77.5%	Bad/Very Bad 6.7%
Housing	Elkesley			
Total No of Dwellings	340			
Housing Tenure	Owned Outright 35.9%	Owned with Mortgage/loan 35.6%	Socially Rented 14.7%	Private Rented 11.2%
Housing Type	Detached 35.3%	Semi-detached 54.7%		Terraced 9.1%
Housing Size	2 and under bedrooms 20.3%	3 bedrooms 53.5%		4+ bedrooms 18.8%
Employment	Elkesley		Bassetlaw District	
All Residents aged 16-74	595		83,305	
Economically Active (16-74)	67.6%		67.9%	
Unemployed (16-74)	3.5%		4%	
Other Information	Elkesley			
Car/Van Availability	No Access 12.6%	1 Car/Van 45%	2 Car/Van 32%	3 + Car/Van 10.3%

³ Data obtained from the 2011 Census available at ‘<https://neighbourhood.statistics.gov.uk/>’

4 Key Issues

- 4.1 The key issues that were raised in the initial consultation and in discussion with the Steering Group are set out below:

Table 2: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Ageing population – what will an increasing proportion of the population need in terms of housing, what will the impact be on community cohesion over the next 15 years?	The Neighbourhood Plan enables greater community influence to require specific housing types (based on local evidence of need) so that housing for older people can be provided which in turn will release some of the family housing for families.
Site Allocations Development Plan Document (now withdrawn) limited growth to 11 dwellings means there is a limited opportunity to attract younger families or to provide for the needs of older people.	The bottom up process engaged the community more effectively and local people could see that more development could be acceptable if the community could have a say in the policy, particularly in relation to density, design and housing type.
Viability of the existing community facilities – what are the implications for the primary school, pub and shop of an ageing population?	The Neighbourhood Plan can lever in more investment to deliver environmental and other improvements as outlined in the Plan.
Limited local employment opportunities means that local residents face long commutes or have to move out of the area.	The Neighbourhood Plan can support the provision of employment opportunities in the Parish by allocating land for employment uses.



Elkesley Primary School

5 Community Vision

- 5.1 The Community Vision was prepared following consultation with local people during 2013. The Community Vision focuses on how local people would like the area to be in 2028; it is a shared vision created using the views of local residents.

Community Vision

Elkesley Parish will develop and thrive, while retaining its rural character, creating a sustainable community, through the provision of a mix of housing types, local employment opportunities and the protection and enhancement of important community facilities and environmental assets. Elkesley Parish will become an area that is attractive for people to live, work and visit, for current and future generations.

6 Community Objectives

- 6.1 The Community's Neighbourhood Planning Objectives are more focussed, covering different themes that local residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the village can grow sustainably. The objectives reflect the key issues for the community and the changes the local community want to see to ensure Elkesley continues to thrive as a Rural Service Centre.

Community Objectives

Community Objective 1: Community Facilities: To promote a level of growth that will be sufficient to maintain and increase (where viable) the range of local services that enable Elkesley Parish to thrive.

Community Objective 2: Housing: To provide a mix of high quality housing that reflects the types and housing tenures that are required by the local community.

Community Objective 3: Employment: To provide local employment opportunities and support economic growth and development in the area, in sustainable locations.

Community Objective 4: Environment: To protect, enhance and (where possible) extend open spaces, wildlife habitats and non-vehicular routes through and out of the Plan area.

Local Infrastructure Projects

- 6.2 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in full in **Appendix B**.
- 6.3 More details of these projects can be found on the official Parish web site at <http://www.elkesleyvillage.org.uk/>
- 6.4 Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it significant additional investment in the local community⁴. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

7 Neighbourhood Development Plan Policies

- 7.1 The Neighbourhood Plan Policies will be used to aid the delivery of development in Elkesley up to 2028. They are formulated based on the objectives and vision and will contribute to the delivery of the growth requirements in Bassetlaw District Council's Core Strategy. If the District wide policy position changes before 2028 it is the expectation of this community that as the proposals in this Plan meet local need and are locally supported, additional site allocations within the village are not necessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where this is the case it is likely that this Neighbourhood Plan will be reviewed to allow a comprehensive review of this altered District position.
- 7.2 When development is proposed within Elkesley, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in BDC Core Strategy.

⁴ Unless the development is exempt in accordance with the regulations for example Self Build.

8 The Need for Sustainable Development in Elkesley

Justification

- 8.1 Policy CS8 in Bassetlaw District Council's Core Strategy applies to Elkesley. It requires that up to 10% of the Districts' housing requirement will be delivered in the 21 Rural Service Centres. In the withdrawn Site Allocations Development Plan document the District Council proposed a site allocation at Yew Tree Road in Elkesley to accommodate 11 dwellings.
- 8.2 As there have been 12 dwellings constructed between 2003 and 2014, if only those dwellings promoted in the withdrawn Site Allocations Development Plan Document were built, this would equate to a total of 23 dwellings being constructed between 2003 and 2028.
- 8.3 Local people have previously been opposed to further development in the village because the design of schemes proposed have been incongruous with their wider setting. People feared that new development would diminish the quality of the built environment in Elkesley rather than enhance it.
- 8.4 It is significant that although the District Council's proposals for 11 dwellings was based on consultation with the local community, the Neighbourhood Plan process has allowed people to discuss and understand more fully the implications of such a limited allocation; the viability of the existing community facilities and the impact on social cohesion of a village that does not offer a variety of houses for families to move in to or for those wishing to down size.
- 8.5 Consultation showed that the provision of housing in Elkesley over the next 14 years is a significant issue for local residents. ***Local people want more housing in the Parish than is proposed by Bassetlaw District Council so long as it is brought forward as part of the Neighbourhood Plan process where they can influence the policy context.***
- 8.6 In addition to housing development on allocated site(s) there may be infill sites that become available that by their nature cannot be identified at this time. It is important that such infill development does not spoil the rural character of much of the village. Policy 6 deals with this issue specifically.

Elkesley Neighbourhood Development Plan

Community Comments

8.7 The Resident's Survey⁵ (January 2014) asked several questions relating to housing development in the Plan area. 136 responses were received, 40% of the households. These findings were in line with the feedback from all other consultation events⁶. The survey provided the following results:

- 65% of responses are in support of more housing being developed in the village of Elkesley, of whom 88% are in favour of building more than 11 properties.
- For detached and semi-detached properties, the preference is for larger 3-4+ bed units, for bungalows the preference is for 2 bedroom units
- High density development especially in the form of 3 storey town houses is not in keeping with the rural character
- Throughout the consultation process Yew Tree Road was identified by the majority of respondents as the preferred development site.

Sustainable Development Principles

8.8 Elkesley has access to all the attributes that can contribute to creating a sustainable settlement as defined in the National Planning Policy Framework although the implications of an ageing population means its social attributes are under threat:

- *Economic* - Access to the A1 and the presence of an industrial park means the Plan area could offer more employment opportunities as well as being a good residential location for people working in Doncaster, Sheffield, Worksop or Retford.
- *Environmental* – Elkesley is an attractive village, with an historic centre surrounded by open countryside with easy access to regional attractions like Clumber Park, Robin Hood Way and National Cycle Route 6 (that runs from Watford to Windermere).
- *Social* - The school is desperate for more pupils; it has one empty class room and it did not achieve its intake quota of 15 pupils in 2014. There is also concern about the commercial viability of the shop and pub and the post office only opens two afternoons a week. The existing range of housing will not meet the needs of an ageing population or provide dwellings suitable as starter homes.

8.9 To ensure Elkesley remains a sustainable community over the next 14 years there is a requirement to ensure that there is:

- Sufficient growth to support these local services; and
- Sufficient choice of housing to meet the needs of the local community.

⁵ Available at <http://elkesleyneighbourhoodplan.weebly.com/>

⁶ See Elkesley Consultation Summary

Elkesley Neighbourhood Development Plan

- 8.10 When commenting on development proposals Elkesley Parish Council will take a positive approach that reflects the presumption in favour of sustainable development in accordance with the National Planning Policy Framework. The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.
- 8.11 The Sustainable Development Policy below provides a positive framework for decision making on planning applications as is required in the National Planning Policy Framework. Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aim and vision outlined above. Policy 1 is overarching and is intended to sit alongside the topic specific policies detailed later on.

Policy 1: Sustainable Development

1. The Elkesley Neighbourhood Development Plan will take a positive approach to development where this brings forward a balance of housing, employment, retail and community development to ensure Elkesley remains an attractive and vibrant place. All development over the Plan period will maximise the environmental assets in and around Elkesley, improving access to the countryside and open spaces for residents and visitors where applicable.
2. Development will be supported where it can be shown that such proposals would support the continued viability of Elkesley by meeting at least one of these criterion:
 - a. new homes of a size, type and tenure to meet local requirements; or
 - b. affordable housing of size and tenure to meet the objectively assessed, local housing needs of the parish; or
 - c. infrastructure associated with leisure, recreational pursuits and social and community activities within the parish; or
 - d. new and expanded business premises including small scale business premises within Elkesley Park Industrial Estate
3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Development Plan and shall be located to ensure that the development does not significantly and adversely affect the
 - a. amenity of nearby residents; and
 - b. character and appearance of that part of the village in which it is located; and
 - c. social, built, historic, cultural and natural assets of the parish.

9 Housing

Residential Design

Justification

- 9.1 The consultation feedback reveals clearly that local people expect design of all new development to be of a high standard that complements the existing vernacular style.
- 9.2 Previous development of the village has been in three distinct locations and this has made Elkesley feel disjointed. The proposed development site off Yew Tree Road fills in the gap between the two newer estates. Policy 7 deals specifically with the Yew Tree Road site, but the design principles detailed below and Policy 2 are expected to apply across the village.
- 9.3 The three parts of the village are shown in **Figure 2** on the following page.

Historic Core (Zone 1)

- 9.4 This part of the village is characterised by large narrow plots laid out perpendicular to the road, most notably along the High Street but also with some on Park Lane. These are typical of a settlement established in the medieval period. The plots follow a regular pattern consisting mostly of farm buildings or cottages constructed in the late - 18th and 19th century. The majority of plots contain the farmhouse or cottage towards the road frontage, with agricultural buildings sited behind.
- 9.5 This local style includes red brick with tile roofs and front gardens that set the building line back from the road.

Headland Avenue & Lawnwood Avenue (Zone 2)

- 9.6 Houses in Zone 2 date from the 1950's with the oldest houses fronting Coal Pit Lane. The layout is linear running southwards with Headland Avenue becoming Lawnwood Lane providing direct access out to Brough Lane. Headland Avenue forks becoming Lawnwood Avenue which is a cul-de-sac. The layout and housing design is typical of mid-20th century development across the country. The properties are two storeys, front facing on generous plots and made of red bricks with tiled roofs. The Nursery & Primary School is also located in this part of the village.

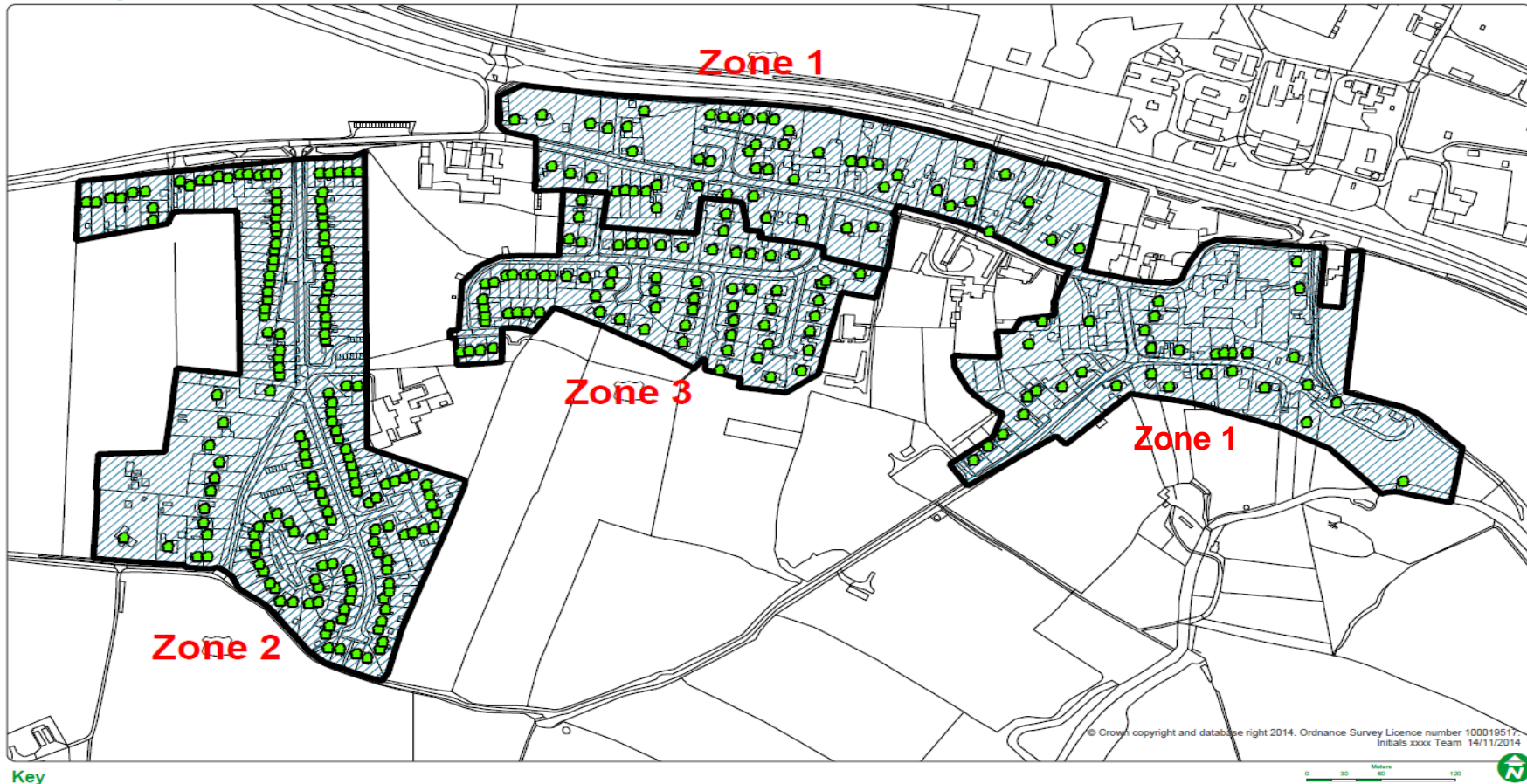
Yew Tree Road (Zone 3)

- 9.7 These houses are of 1970's construction with a cul-de-sac layout. The dwellings are a mixture of bungalows and two storey houses and are made of red brick with tiled roofs, some additional development occurred in the 1990's providing affordable housing.

Elkesley Neighbourhood Development Plan

Figure 2: Elkesley Village Design Areas

Bassetlaw District Council
Elkesley



Key

Zone	Residential	HA	Housing Density per Ha
1	99	10.120188	9.782420967
2	167	8.060962	20.71728449
3	73	3.626686	20.12855807

- 9.8 Census data suggests that 43% of households have 2 or more cars⁷ and as a result of this there are areas in the village where off street parking is an issue. The historic nature of Zone 1 means that dwellings were not designed to accommodate cars. This is particularly an issue on Park Lane where the road is also quite narrow. The difficulty with on street parking is exacerbated along Headland Avenue and Lawnwood Avenue. These houses were designed to accommodate one car off road so there are particular problems where residents park additional cars on the road. This frequently means buses cannot easily drive along both Headland Avenue and Lawnwood Avenue and this could also impede emergency service vehicles.
- 9.9 It is important that future development in the village recognises its rural location and the likelihood that there will be more than one car per household. Plot sizes should accommodate a minimum of two cars, where possible on driveways.
- 9.10 Building for Life 12 is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 9.11 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document 'Successful Places a Guide to Sustainable Housing Layout and Design' which embraces Building for Life 12. This document is intended to provide a tool kit for
1. communities helping them articulate their aspirations in terms of good design and
 2. developers to assist them in producing planning applications to the best design standards.
- 9.12 The Supplementary Planning Document also endorses the use of BFL 12 as a '*national standard for well-designed homes and neighbourhoods and is about creating good places to live.*'

Policy 2: Design

1. Where applicable, new development will only be supported where it demonstrates:
 - a. layouts that maximise opportunities to integrate development in with the existing settlement through creating new connections and improving existing ones to and from new development; and
 - b. consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used; and
 - c. designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole
2. Where practicable plot sizes should be large enough to accommodate a minimum of 2 off street parking spaces.

⁷ Data obtained from the 2011 Census available at '<https://neighbourhood.statistics.gov.uk/>'

Elkesley Neighbourhood Development Plan

Housing Mix and Type

Justification

- 9.13 There have been consultation sessions, a questionnaire and one specific event to allow people to consider what type of housing and how much would be acceptable. These discussions were informed by analysis of the current housing market in Elkesley⁸.

Table 5: Key Housing Facts

Key Housing Facts			
Total No of Dwellings	340		
Housing Tenure	Owned Outright 35.9%	Owned with Mortgage/loan 35.6%	Socially Rented 14.7%
Housing Type	Detached 35.3%	Semi-detached 54.7%	Terraced 9.1%
Housing Size	2 bedrooms and under 20.3% ⁹	3 bedrooms 53.5%	4+ bedrooms 18.8%

- 9.14 The importance of providing a ‘mix of housing based on current and future demographic trends’ is emphasised in the National Planning Policy Framework (NPPF) paragraph 50. The 2014 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that up to 2031 the proportion of older households will increase from 25% to 38%. The SHMA states that ‘this may create significant demand for specialist accommodation’ The SHMA identifies a likely need ‘to support demand for bungalows and could potentially support some increase in the need for affordable housing. Based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.’
- 9.15 This supports Policy 3 of the Neighbourhood Plan which focuses on providing additional market and affordable housing of a smaller size, particularly 2 bedroom properties.
- 9.16 Bassetlaw District Council’s 2011- 2028 Core Strategy also requires housing proposals to show how they meet local need (in conjunction with meeting the District Council’s housing target).
- 9.17 The demographic statistics in Table 2 shows that Elkesley has an ageing population. Consultation feedback revealed that there will be demand for smaller housing suitable for older people. Given that on average there are already fewer 2 bedroom houses in Elkesley than across the District or regionally, the evidence would support a policy that encouraged smaller housing in particular.

⁸ See more details in the Area Profile

⁹ The % of 2 bedroom houses in Elkesley is 3% less than the district average and 6.5% less than the regional average based on Census 2011 data.

Elkesley Neighbourhood Development Plan

- 9.18 Elkesley Parish Council commissioned a Housing Needs Survey¹⁰ to ascertain the demand for various housing types. The Survey also supports this approach as it identified a need to *'improve the supply of market level retirement properties'*.
- 9.19 The provision of 2 bedroom bungalows would meet local need and would be particularly supported as it would enable local people to stay within their community when they wish to downsize and will, in turn, free up the larger housing more suitable for families.

Policy 3: Housing Mix & Type

1. New housing development should provide a mix of dwelling types and sizes to meet the needs of local people based on the most up to date evidence including the key findings of the most recent Elkesley Housing Needs Survey.

Affordable Housing

Justification

- 9.20 In terms of affordability the Housing Needs Survey notes that *'Within Bassetlaw... there is a marked difference between the house prices in the urban and the rural areas. Recent house prices in the rural villages show the minimum price to purchase a 2 bedrooomed house was about £150,000 and there were very few properties for sale at this 'lower end of the market'. In reality a first time buyer would need an income of around £45,000 per year to buy a property in a rural village. More than 70% of households in these villages are earning less than £45,000 per annum – most households earn between £20,000 and £30,000.'*
- 9.21 The average asking price for a house in Elkesley in 2014 was £190,000.¹¹
- 9.22 The evidence shows that there are fewer first time buyer homes than the District or regional average in the first place and that they will be out of the price range of some local people. It is clear that some affordable housing should be provided as part of the development. Presently Bassetlaw District Council's Core Strategy requires 25% of all housing developments in Elkesley to be affordable. Development on the Yew Tree Road Site in accordance with the policies in this Neighbourhood Plan should deliver approximately 7-8 affordable dwellings (based on 30 new homes, only 2- 3 would have been provided as part of the District allocation of 11).
- 9.23 According to Elkesley's Housing Needs Survey at least three affordable houses are required in the Plan area to rent, one two bedroom and two three bedroom units.

¹⁰Available at <http://elkesleyneighbourhoodplan.weebly.com/>

¹¹ See Understanding Elkesley

Elkesley Neighbourhood Development Plan

- 9.24 As the community are supporting the provision of more market housing on the basis that it will provide additional benefits to the village, Policy 4 requires that those affordable housing units be allocated based on a local connection criteria.
- 9.25 This Plan supports Bassetlaw District Council's approach that requires all development of affordable housing on market sites or exception sites to ensure it is allocated based on specific local connection criteria as part of the S106 agreement in securing the planning permission.
- 9.26 Rural exception sites are sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints.
- 9.27 In summary the local connection criteria prioritizes as follows:
- people who were born in Elkesley and have lived there for 5 years or more
 - people who have lived in the area for 5 years or more
 - people who used to live in Elkesley but moved away due to lack of affordable housing
 - people permanently employed in the parish for 5 years or more
- 9.28 The local connection criteria will be based on the most up to date evidence of local need and be formalised within a legal agreement.

Policy 4: Allocation of Affordable Housing

1. All new affordable housing on market sites or rural exceptions sites in Elkesley will be allocated based on a local connection criteria hierarchy, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. The terms for priority of selection will be based on the most up to date evidence of local need and to be included in a legal agreement:

Infill Development

Justification

- 9.29 It is possible that, over the Plan period, sites within the village will come forward for redevelopment. Such schemes are still required to meet the design standards set out in Policy 2. Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be in the centre of the village close to village amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.
- 9.30 As Elkesley is a small rural village, development on infill plots is still expected to respect the surrounding densities and the design character. This is in accordance with Policy DM4Bi of the Core Strategy.
- 9.31 A small restrictive gap should be comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwellings should be of a similar size, scale and massing to those in the area with amenity circulation space comparable to adjoining properties

Policy 5: Infill Development

1. Applications for residential developments on infill and redevelopment sites will only be supported subject to proposals being of a high quality design and meeting all relevant requirements set out in other policies in this Plan and where such development meet all the following criteria:
 - a. fills a small restricted gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings ; and
 - b. does not reduce the privacy or amenity of adjoining properties or is in keeping with the character of the area particularly in relation to historic development patterns and building plot size; and
 - c. does not reduce the privacy or amenity of adjoining properties
2. Where the scheme is for one dwelling the proposal must be in keeping with its wider surroundings in relation to the historic development patterns or building/plot sizes.

Allocation of Land at Yew Tree Road

Justification

- 9.32 The principle of development on the Yew Tree Road site was already established in March 2014 as part of the District Council's consultation on its Site Allocations Development Plan Document. In July 2014 at a Neighbourhood Plan consultation event discussion went further; to seek the views on how many dwellings would be acceptable on this site. The landowner was involved in the consultation and prepared an indicative site layout to enable people to consider fully the implications of the proposal.
- 9.33 81% of attendees at the Yew Tree Road consultation in July 2014 supported the development of approximately 30 new houses on the Yew Tree Road site to meet current and future needs so long as:
- The houses are in keeping with local character and design, to complement the existing housing stock;
 - There are no three storey houses; these are not in character;
 - They provide housing of a type that is needed in the area, particularly properties suitable for downsizing and first time buyers, as well as larger family homes;
 - Development is located on the Yew Tree Road Site, with access off Coal Pit Lane with no vehicular connection to Yew Tree Road;
 - As part of the agreement there is a new community green space created to connect the historic and more recent additions in the village¹²; and
 - The village has grown in three separate parts with the 20th century development designed with very little reference to its setting in relation to the historic core of the village or the countryside. The design and layout of development on Yew Tree Road needs to show how it can pull the village together.
- 9.34 The consultation confirmed support for the Neighbourhood Plan to allocate 1.85 hectares of land off Yew Tree Road for the development of 30 houses. (The southern end of this land was the proposed site in for 11 dwellings in Bassetlaw District Council's Draft Site Allocations Development Plan document.) An indicative masterplan was produced for this showing the intended access, village green, retail unit as well as the site layout. This masterplan is shown in **Figure 2** on the following page.
- 9.35 Development must also include the provision of a Village Green, creating a focal point for the village. More information on the need for an additional open space is discussed in the section on the Environment.
- 9.36 This site is shown on **Figure 3** on Page 26.

¹² See Elkesley Residents' Survey Analysis January 2014 and Elkesley Consultation at <http://elkesleyneighbourhoodplan.weebly.com/>

Figure 2: Masterplan for Yew Tree Road Site



Policy 6: Yew Tree Road Site

1. The site identified in Figure 3 is allocated for in the region of 30 dwellings and development proposals will only be supported where all the following criteria are met:
 - a. the provision of public open space to be used as a 'Village Green' with a minimum size of 0.37 hectares¹³; and
 - b. the open space should be suitably located on the site where it can be accessed easily on foot by the whole village; and
 - c. a new single vehicular access point to the site off Coal Pit Lane; and
 - d. the existing hedges and trees along the boundary to be retained where possible; and
 - e. a comprehensive landscape scheme is submitted to show how the privacy of dwellings on Headland Avenue and Yew Tree Road will be protected; and
 - f. a footpath will be provided that links Headland Avenue with Cedar Tree View.
2. In addition to residential development, proposals should include the provision of some B1, A1, A2 or A3, and A5¹⁴ units unless it can be proven in an open book viability assessment that this requirement renders the development of the site unviable.¹⁵



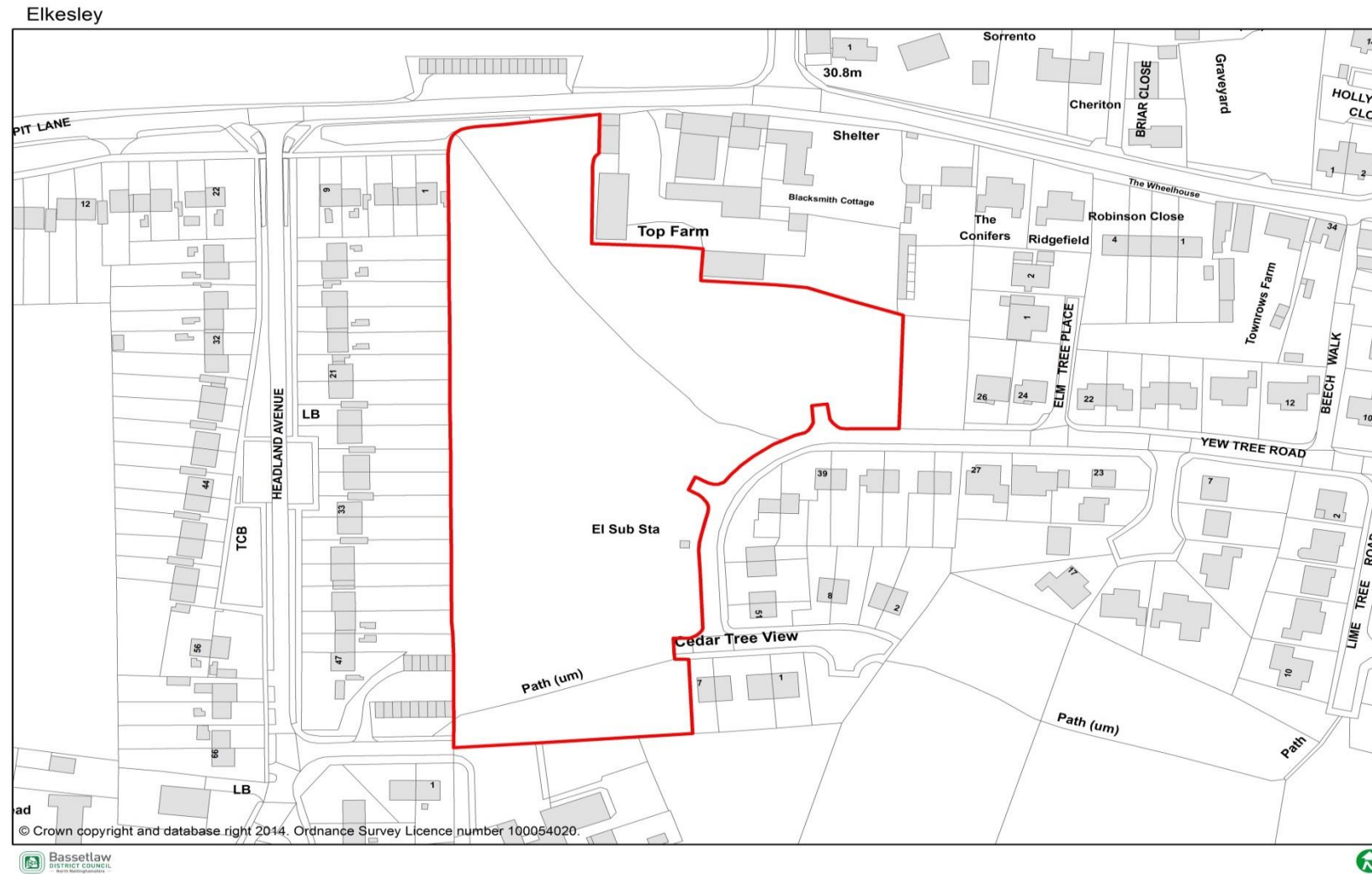
¹³ In accordance with Open Space Study 2010 and discussed in the environment section of this Plan

¹⁴ Use Classes Order 1987(as amended) and the General Permitted Development Order 1995 (as amended) B1:light industry, A1: retail, A2: financial services, A3: cafes for more details: and A5 hot food take away

¹⁵

Elkesley Neighbourhood Development Plan

Figure 3: Allocated Site



Elkesley Neighbourhood Development Plan



Example of high quality village green development



10 Employment

Elkesley Park Industrial Estate

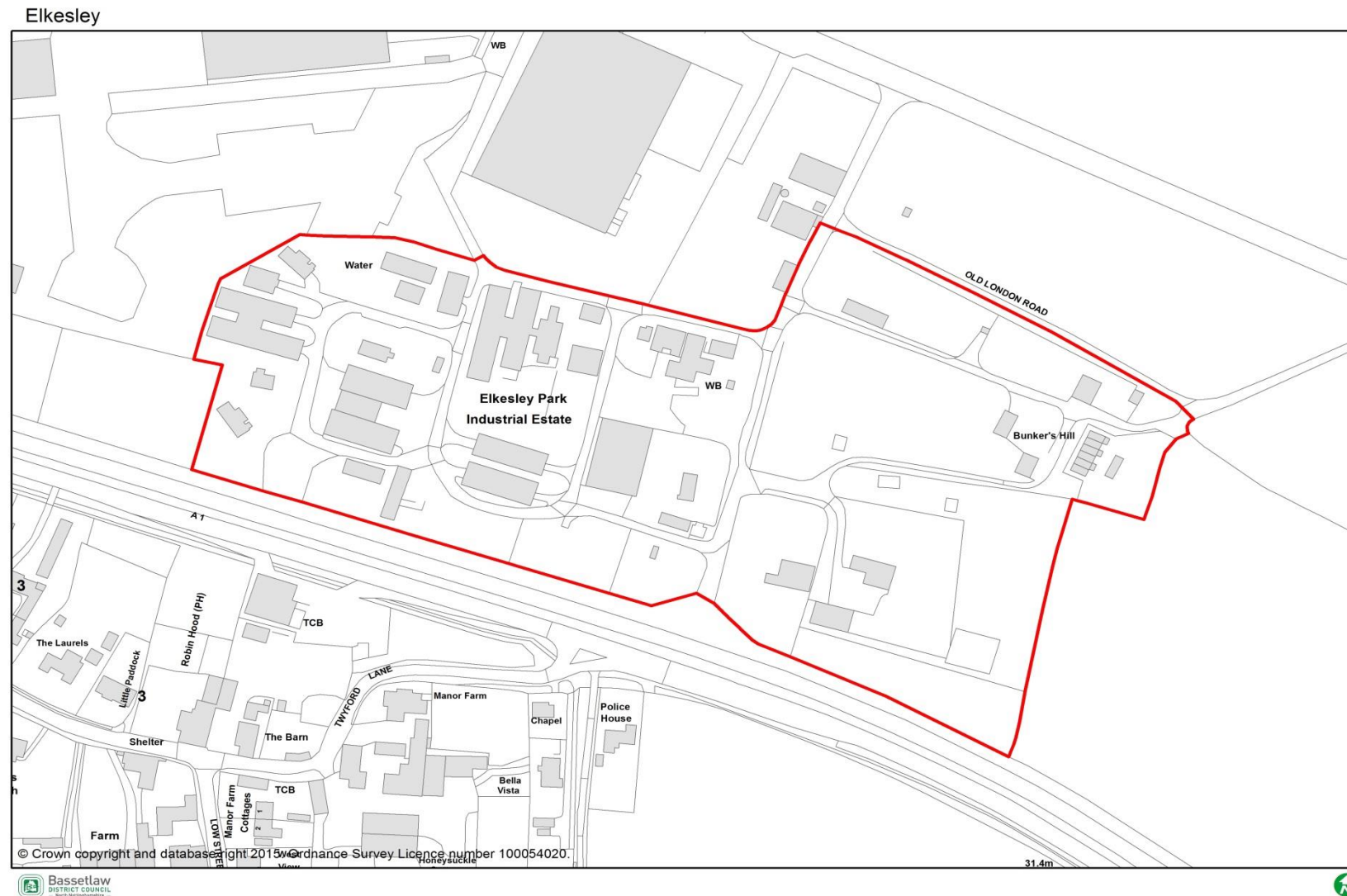
Justification

- 10.1 The 7 hectare Industrial Estate is located to the north of the village separated from it by the A1. The area known as Elkesley Park Industrial Estate (EPIE) was developed for employment uses in the early 1960's by utilising existing buildings from its time as an RAF base, the size and layout remain much the same.
- 10.2 Most of the older and larger buildings on the site date from the Second World War period and are used for agricultural storage. In general all the buildings on the Estate are in a poor state of repair and negotiations are ongoing to relocate some of the agricultural storage buildings to free up parts of the site for redevelopment for employment use. There are five businesses also located in the smaller units to the north and east of EPIE. **Figure 4** on the following page shows the extent of EPIE. The adjoining industrial area is used for predominantly warehousing and distribution, with present occupiers such as the Canute Group, this area is not the focus for this Plan.
- 10.3 Despite the Industrial Park being opposite the village it cannot be accessed from the village without driving along the A1 going to the next junction and returning on the south carriageway. The construction of a bridge over the A1 in 2015 affords shorter but not direct vehicular access from Elkesley village. When completed this will have a significant positive impact on the commercial viability of redeveloping the EPIE. Bassetlaw District Council's Employment Land Capacity Study 2010 identified the EPIE as 'well suited to attract large scale distribution inquiries' Bassetlaw District Council intends to reassess the site once the access bridge has been constructed.



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Figure 4: Elkesley Park Industrial Estate



- 10.4 Any review of the potential redevelopment of the site would be in accordance with Bassetlaw District Council's Policy DM7 of the Core Strategy which has a presumption to protect employment sites for economic development purposes. This Neighbourhood Plan supports this approach. Increasing the provision of local employment will be a key component in increasing the sustainability of the Parish and this Plan supports the redevelopment of Elkesley Park Industrial Estate to attract new businesses that will provide more local job opportunities.
- 10.5 Encouraging cycle access and parking at the employment site would be of direct benefit to people living within the vicinity and would be supported. Ideally cycle storage should be provided under canopies and across the site where there is natural surveillance. Given the location of the EPIE in relation to the village, particular care should be taken to ensure that landscaping schemes minimise the visual impact on its rural setting and the village. Good examples of well-designed planting schemes are the B&Q and Wilkinson's sites nearby. The use of sustainable urban drainage systems creatively as part of the landscaping scheme will be expected in accordance with the revised SUDS scheme that comes into force in April 2015.

Policy 7: Elkesley Park Industrial Estate

1. Planning applications for B1¹⁶, B2 and B8¹⁷ uses will only be supported where they meet all the following criteria:
 - a. development is located within the existing site as identified in Figure 4; and
 - b. Development proposals should be accompanied by a full landscaping scheme in order to minimise the visual impact of the proposed development; and
 - c. the scheme contributes to the regeneration of the Industrial Park; and
 - d. Car parking should be appropriately located within the development; and
 - e. Facilities for cycle parking and wherever possible, links to existing and proposed cycle routes are provided.
2. Planning applications for D1¹⁸ use will be supported where they provide a service that supports the other businesses.

¹⁶ B1 Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area

¹⁷ B2 general industry, B8 warehousing

¹⁸ D1 non-residential institutions (day nurseries, creches)

Elkesley Neighbourhood Development Plan

Small scale employment development within the village of Elkesley

Justification

- 10.6 Bassetlaw District Council's Core Strategy Policy CS8 already supports proposals that would deliver *'rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses'* within the village.
- 10.7 A key component of this Neighbourhood Plan's third objective (employment) is to promote opportunities for working locally as a way of making Elkesley a more sustainable place. The Residents questionnaire revealed that 94% of those who work travel by car to destinations outside the village.
- 10.8 The consultation did provide a list of things that people would like to see in the village. These were:
- A dedicated post office building
 - Improvements to the village shop
 - Small lock ups
 - Saddlery/kennels
 - Fish and chip shop
 - Touring caravan site
 - Farm shop
 - Hairdresser/café
 - Medical services
- 10.9 Access to local shops within walking distance of your home reduces car usage, encourages social cohesion and supports local businesses. These are all key indicators of sustainable development. In accordance with sustainable planning principles and reflecting community consultation, this Neighbourhood Plan seeks to support the existing commercial facilities and supports the provision of additional services.
- 10.10 The National Planning Policy Framework requires planning authorities to *'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'*. As that requirement has not been interpreted into a Core Strategy policy by Bassetlaw District Council, this Neighbourhood Plan makes some provision through policy.
- 10.11 This can be done by encouraging mixed use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios. Encouraging people to work from home also enhances

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social cohesion and arrests the tendency for villages like Elkesley to be dormitory villages. Increasing activity in the day time in the village also supports local business.

10.12 Facilitating the technology, in particular improving broadband connectivity and speed, to enable people to work from home more easily is covered in Policy 9.

10.13 It was clear from the feedback that any industrial employment was only wanted on Elkesley Park Industrial Estate.

10.14 As part of the consultation for the Yew Tree Road site the developer has proposed the inclusion of several employment units as part of the scheme. This was supported in principle by the community.

Policy 8: Small Businesses

1. Proposals for the development of employment uses will be supported provided that they meet all the following criteria:
 - a. the development is for B1, A1, A2, A3, A4, A5 or D1 uses¹⁹; and
 - b. the site is within the existing development boundary as shown in Appendix A; and
 - c. the scale, design and form is in keeping with its surroundings; and
 - d. the nature of the operation does not affect the amenity of the surrounding area; and
 - e. it will not create or exacerbate environmental or highway safety problems.
2. Within the development boundary, planning permission will be granted where the scheme is either to enable:
 - a. Businesses operating from integrated home/work locations and extensions to enable home working will be supported within the development boundary. So long as such proposals do not have a detrimental impact on:
 - i. the character of the village; and
 - ii. residential amenity or; and
 - iii. highway safety.

¹⁹ Use Classes Order 1987(as amended) and the General Permitted Development Order 1995 (as amended) B1 Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area, A1: retail, A2: financial services, A3: cafes, A4 drinking establishments, A5 hot food take away, D1 non-residential institutions for more details please see **Appendix D**.

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Broadband connectivity and home working

Justification

- 10.15** The Residents Survey found that 21% of working age residents work in Elkesley; it is assumed that this means they work from home (this compares to 14% nationally)²⁰. 38% of local people are in full time work, 13% are part time and 11% are self-employed the remaining 38% are not in employment²¹.
- 10.16** The desire to work from home is driven by digital technology, an ageing population reluctant to commute and an increase in self-employment generally. Given the socio demographics in Elkesley Parish, the availability of high speed broadband will become increasingly important to local people wishing to continue working at home.
- 10.17** The National Planning Policy Framework also supports the provision of broadband as it plays a vital role in enhancing the offer of community facilities. Support for broadband also reduces the need to travel and contributes to sustainable development. Good internet access will also be a prerequisite for young people growing up in the Plan area as well as attracting new people to come and live in Elkesley.
- 10.18** 78% of the feedback in the Resident's Survey supported an improvement to the current broadband service. Whilst broadband is available within Elkesley the local exchanges and service available is limited to less than 2.5Mb with a significant number of people with less than this. The current superfast broadband rollout by Nottinghamshire County Council will upgrade the Gamston exchange but this may not result in an improvement for the village. Whilst the alternative options may result in an improvement to around 10Mb it is still a lot lower than the potential of 80Mb from fibre and will cost a lot more money.
- 10.19** Policy 9 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. It will inform adjustments or investment decisions to ensure that the desired connectivity can be achieved in such a way as to contribute to the wider network in rural Bassetlaw. The Policy is intended to ensure that major developments like Yew Tree Road that can contribute to the provision of ducting for communication purposes, these opportunities are maximised to benefit the local community. The world of telecommunications is changing rapidly, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering connectivity. Other technologies may provide interim solutions.

Policy 9: Broadband

Proposals that provide access to a superfast broadband network to serve the village and properties adjoin the network across the Parish will be supported.

²⁰ ONS Study March 2014 reported in Financial Times

²¹ Understanding Elkesley

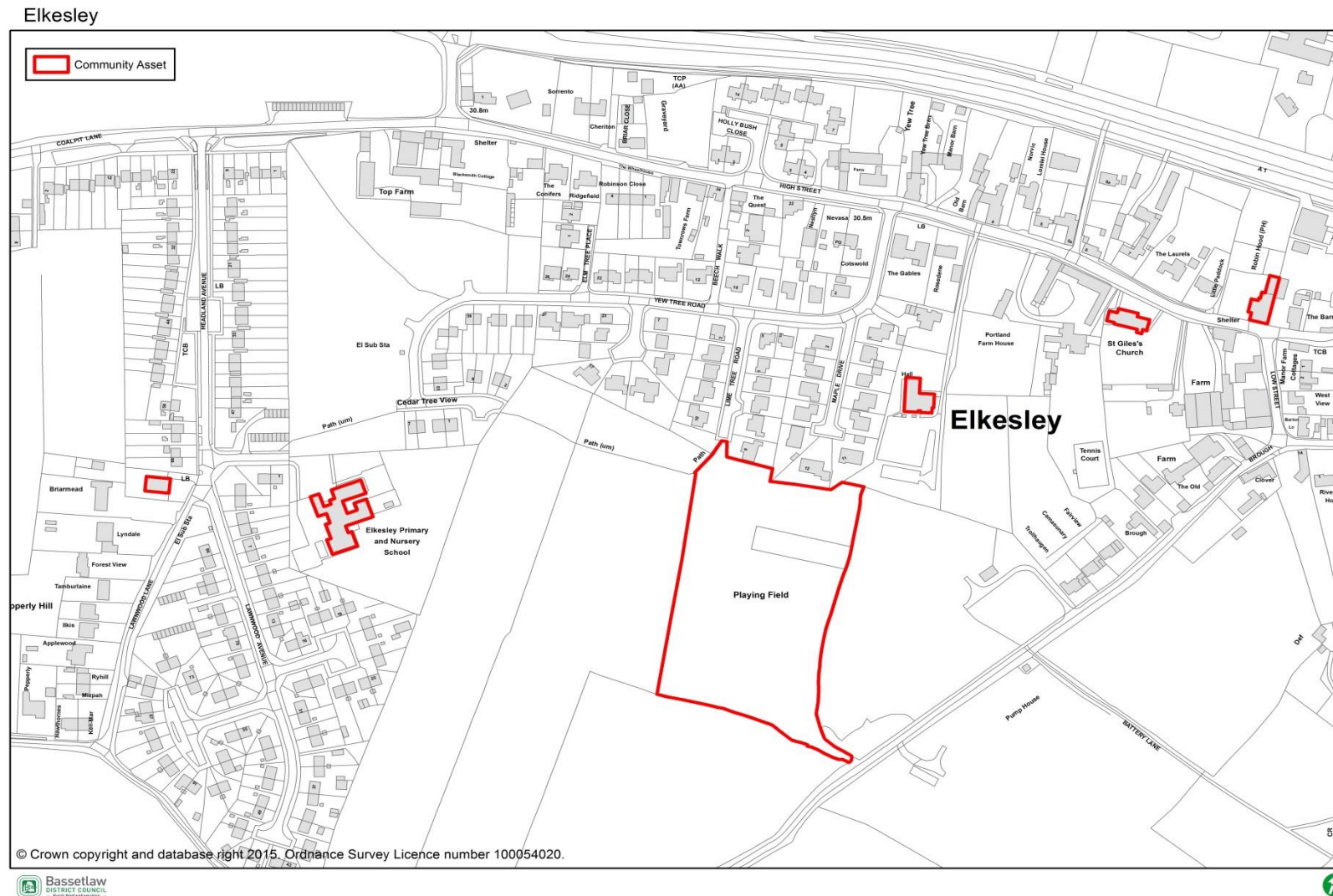
11 Community Facilities

Justification

- 11.1 Objective 1 of this Neighbourhood Plan promotes growth in Elkesley to maintain and increase the range and quality of community facilities in the Parish.
- 11.2 There are the following community facilities in Elkesley:
1. Village pub (the Robin Hood)
 2. St Giles Church
 3. Memorial Hall
 4. Post office (open two afternoons a week in the village hall)
 5. Playing field (with Multi Use Games Area)
 6. Primary school
 7. Village shop
- 11.3 Access to such a range of facilities within walking distance of your home reduces car usage, encourages social cohesion and is vital to Elkesley's sustainability. It is this range of facilities that means Elkesley is defined as a 'suitable location for limited rural growth' in Bassetlaw District Council's Core Strategy.
- 11.4 89% of respondents to the Residents Survey wanted these community facilities protected. They are shown in **Figure 5** on the following page.
- 11.5 The Neighbourhood Plan supports the provision of additional community facilities being developed within the Parish within or adjoining the development boundary in accordance with Bassetlaw District Council's Policy CS8 of the Core Strategy 'that they are of a scale appropriate to the village'. The NPPF paragraph 70 refers to the need to '*plan positively*' the provision of community facilities that '*enhance the sustainability of communities and enhance residential environments.*'
- 11.6 The Consultation revealed a need for changing rooms on the playing fields and a public toilet for both users of the park and for walkers on the Robin Hood Way. This project is being currently developed and is identified in the list of Projects at **Appendix B**. There are no other immediate requirements for further community buildings, however, the consultation for this Plan has identified the opportunity to relocate and improve the existing village shop as part of the Yew Tree Road development.

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Figure 5: Map of Community Facilities



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- 11.7 Discussions with the community as part of this Neighbourhood Plan process reinforced the importance of protecting what Elkesley has. Therefore the loss of an existing facility to an alternative use will be strongly resisted. It may be possible for the community facility in question to be provided elsewhere as part of a proposed development (e.g. the village shop). However, the facility would have to be to at least the same size and standard as the existing and must be provided up front as part of any development. This ensures that there is not a lengthy period between the closure of an existing facility and its relocation.
- 11.8 The consultation also identified a range of additional sports provision like a running track and boules and/or bowling facility that the community would like to see²². These are listed as actions at **Appendix B** and the Parish Council will continue to explore funding opportunities to deliver some or all of these facilities over the Plan period.
- 11.9 Once this Neighbourhood Plan is 'made' the community will receive 25% of the Community Infrastructure Levy funds secured through any new development within the Parish. The money raised from such development will be spent on delivering some of these initiatives subject to further consultation with the community.

Policy 10: Protecting Community Facilities

1. In order to promote a thriving village for all ages, and not withstanding permitted development rights, the redevelopment of community facilities for non - community uses will be resisted unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided elsewhere.
2. The relocation of community uses is permitted provided that it meets all of the following criteria:
 - a. it is in an appropriate location within the Parish so that is accessible to all by non-car modes; and
 - b. that there are appropriate levels of car parking provided; and
 - c. It should be provided up front as part of any proposed development.

²² See Residents Survey

12 Environment

Justification

Non-vehicular routes

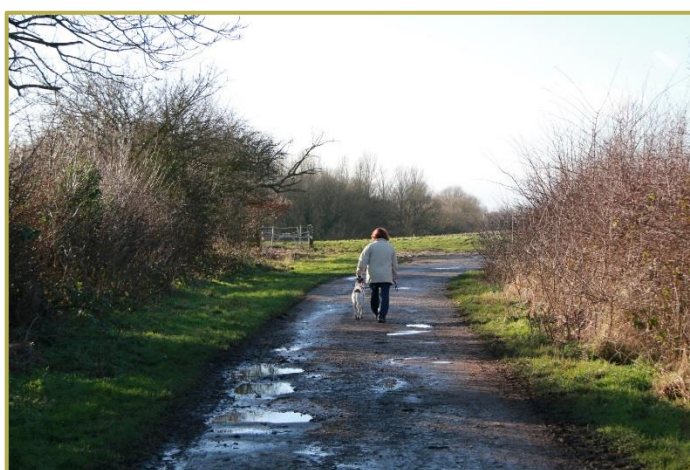
- 12.1 The consultation feedback showed consistently that people highly value Elkesley for its access to the countryside. Elkesley Parish straddles 2 landscape areas, Sherwood policy zones 40 and 21 in Bassetlaw District Council's Landscape Character Study. As this is one of the largest policy zones it makes only a passing reference to the open countryside that makes up most of this Plan area. However it does note that the *'landform is flat in places, gently undulating and slopes downwards and towards the River Poulter'*. This river runs west to east through the Parish where it forms the Plan boundary on the east side. Either side of the River is classed as Flood Zone 2 (it has an annual probability of flooding of between 1 in 100 to 1 in 1000 years.) The Flood Zone forms a relatively narrow band along the river and is sufficiently distant from the village so as not to cause any fluvial flooding in the village.²³
- 12.2 The Landscape Character assessment provides the following description. *'The landscape is mostly arable farmland delineated by hawthorn hedgerows, though belts of Scots pine are also common field boundaries. A number of farmsteads are dotted throughout the Policy Zone, these are generally adjacent to shelter belts and small clumps of woodland.'* The landscape has moderate condition and sensitivity to change and has an overall strategy of Conserve and Create.²⁴
- 12.3 Given the value placed on the countryside by local people it is vital that new development minimises its environmental and visual impact by, wherever possible, maintaining significant trees and hedgerows and provides an assessment of the biodiversity of any green field site in accordance with Bassetlaw District Council's Policy DM9 of the Core Strategy.
- 12.4 At various consultation sessions people were asked to identify existing and propose non-vehicular routes. 71% of respondents wanted to extend the Rights of Way across the Plan area and the **Figure 6** shows the range of existing footpaths, bridleways and the Robin Hood Way that runs through the Parish.
- 12.5 The relationship between these routes and the Local Wildlife Sites are shown in Figure 6. Improving access to these sites was also part of Community Objective 4.
- 12.6 The provision of certain routes were very popular, particularly route A to the Thaymar Dairy and Route B to Clumber Park. These would both be excellent cycling and walking routes but as they both extend beyond the Plan boundary Elkesley Parish Council will work with the adjoining parishes, Bassetlaw District Council and Nottinghamshire County Council to encourage the development of these routes. A group has been established to take this project forward (see **Appendix B** for more details.)

²³ For the flood risk map see Environment Agency web site.

²⁴ Landscape Character Assessment 2009

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- 12.7 The provision of benches along both existing and proposed footpath routes was also raised throughout the consultation events. This also represents an action for the Parish Council to progress with partners and which could be funded in part by any CIL from development in the Parish (see **Appendix B**).
- 12.8 Given the focus on improving footpaths, maintaining and improving existing trees and hedgerows will be encouraged. Given the expectation that climate change will continue to mean more frequent extreme wet weather events increased tree and hedgerow vegetation has the additional benefit of assisting in managing surface water run-off.

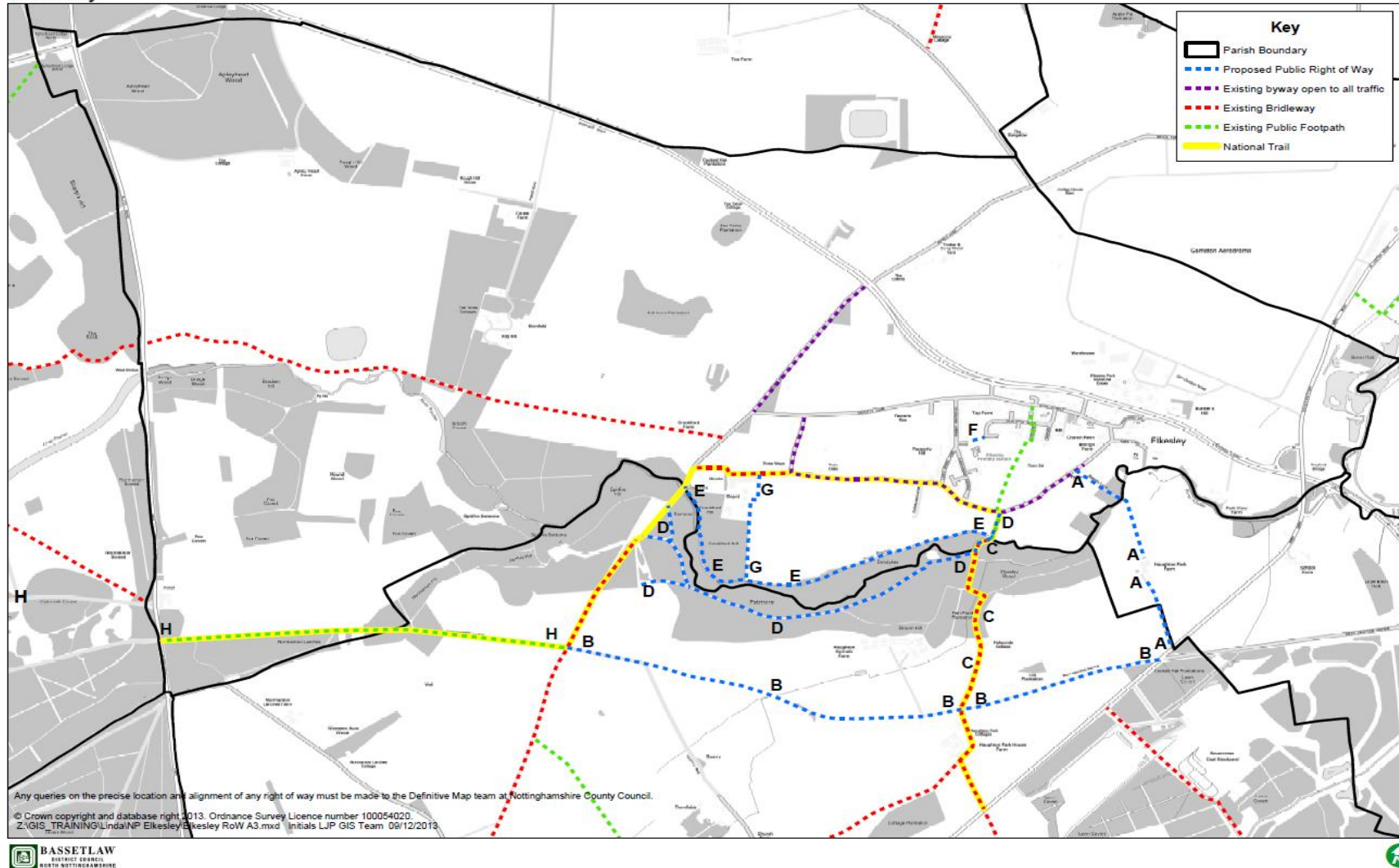


High quality natural environment in the Parish

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Figure 6: Non-vehicular routes: existing and proposed

Elkesley



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Open Space

Justification

- 12.9 Bassetlaw District Council's Open Space Update Report 2012 identified that Elkesley is one of only three Rural Service Centres (out of 23) that did not have its own amenity green space. It proposed that *'new informal open space provision (i.e. amenity green space or natural and semi natural green space) should be sought minimum 0.37 hectares.'*
- 12.10 This provides the justification for the requirement for this provision at Yew Tree Road as detailed in Policy 6. The development at Yew Tree Road not only represents an opportunity to make up this shortfall, the proposed open space will serve as a community space pulling together the rather disparate developments of Headland Avenue, the existing Yew Tree estate and the historic core of the village.
- 12.11 The Parish Council will promote a network of new non-motorised vehicular routes within the Plan area. Where necessary they will work with adjoining Landowners, tenants, Parishes and Bassetlaw District Council and Nottinghamshire County Council to encourage the continuation of these routes outside the Parish to key places of interest.

Policy 11: Conservation and Enhancement of Non Vehicular Routes

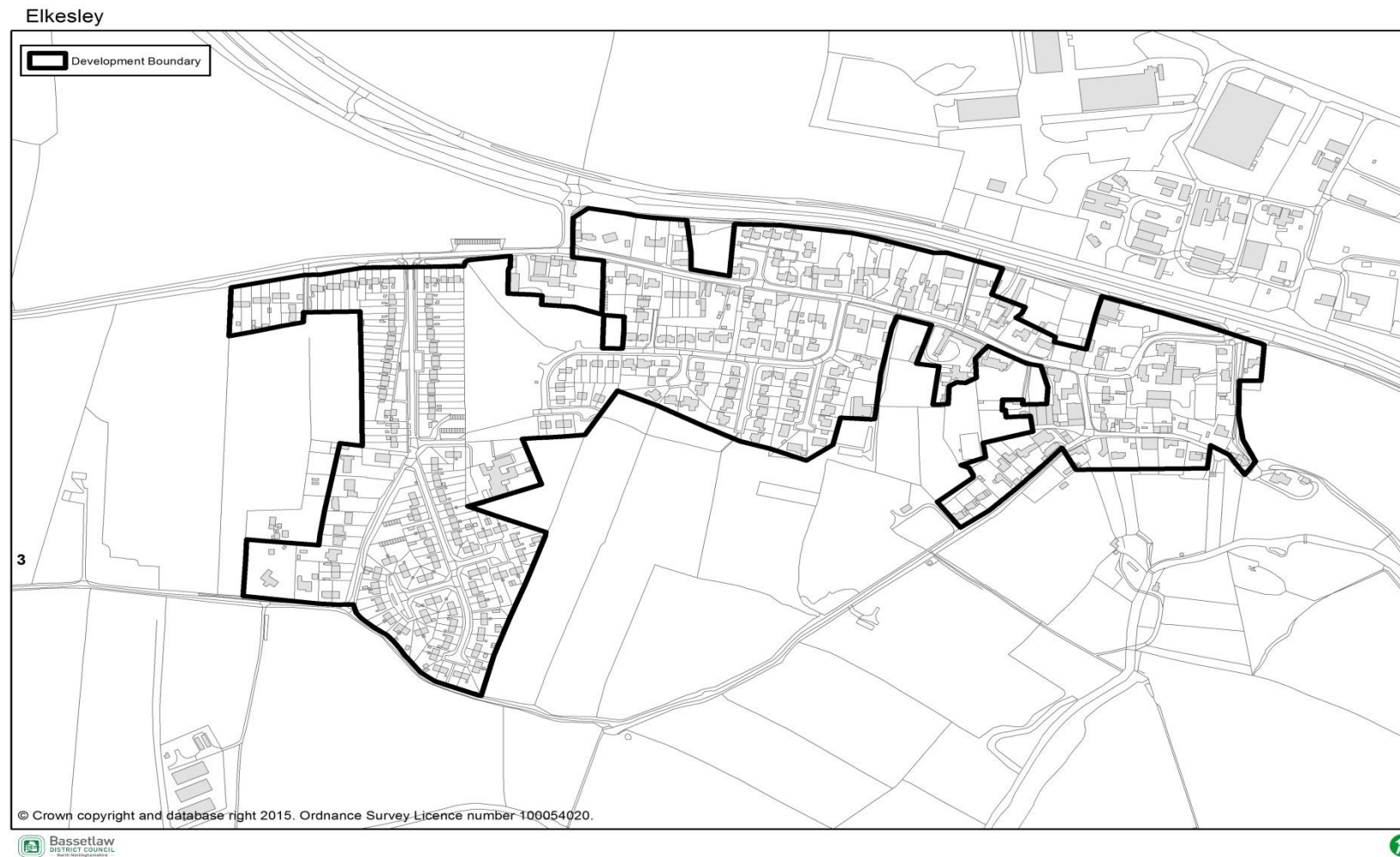
1. All development outside the development boundary which is related to improving, extending or creating new non-motorised vehicular routes as identified in Figure 6 will be permitted where the proposals meet all the following criteria:
 - a. do not detract from the landscape character or areas of identified ecological value as defined in the most recent Landscape Character Assessment Study; and
 - b. are for enhancing the enjoyment of the biodiversity; and
 - c. would not harm the Local Wildlife Site at the Poulter Valley Plantation.
2. Where applicable development should seek to conserve or enhance the biodiversity value of the area by:
 - a. avoiding areas of recognised importance for notable habitats or species; and
 - b. seeking to retain and incorporating notable features such as trees and hedgerows.

13 Implementation and Review

- 13.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Elkesley Parish will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Elkesley Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 13.2 The use of section 106 agreements for Affordable Housing, planning conditions and the Community Infrastructure Levy by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 13.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 13.4 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the extension of non-vehicular routes.
- 13.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. This is particularly relevant in relation to the bridge over the A1 to Elkesley Park Industrial Estate. The impact this has on the commercial viability of redeveloping the estate and in turn the impact that has on the village will need to be assessed once the bridge is in place.
- 13.6 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stakeholders as required by legislation.

Appendices

Appendix A: Development Boundary of Elkesley



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Appendix B: List of Projects

- 13.7 Throughout the consultation on the Neighbourhood Plan several other areas for development have been identified, and although not part of the Neighbourhood Plan, were seen as important to the village and gave grounds to develop them into projects.
- 13.8 The projects will be supported and undertaken by Elkesley Parish Council, however it is anticipated that some of the projects will be led by villagers on behalf of Elkesley Parish Council and these villagers will be responsible for forming groups to take the projects forward. The projects are listed below in no priority order.

Number	Name	Rational	Status
1	Seating	During the early consultation several residents, especially the elderly, requested more seating on pathways, the playing field and Crookford Waters. Seating will not be a stand-alone project, but should be considered in other projects and any seating should be vandal proof. There have been some suggestions that seats could be bought as memorials to loved ones, Elkesley PC will look into this	Ongoing
2	New Signage	Several requests have been made regarding new 'welcome' signs into the village. Signs on the A1 showing villages services. Better signs in the village. It is anticipated that Elkesley PC will take this project on after the new bridge is opened	Start 2015
3	Public rights of Way.	Access to the countryside is one of the few assets the village has. Routes are well used by dog walkers, ramblers, cyclists and horse riders. The Robin Hood Way already attracts tourists and walkers. Visitors use local facilities like the shop, Robin Hood Pub and Indian Restaurant. Further and improved rights of way would attract more visitors and provide further employment etc. A village equestrian business is to some degree enhanced by the current rights of way. Therefore bridleways are important. There are many trails around the parish that at the moment are well used for recreation, but are not designated rights of way. Therefore, where possible, it would be desirable to upgrade as many as possible. Each new route may need a separate project because of the complexities each will produce. Proposed Public Rights of way can be seen in Figure 6 . A. Negotiation needed B. Refused access some years ago, could reinvestigate C. Negotiation	Ongoing

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		<p>C/D. Negotiation needed for footpath to be upgraded to bridleway.</p> <p>D. Negotiation needed (see No 4)</p> <p>E. G. Land owner not agreeable to change</p> <p>F. only to be foot path and part of Yew tree development</p>	
4	Elkesley Poulter Valley Project	The various consultations and questionnaires have highlighted how the villagers valued the land south of the village along the River Poulter to Crookford. A group has been formed to scope the project and work with the landowners and tenants to enhance the area	Started 2014
5	Changing Rooms	The village football team desperately need changing facilities and have requested the Elkesley PC to help them. Also during the consultation children using the playing field requested access to a toilet. Many ramblers use the village to access the Robin Hood Way and some have in the past suggested public toilets would be of benefit to them. The changing room project is to enhance, add to and complete a multi-phase development of play and sports facilities on the village sports field which is a 'Fields in Trust site' This project has started and is being facilitated by Elkesley PC.	Started 2014
6	Boules Area	The Boules Area was identified in the earlier NP consultations and Elkesley PC was successful in applying for match funding from BDC. The Boules group provided the labour, BDC funding the materials and the Boules Area was officially opened in summer 2014	Complete
7	BMX Track.	The BMX track was identified early in the consultation process. Elkesley PC is working with a group of volunteers to develop the track. Some match funding has been secured for materials. The project has been delayed due to issues around soil movement but once these are solved the project will start again.	Finish 2015
8	Village Green	In the consultations and surveys several residents identified that they would like to see Yew Tree area developed into a village green. In consultation on the design of the Yew Tree area the landowner indicated he would gift an area of this site to the Parish Council. Should the area be gifted to the PC then they will take responsibility and keep it as a green space.	Ongoing
9	Bowling Green	The group survey and resident's survey showed support for a Bowling Green. A group needs to be established to take this forward.	Ongoing

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10	Running Track	There is not enough space within the village for a running track however the PC will look at putting distance makers for runners around the village.	Started 2015
11	Cycling Track	Support from consultations and surveys identified a need for a cycle track, the BMX track will go some way to covering this as we don't have space for a proper cycling track however the PC will look at mapping out cycle routes in the area	Started 2015
12	Allotments	Early consultation and the resident's survey gave support for allotments. However identifying a suitable site with suitable soil needs further investigation which the Elkesley PC will take forward on completion of the bridge	Start 2016
13	Mobile Touring Caravan Parks	In the consultations and surveys there was support to improve Tourism to the area, and support for small Touring sites of 5 or less. One site has been approved as a 5 van site but is not yet established	Approved 2014
14	Youth Council	Throughout the process of the Neighbourhood Plan we had difficulty engaging with the young people of the village. This has led to the PC introducing a Youth Council and they will be identifying projects and taking these forward with the support of the PC	Started 2014

Appendix C: Use Classes

Use Classes were defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) which puts uses of land and buildings into various categories. A link to these can be found below.

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>
(11/11/2014)