



Tuxford

**CONSERVATION AREA
APPRAISAL &
MANAGEMENT PLAN**

CONSULTATION REPORT



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Tuxford Conservation Area Appraisal and Management Plan Consultation Report.

Summary: This document contains a summary of the public consultation work undertaken by the Council between March and June 2011 regarding the Draft Tuxford Conservation Area Appraisal and Management Plan.

Consultation summary:

This report explains and assesses the consultation strategy undertaken on the Draft Tuxford Conservation Area Appraisal and Management Plan with local residents and property owners, English Heritage, Nottinghamshire County Council (Conservation and Archaeology), Tuxford Heritage Society, Tuxford Community Regeneration Group, Tuxford Town Council, and other relevant consultees.

The formal public consultation period was open for six weeks during March and April 2011 and a public meeting was held in the area in June 2011.

Document availability:

Copies of this report are available from Bassetlaw District Council Planning Services and on the Council's website:

www.bassetlaw.gov.uk.

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1. Introduction

- 1.1 This report reviews the Council's public engagement on the Tuxford Conservation Area Appraisal and Management Plan between March and June 2011. The report should be read in conjunction with the appraisal document. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines conservation areas as: "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69 (1) a). Appraisals seek to identify the special architectural and historic interest of a conservation area, and thus provide a robust basis for development control decisions relating to those areas.
- 1.2 Section 71 of the Act requires the Council to publish proposals for the preservation and enhancement of the conservation area at a public meeting. A meeting was held on the 7 June 2011 at The Mine of Information (2 Market Place, Tuxford). This report considers responses from attendees of that meeting.
- 1.3 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the conservation area should be designated. A review of the Tuxford Conservation Area boundary has been carried out by officers and proposals to amend the boundary have been considered. Regard has been had to public comments on potential boundary changes and will be discussed in this report.
- 1.4 This report has been prepared in line with advice set out in national guidance¹.

2. Tuxford Conservation Area

- 2.1 Tuxford Conservation Area is an area of special architectural and historic interest. The original boundary was designated on 25 March 1980.
- 2.2 Tuxford is a former market town with medieval origins that became an important coaching stop on the Great North Road. The conservation area covers the historic core of Tuxford and is centred on the old market place. The conservation area covers 17.01 hectares and has a perimeter of 3.93 kilometres.
- 2.3 In 2009, Tuxford was classified as a conservation area 'at risk' by English Heritage².

¹ English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*. London: EH.

² English Heritage (2009) *Heritage at Risk Register 2009 - East Midlands*.

3. Consultation strategy

3.1 Government guidance advises that public participation should be an integral part of the designation, appraisal and management process³.

3.2 A consultation exercise offers the opportunity the Council to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. It is important, therefore, that the Council implements an appropriate consultation strategy.

3.3 The aims of the Tuxford Conservation Area Appraisal and Management Plan consultation strategy were as follows:

- To inform members of the public about the appraisal document and how they could comment on it;
- To seek public views on the Council's characterisation of the conservation area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the Conservation Area boundary and whether it should be amended;
- To facilitate a public meeting to discuss the appraisal and management proposals;
- To raise the profile of Conservation Areas and provide useful advice and guidance to affected property owners.

3.4 To achieve these aims, the following strategy was employed:

- The Council's Conservation Team would organise and attend a **public meeting** in the conservation area. This was arranged for the afternoon of the **7 June 2011** at the Tuxford Mine of Information on the Market Place;
- The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the 18 March 2011 and finishing on 29 April 2011. However, further comments were received after this deadline, which were also taken into account;
- An **electronic** copy of the draft appraisal and a questionnaire were made available on the Council's website with clear signposts at www.bassetlaw.gov.uk. A link was placed in the latest news section on the Council's homepage;
- Hard copies of the appraisal and questionnaires (including pre-paid return envelopes) were made available at:
 - the ground floor reception at **Queen's Buildings**;

³ English Heritage (2011) Para. 1.11.

- at **Tuxford Library**;
 - at **The Mine of Information**;
 - at **St Nicholas Church** and at the **Methodist Church** on Newcastle Street;
 - at **Tuxford Windmill** on Mill Mount;
 - at various businesses within the conservation area;
 - Hard copies were also available on request;
- **Site notices** were placed on street furniture in and around Tuxford Conservation Area and possible extension areas. The site notices advertised the appraisal, together with a map of the existing Conservation Area and possible extension areas. Additional site notices advertised the public meeting;
 - **Letters** and hard copies of the Draft Appraisal were sent to a number of **consultees** (including **English Heritage**, **Nottinghamshire County Council** and **Tuxford Town Council**). Copies of the **questionnaire** and prepaid return **envelopes** were provided for consultees to send their comments back to the Council;
 - **Elected Members** (including Planning Committee Members at District, and the District and County Councillors for the affected ward) were informed of the Draft Conservation Area Appraisal;
 - An advertisement was placed in the Tuxfordian (a copy of this is shown in the appendices).

The draft appraisal document

- 3.5 The draft appraisal document is 150 pages on A4 in colour. It contains four key sections: introduction, geographic and historic context, character areas and management plan, together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and maps to illustrate the character appraisal of the Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website. Hard copies were available to view at Queen's Buildings, at various external locations or on request by post for a fee of £5.

The questionnaire

- 3.8 The questionnaire contains 5 questions, 4 of which had both a tick-box element and a space for further comments. Space for the respondent's name, address, telephone number and email address was also provided for. The deadline for comments (29 April 2011) and the

Council's address were included, as was an A4-size map of the Conservation Area boundary, also showing the possible extension areas. The 5 questions were as follows:

- Question 1:

What is important to you about Tuxford Conservation Area?

- Question 2:

What do you think are the most important issues facing Tuxford Conservation Area?

- Question 3:

Do you feel that the following proposals will help to preserve or enhance the special character of Tuxford Conservation Area?

- Question 4:

What improvements could be made to conserve or enhance the special character or appearance of Tuxford Conservation Area?

- Question 5:

The Conservation Team has identified a number of areas that might be considered for inclusion or exclusion from Tuxford Conservation Area. Do you agree with any of these?

Are there any further areas which you consider to be significant but are not identified above?

Public meeting

- 3.10 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at The Mine of Information on 7 June 2011 between 1pm and 4pm. This was attended by 2 Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.
- 3.11 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.

4. Public responses

- 4.1 The Council received a total of **12** completed or partially completed questionnaires.
- 4.2 The first question asked what is important to locals about Tuxford Conservation Area.

Character element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Total comments	% positive	Rank
The overall quality and distinctiveness of the built environment	5	5	0	1	0	11	90.1	2
The architecture, layout and setting of historic buildings	7	3	0	1	0	11	90.1	2
The views and setting of the Church of St Nicholas	7	3	1	0	0	11	90.1	2
The layout and setting of the Market Place	5	3	0	3	0	11	72.7	3
The wider landscape of Tuxford Conservation Area (Mill Mount for example)	4	6	1	0	0	11	90.1	2
The importance of individual assets such as Read's Grammar School and the Lock-up	9	2	0	0	0	11	100.0	1
The quality of trees, open spaces and boundary walls	6	4	1	0	0	11	90.1	2

4.3 Additional comments made on what is important to respondents about Tuxford Conservation Area:

- “The buildings are not of any great distinction historically or particularly old – the Church and grammar School being the oldest in the village. In my opinion the character of the village has always been one of renewal and regeneration. The big failing within the village is the Newcastle Arms which is a famous building and one that is suffering from severe neglect and apathy.”
- “Sun Inn Public House – wonderful exterior.”
- “Hedges important. The Police House is a heritage asset.”
- “That it is the heart of a working town not a residential village. This produces particular challenges for conservation with the tension between jobs/business and peaceful residential life.”

4.4 The second question considered issues facing Tuxford Conservation Area.

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Total comments	% positive	Rank
The condition / maintenance of historic buildings	6	4	1	0	0	11	90.1	2
Loss of traditional shop fronts	2	6	2	1	0	11	72.7	4
Inappropriate signage	1	6	2	2	0	11	63.6	5
Inappropriate new development	4	4	1	1	1	11	72.7	4
Loss of traditional materials (replacement of joinery with modern UPVC for example)	4	4	0	3	0	11	72.7	4
The state of the public realm (pavements/surfacing for example)	4	7	0	0	0	11	100.0	1
Current classification of roads (HGVs directed through Tuxford for example)	7	3	0	1	0	11	90.9	2
Highway clutter (signage and road markings for example)	1	8	1	1	0	11	81.8	3
Condition or location of street furniture	2	7	1	1	0	11	81.8	3

4.5 Additional comments made on issues facing Tuxford Conservation Area:

- “There are only two buildings of immediate concern – the Newcastle Arms which is rotting from within and the fate of the Grammar School if the library ever moves elsewhere.”
- “Highways safety a key issue – would like to see improved Market Place with no HGVs. Pedestrian crossings not safe or particularly visible in winter/ or over rise from south.”
- “It is important to recognise the cumulative impact of individual planning decisions on the town’s appearance and character. Taken on their own merits, individual developments might appear to be acceptable but the cumulative impact can change the Conservation Area.”
- “Inappropriate and out of scale new builds on Newcastle Street and the encroachment adjacent to the conservation area on Long Lane.”

4.6 The third question considered proposals seeking to preserve or enhance the special interest of the conservation area.

Management proposal	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Total comments	% positive	Rank
Use the character analysis and summary of special interest tools in the Tuxford Conservation Area Appraisal to help inform planning decisions	5	5	0	1	0	11	90.1	2
Implement an Article 4 Direction to give stricter control on works which might otherwise be carried out without planning permission	5	3	1	2	0	11	72.7	3
Monitor change regularly and review the appraisal, management plan and conservation area boundary every 5 years	5	6	0	0	0	11	100.0	1
Manage and sustain the Tuxford Partnership Grant Scheme to encourage repair and reinstatement to historic buildings	6	4	1	0	0	11	90.1	2

4.7 Additional comments made on management proposals for Tuxford Conservation Area:

- “Widen scope of grant scheme for properties outside of centre but in conservation area.”

- 4.8 The fourth question looked at improvements that could be made to conserve or enhance the special character or appearance of the Tuxford Conservation Area and a number of suggestions were submitted.
- 4.9 Reusing empty and redundant buildings, specifically by improving or redeveloping buildings like the Newcastle Arms and Working Men’s Club, featured in several comments. Demolition and redevelopment of 4 Market Place (Late Shopper) and 21-25 Newcastle Street were also suggested.
- 4.10 Highways and public realm works were mentioned by a number of respondents, including improvements to street furniture, lighting and surfacing. The market place and the car park on Newark Road were considered as spaces in need of improved or better quality surfacing. Re-furbishment of the village sign was another idea.
- 4.11 The desire to take heavy goods vehicles away from the centre of Tuxford by remodelling/reclassifying the highway is mentioned in several responses.
- 4.12 Overall, existing street furniture, lighting and surfacing was regarded by many as poor or inappropriate for the conservation area.
- 4.13 Additional comments included:
- Introduction of a wooded area to Sanderson’s Field to inhibit noise pollution from the industrial estate;
 - Introduction of traffic calming measures to the Primary and Secondary Schools;
 - De-cluttering building frontages by removing redundant wiring;
 - The need for stricter management and control of car parking on key roads in the conservation area;
 - Although not related to improvements, concern was expressed by one commentator about the future of the Grammar School if the County Council vacate it.
- 4.14 The Conservation Team identified a number of areas that might be considered for inclusion or exclusion from Tuxford Conservation Area based upon their degree of perceived special architectural or historic interest. Respondents were asked whether they agreed with any of the suggestions.

Possible additions / amendments to Tuxford Conservation Area	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Total	% Support
Site 1: Mill Mount	8	4	0	0	0	12	100.0
Site 2: Former malting area	5	6	0	1	0	12	91.7

Site 3: Ollerton Road (north side)	1	6	2	1	0	10	70.0
Site 4: 5-7 Ollerton Road (south side)	1	5	3	1	0	10	60.0
Site 5: Rear 36 Newcastle Street	1	6	3	0	0	10	70.0
Site 6: Rear 46-66 Newcastle Street	1	5	3	1	0	10	60.0
Site 7: Egmanton Road	5	5	0	1	0	11	90.9
Site 8: College Farm	2	7	1	1	0	11	81.8
Site 9: Newcastle Court	2	5	3	1	0	11	63.6
Site 10: Lincoln Road	6	6	0	0	0	12	100.0

4.15 Additional suggestions on areas that should be considered include:

- Lodge Lane industrial estate- potential buildings of interest relating to railway/industrial heritage;
- Early 20th century buildings at Walkers industrial estate of military interest.

4.16 In addition, comments were made on the sites listed, including:

- Acknowledgement of value to open landscape at College Farm area (site 8), but consider that development in this location would have limited impact on Tuxford;
- In response to land at rear of 46-66 Newcastle Street (site 6), this would make a good and viable development area.

Further comments

4.17 Three questionnaires provided additional comments:

- “Would like to see the maltings [junction of Bevercotes Lane] retained.”
- “Two very large new built houses on Newcastle Street are out of keeping with the Conservation Area and should be removed.”
- “Tuxford is a village and not a town – it has none of the characteristics of a town and should not be classed as such.”
- “I would be tempted not to list any more buildings within Tuxford at present. The Listing of buildings clearly adds extra £000’s onto the budget of anyone willing to take on a project – see Newcastle Arms as a case in point.”

Public meeting

- 4.18 The meeting was held in the form of a drop in session. Display boards were used with visual information on the appraisal and management proposals.
- 4.19 Officers made themselves available throughout to answer questions and offer advice.
- 4.20 **Seven** members of the public attended.
- 4.21 General comments included:
- Tuxford should be seen as a town not a village;
 - Empty buildings need to be reused and the Council should be flexible with what uses it allows;
 - Concern about highways safety in the centre of Tuxford and that the existing pedestrian crossings are not safe whilst lorries are allowed to drive through;
 - The Newcastle Arms needs to be a focus for regeneration;
 - Support for the grant scheme but would like to see its scope widened for other property owners elsewhere in the conservation area;
 - Police House is an interesting building of local significance;
 - Queries were raised about current planning applications affecting historic buildings in.

Other correspondence

- 4.22 A letter was received (A4, 6 pages) with detailed comments on the appraisal document. The letter broadly supported the document and offered some useful local knowledge on a number of buildings and sites.
- 4.23 A number of responses were given verbally by telephone and face to face. All comments were generally positive and advised that the appraisal document was informative. Specific comments included:
- The importance of getting the Newcastle Arms back into use;
 - The perceived harm of PVCu in the area;
 - The farm grouping further along Lincoln Road (north side) should be included in an extension;
 - The attractiveness of the Appraisal document, including colour photos, maps and illustrations.

5. Officer response

- 5.1 The Conservation Team was very pleased with the level of feedback received and grateful to all who responded.
- 5.2 The questionnaire feedback was informative.

- 5.3 The replies to the first question reinforced the wider significance given to the historic environment within Tuxford, notably of particular assets such as the Lock-up, St Nicholas Church, and Read's Grammar School.
- 5.4 Some of the more varied responses related to the layout and setting of the former market place. In retrospect, this question probably needed to be expanded upon to consider the implications of the present day highways layout rather than assume value of the historic space. Some of the negative respondents, for example, later refer to the importance of improving the surfacing and street furniture, which implies that the layout and setting is important. There is consensus that the current highways landscape of the market place area and adjoining streets is often poor. The Conservation Team agrees with many of the sentiments expressed on this issue (this is explored in the Management Plan of the Appraisal in more detail).
- 5.5 One interesting additional comment remarked about the historic character of Tuxford being associated with renewal and regeneration. The Conservation Team agrees. Eighteenth and nineteenth century historic sources evidence the wide variety of functions and businesses within the area that have ebbed and flowed with the relative growth of the village. The rise and fall of the hop trade and railway services, as well as public houses, for example, reflect periods of renewal and decline. It is an aspiration, however, to help facilitate a new period of regeneration in Tuxford and this is reflected in the proposals set out in the Appraisal Management Plan and the Council's specific planning policies⁴.
- 5.6 In the second question, the Conservation Team sought views on issues facing the conservation area. The most important issues identified included the state of the public realm (for which there was universal agreement), the classification of the highway and the state or condition of historic buildings. Many of the comments raised on these issues reinforce a desire to see the highway reclassified, the surfacing and public realm furniture improved and buildings like the Newcastle Arms renovated and reused. The Conservation Team agrees. Strategies to tackle these issues are considered in detail within the Appraisal Management Plan.
- 5.7 Loss of traditional materials was seen as an important issue. The example of windows was given in the questionnaire and over 70% agreed that this was a key problem. The Council recognises that there is often a popular perception that natural materials and vernacular workmanship is more expensive than modern materials such as PVCu. The Conservation Team does not feel, however, that this perception is well founded and unsympathetic replacement of windows and doors, particularly with PVCu, is a big threat to conservation areas⁵. Repairing existing timber windows rather than replacing them with PVCu is not only greener but makes better economic sense. Because of the large amounts of energy it takes to make PVCu windows, it takes 60-100 years before this is outweighed by saving on heating⁶. Meanwhile, the loss of authentic Georgian or Victorian windows can significantly reduce the market value of a property. We should not forget either that the release of dioxins (potent carcinogens) during the manufacture or disposal of PVCu could be regarded as dangerous for the environment and hazardous for humans.

⁴ See proposals for Tuxford in the *Submission Draft LDF Core Strategy and Development Management Policies* (December 2010).

⁵ See English Heritage guidance at: http://www.english-heritage.org.uk/publications/Conservation_Areas_at_Risk/caar-booklet-acc.pdf.

⁶ Ibid.

- 5.8 Loss of traditional shops and signage were also considered to be key issues. Shop fronts and signage are important elements of the Market Place Character Area and it is appropriate that the Council seeks to monitor, manage and promote good quality retail development. The Character Area analysis within the Appraisal provides a basis for this issue and the Management Plan requires that the appraisal informs planning decisions. In addition, the Council is trying to assist and incentivise good conservation-led restoration works within the conservation area for which a grant scheme is currently in place⁷. The Council has also published extensive guidance on its website.
- 5.9 Of the other issues raised, comments were made on specific buildings. We acknowledge the concerns about Read's Grammar School and its future. As with any listed building, the Council will monitor the building's condition. In the event that the library moved location, we would seek to work with the owners to conserve the building. The Newcastle Arms is currently unoccupied and at risk. Since the public consultation took place, however, the building has been sold and the Council is currently working with the new owner to secure a new, viable use within it and to carry out essential works to repair it.
- 5.10 The impact of inappropriate new development was raised in a number of comments. Past development of variable or poor quality can be evidenced within the conservation area and I agree that some of these should be regarded as negative elements. Many of the negative aspects of these developments relate to mass, form, scale, siting, materials and appearance. It is anticipated, therefore, that the Appraisal will form the basis for good and consistent decisions in the planning process, with the Council seeking quality new development that respects the layout and built form of the positive elements of the conservation area, utilising good design and appropriate materials.
- 5.11 The third question covered proposals set out in the Management Plan to preserve or enhance the special interest of the conservation area. Comments received unanimously agreed with the monitoring strategy, and the vast majority of respondents agreed with the commitment to using the appraisal document in planning decision-making and the management of the Tuxford Partnership Grant Scheme. This level of response is considered to reinforce the Council's strategy overall.
- 5.12 73% of respondents gave support to an Article 4 Direction and 18% disagreed. This is considered to be a strong indication of support and it is likely that such an approach will be put forward to Planning Committee in due course. It should be noted, however, that an Article 4 requires further consultation and the Council must have regard to public comments.
- 5.13 The comment on the grant scheme is acknowledged. It is possible in the future that the current grant scheme could be widened to other priority buildings within the conservation area. It is also possible that a new grant scheme could be introduced. Information will be published on our website.
- 5.14 Responses to the fourth question resulted in a number of suggestions for improvements.
- 5.15 The suggestions on buildings and sites to be redeveloped or reused have been noted and it is felt that the Management Plan adequately details strategies on these.

⁷ See the Tuxford Partnership Grant information on the Bassetlaw website:
http://www.bassetlaw.gov.uk/services/planning_and_building/conservation_heritage/tuxford_partnership_grant.aspx.

- 5.16 As mentioned previously, highways and public realm enhancement are key issues and this is reflected in the suggested improvements. It is clear that feedback will need to be given to the County Highway Authority on public views. Guidelines on future work and public realm improvements have been set out in detail within the Management Plan.
- 5.17 The de-cluttering of building frontages is a suggestion that we agree with. Specific buildings are identified in the Management Plan.
- 5.18 Other comments included proposals not considered to be appropriate for the Management Plan. These included tree planting and traffic calming outside of the conservation area, and the use of traffic wardens, which is not within the remit of conservation area control.
- 5.19 In addition to the above, many comments were received about Tuxford's identity as a village or town. One particularly strong view argues that Tuxford is a village because it does not have the characteristics of a town. Others disagree and reflect on the settlement's history as a market town with charter status. In addition, the parish organisation is the *Tuxford Town Council* and relevant planning documents identify Tuxford as a Local Service Centre⁸ based upon services and facilities you might expect to find in a large village or small town. The Conservation Team has no particularly strong view on this issue other than that Tuxford was a township for many centuries and had a market charter. It is possible that views could change on this issue in the future if redundant buildings and the former market place in the centre begin to see regeneration and reuse, and the settlement sees the housing growth targets set out in the Council's Local Development Framework⁹.
- 5.20 Other additional comments can also be addressed. Concern was raised by one respondent that listing buildings may cause economic problems within Tuxford. It should be noted that Bassetlaw District Council is not responsible for listing buildings as this is the remit of English Heritage and the Secretary of State. It is probably fair to say that most buildings currently capable of listing using the approved listed building selection criteria are already listed. It is possible in the future, however, that further buildings or structures could be added. In addition, we feel that listed buildings that are properly managed and maintained do not have to be a burden. A full range of guidance is available from the local authority to assist listed building owners¹⁰.
- 5.21 The review of the conservation area boundary invited a good level of response.
- 5.22 10 sites were specifically set out and mapped in the Management Plan:

Site 1: Mill Mount. There was **100%** support to designate the windmill area. The Conservation Team agrees and will put this forward to Planning Committee with an officer recommendation to designate.

Site 2: Former maltings area. There was **92%** support to designate this area. The Conservation Team feels that the former malting building and the small group of historic buildings to the west on the south side of Bevercotes Lane have significance. In addition, significance is also attributed to the water course (this was reconfigured in the 18th century for hop growing and plantations around Tuxford) and trees and hedges to Bevercotes Lane and northwards

⁸ Settlement Hierarchy, *Submission Draft Core Strategy* (December 2010).

⁹ *Ibid.*: Policy CS6.

¹⁰ See the conservation and heritage section at: www.bassetlaw.gov.uk.

towards Mill Mount. The Conservation Team will, therefore, put this forward to Planning Committee with an officer recommendation to designate.

Site 3: Ollerton Road (north side). There was **70%** support to designate this area. **20%** answered don't know and **10%** disagreed with designation. The Conservation Team believes that significance can be attributed to the buildings on Ollerton Road beyond the existing boundary, notably Manvers House. Manvers Street itself was an important entrance to Tuxford linking the Dukeries with the town. The land to the north is predominantly medieval ridge and furrow and the hedges and trees contribute positively to the setting of historic buildings on both Ollerton Road and Eldon Street. The Conservation Team will, therefore, put this area forward to Planning Committee with an officer recommendation to designate. Note that a section of rear meadow garden is omitted from the Management Plan proposal north of the water course. This reflects scrutiny given to landscape, archaeological and setting values (this small area was not felt to be an integral part of the ridge and furrow area).

Site 4: Ollerton Road (south side). There was **60%** support for including this site in the conservation area, with **30%** unsure and **10%** against. The main building range to be included is a non-designated heritage asset on the County HER on the edge of the existing conservation area. Officer recommendation will, therefore, be to include it.

Site 5: Rear 36 Newcastle Street. There was **70%** support to rectify the boundary to the rear of the building to follow the established garden boundary. The Conservation Team will put this forward with a resolution to designate.

Site 6: Rear 46-66 Newcastle Street. Although **60%** support was shown for this proposal, the Conservation Team is not wholly convinced that the area in question is of special interest. Although there are historic field patterns and landscape setting to Newcastle Street, this is not as prominent as other suggested landscape additions and does not appear to have any archaeological value. We have also considered specific comments submitted about potential development on this land in reaching this view. The Conservation Team will not, therefore, put this forward with a resolution to designate.

Site 7: Egmanton Road. **91%** responded positively to this proposal. The Conservation Team feels that this reinforces the Council's view that historic environment and landscape between the former railway station and Blenheim Avenue is special and will put this forward to Planning Committee with an officer recommendation to designate.

Site 8: College Farm. There was an **82%** rate of support for this, with **9%** disagreeing. The Conservation Team considers the archaeological and historic landscape value to be of special interest and will put this forward to Planning Committee with an officer recommendation to designate.

Site 9: Newcastle Court. There was a **64%** positive response to this proposal with **27%** unsure and **9%** against. The Conservation Team feels that the area identified is not special and has little impact on the street, so we intend to propose removing it from the existing boundary.

Site 10: Lincoln Road. There was **100%** support for this area. The Conservation Team agrees with this. In line with comments received, we intend to take a slightly extended version of this area forward to Planning Committee to include the farmstead further east which is a non-designated heritage asset and forms part of the farmstead grouping on the north side of Lincoln Road.

- 5.23 Additional suggestions on areas that should be considered for designation included distinctive 20th century areas such as Lodge Lane and Walkers industrial estates. Due to their relative isolation away from the existing conservation area and general lack of historic or architectural interest as a whole, the Conservation Team does not consider these suitable for designation at this time. It is felt, however, that the respondent who made the suggestions might consider using their knowledge of military and railway heritage to submit specific information on key structures within these areas so that we might add them to the County HER¹¹.
- 5.24 The review of the conservation area has been undertaken using the updated English Heritage guidance on designation¹². All areas suggested for amendment to or from the conservation area will be kept under review and formally reassessed as part of the general review in five years that shall include public consultation.
- 5.25 Internal consultation with the Planning Team on proposed amendments to the conservation area provided some useful additional comments:
- “Why so many fields included [in the proposed extensions]?”
 - “Would query Bevercotes Lane and the extent of land to the north”.
- 5.26 The extent of additional conservation area extensions is explained in detail within the draft appraisal management plan. Although conservation area designation is not generally an appropriate means of protecting the wider landscape, man-made components of landscape value such as medieval ridge and furrow which might form the immediate setting and landscape backdrop of rural settlements should be considered for designation¹³. This applies to the area south of College Farm and the land north of Ollerton Road¹⁴.
- 5.27 In addition, man-made structures like the railway line embankment are important later historic features.
- 5.28 Elsewhere, the topographic value of Mill Mount is very important; it can be seen from many different vantage points inside and out of the conservation area and is associated with an important part of Tuxford’s industrial heritage. The land on either side the Great North Road that forms the hill is an important part of Mill Mount’s significance. The settlement pattern on the Mount, for example, is a loose-knit group of historic buildings with large plots, large groups of trees and attractive green boundaries. The windmill is a focal building. Its setting derives much significance from the entire hill. The significance of the building group as a whole derives much value from its topographic setting as it does as a key entrance to the town along the Great North Road. Views from the Ollerton Road junction with Eldon Street, as well as from Bevercotes Lane, are important.
- 5.29 Bevercotes Lane is an attractive narrow lane. Although there are a number of modern bungalows, the layout, green boundaries and historic grouping on the south side of the lane, west of the focal maltings building is considered to be special. A number of comments

¹¹ Suggestions would be considered against our adopted criteria for non-designated heritage assets (BDC, 2011).

¹² English Heritage (2011) *Understanding Place: Conservation Area designation, appraisal and management*. London: English Heritage.

¹³ *Ibid.*: para. 1.5.

¹⁴ See the County HER mapping for Tuxford.

received reinforced the view that the maltings in especial was significant to the historic environment in Tuxford.

- 5.30 The Lincoln Road additions have been explained above, but it should be noted that the historic field pattern towards the water course reflect the pre-Enclosure landscape. Many of the fine large mature trees appear to have been deliberately landscaped and provide significance to the historic farmstead layout on the north side of Lincoln Road.

Public meeting

- 5.31 The Conservation Team is grateful to attendees of the public meeting. The meeting was positive and allowed the Conservation Team to interact with a range of local people.



Display boards at Tuxford Windmill during a public event on Conservation practice in May.

- 5.32 In response to the general comments raised in the meeting:

- The debate over whether Tuxford should be identified as a town or village is considered in paragraph 5.19 above;
- On the issue of empty buildings and new uses, the Conservation Team agrees that an appropriate level of flexibility should be used to help reverse the *at risk* status of Tuxford Conservation Area, although this should not be to the detriment of a heritage asset's significance. The Council has already demonstrated this reasoned approach through various approvals granted for problematic buildings like the Newcastle Arms;

- Concerns raised about highway safety in the centre of Tuxford needs to be raised with the Highway Authority. Potential improvements to the market place and the road network are discussed in the Management Plan;
- The scope of the grant scheme is dealt with in paragraph 5.13;
- The Conservation Team agrees that the Police House is an interesting building of local significance. This is recognised in the Appraisal;
- Issues surrounding new build are dealt with in paragraph 5.10 above. The Management Plan proposes to use the framework set out in the Appraisal as an effective tool in decision-making.

5.33 The Conservation Team also took the opportunity to attend a SPAB meeting at Tuxford Windmill on the 7 May 2011 when local and regional conservation professionals and specialists were involved in show casing techniques and products to the local community. We erected a display board in the main marquee with copies of the appraisal and questionnaire readily available.

Other correspondence

5.34 The Conservation Team is grateful for the very thorough and detailed letter that was sent on the appraisal document by a listed building owner within Tuxford and the very useful local knowledge it brought. Many of the comments and suggestions have been considered and utilised in the final version of the Appraisal.

5.35 In response to other issues raised:

- The Conservation Team agrees that the Newcastle Arms is a significant building in need of regeneration. This is reflected in its status as a priority building for the Tuxford Partnership Grant Scheme;
- We also agree that PVCu is harmful to the conservation area. This is discussed in detail in paragraph 5.7;
- We have agreed that the farm grouping further along Lincoln Road (north side) should be included in an extension (site 10 in paragraph 5.22);
- We welcome positive comments on the attractiveness of the Appraisal document, and will continue to produce appraisals in a similar format.

6. Conclusion

6.1 It is felt that the objectives set out in the consultation strategy have been met.

6.2 No complaints or specific comments were made about the strategy or its implementation, but we felt that improvements could be made next time. A letter drop to all residents, for example, would likely increase the number of comments made. This will be dependent, however, on resources.

6.3 It is intended that the next review of the conservation area will take place within 5 years of the adoption of the appraisal document.

Appendices

Public Notice for consultation on the Appraisal



BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533600 DX: 723193 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713820 Worksop (01909) 535214
www.bassetlaw.gov.uk

Draft TUXFORD Conservation Area Appraisal – consultation

A draft Conservation Area Appraisal and Management Plan has been produced by Bassetlaw District Council for Tuxford Conservation Area.

The Appraisal assesses what is special about the historic and architectural character of Tuxford Conservation Area. The Management Plan identifies what issues are facing the conservation area and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know your views on the Tuxford Conservation Area Appraisal. We would also like your thoughts on the appropriateness of the existing boundary of the Conservation Area, any possible extensions or amendments, and what issues you believe should be reflected in the management plan.

A copy of the draft Appraisal is available to view between Friday 18 March 2011 and Friday 29 April 2011 at any of the following locations:

- Planning Services, Queen's Buildings, Potter Street, Worksop;
- Online at www.bassetlaw.gov.uk (follow the links to Conservation Areas);
- Tuxford Library;
- Tuxford Windmill;
- Mine of Information;
- Church of St Nicholas and the Methodist Church on Newcastle Street; and
- Public houses / cafes within Tuxford Conservation Area.



Full colour copies of the appraisal can be purchased from Planning Services for £5. Please contact the Conservation Team on 01909 533427 or 533191 for further advice.

If you would like to comment on the Draft Tuxford Conservation Area Appraisal, please download a questionnaire from our website or collect one from the above locations and return it to Planning Services at Bassetlaw District Council on or before Friday 29 April 2011.



DIVISION BY PEOPLE

Bassetlaw Serving North Nottinghamshire

Director of Community Services



L1642-0000 3/08

Notice on the public meeting



BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713620/Worksop (01909) 533214
www.bassetlaw.gov.uk

TUXFORD Conservation Area Appraisal and Management Plan

**Meeting on Tuesday 7 June 2011, between 1 and 4pm at Tuxford Mine
of Information**

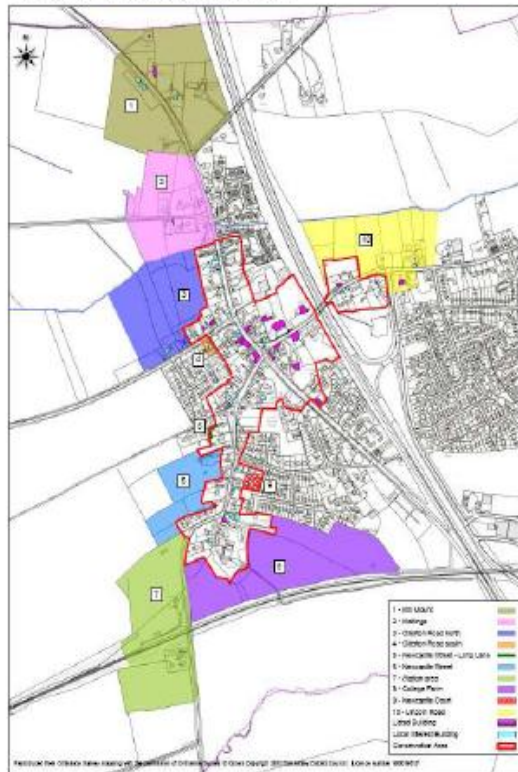
Drop in and talk to the Conservation Team at the Mine of Information to discuss the draft Conservation Area Appraisal and Management Plan, which has been produced by Bassetlaw District Council for Tuxford. The Appraisal assesses what is special about the historic and architectural character of Tuxford Conservation Area. The Management Plan identifies what issues are facing the area and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know your views on the Tuxford Conservation Area Appraisal. We would also like your thoughts on the appropriateness of the existing boundary of the Conservation Area, any possible extensions or amendments, and what issues you believe should be reflected in the management plan.

Full colour copies of the Appraisal can be purchased from Planning Services for £5. Please contact the Conservation Team on 01909 533427 or 533191 for further advice.

If you would like to comment on the Appraisal, please write in to Planning Services at Bassetlaw District Council or email oliver.scott@bassetlaw.gov.uk.

Tuxford Conservation Area - proposed boundary changes



Bassetlaw - Serving North Nottinghamshire

Director of Community Services



L10004-0000-000

The questionnaire

Draft TUXFORD Conservation Area Appraisal – Questionnaire

A draft Conservation Area Appraisal and management plan has been produced by Bassetlaw District Council for Tuxford Conservation Area (see map overleaf).

The Appraisal assesses what is special about the historic and architectural character of Tuxford Conservation Area. The management plan identifies what issues are facing the conservation area and sets out proposals and actions for its preservation or enhancement.

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- > Tuxford Library;
- > Tuxford Windmill;
- > Mine of Information;
- > Church of St Nicholas and the Methodist Church on Newcastle Street; and
- > Public houses / cafes within Tuxford Conservation Area.

Alternative formats available on request. Please contact the Conservation Team on 01909 533427 or 533191 for advice.

If you would like to comment on the Draft Tuxford Conservation Area Appraisal, please use the attached questionnaire and return it to Planning Services at Bassetlaw District Council on or before Friday 29 April 2011.

Your response will help to shape the future management, conservation and preservation of Tuxford's special historic and architectural interest.



Question 1 – Character

What is important to you about the Tuxford Conservation Area?

Character element	Strongly Agree	Agree	Disagree	Strongly Disagree
The overall quality and distinctiveness of the built environment				
The architecture, layout and setting of historic buildings				
The views and setting of the Church of St Nicholas				
The layout and setting of Tuxford				
The wider landscape of Tuxford Conservation Area (for example, Mount St Nicholas)				
The importance of individual assets such as Mount's Grammar School and the Locking				
The quality of trees, open spaces and boundaries				

Is there anything else that you consider to be important to the Conservation Area? Please write in the box below.

Question 2 – Issues

What do you think are the most important issues?

Issues	Strongly Agree	Agree	Don't know	Disagree
The condition / maintenance of historic buildings				
Loss of traditional shop fronts				
Inappropriate signage				
Inappropriate new development				
Loss of traditional materials (replacement of joinery with modern UPVC for example)				
The state of the public realm (pavements/surfacing for example)				
Current classification of roads (M25's direct through Tuxford for example)				
Highway clutter (signage and road markings for example)				
Condition or location of street furniture				

Are there any other issues that you think are important to the Conservation Area? Please write in the box below.

Question 5 – Boundary changes

The Conservation Team has identified a number of areas that might be considered for inclusion to or exclusion from Tuxford Conservation Area based upon their degree of perceived special architectural or historic interest (see map below). Do you agree with any of these? Please add any specific comments in the box at the end and feel free to annotate on the map with suggestions or comments.

Advert in the Tuxfordian

HAVE YOUR SAY on the

DRAFT TUXFORD CONSERVATION AREA APPRAISAL

Tuxford has a distinct and positive historic environment. Tuxford Conservation Area covers much of the historic core of Tuxford, including the Market Place, Eldon Street, Newcastle Street and parts of Egmonton Road, Ollerton Road and Lincoln Road. A draft Conservation Area Appraisal and Management Plan has been produced by Bassetlaw District Council. The Appraisal assesses what is special about the historic and architectural character of Tuxford Conservation Area. The management plan identifies what issues are facing the conservation area and sets out proposals and actions for its preservation or enhancement.

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- Tuxford Library;
- Tuxford Windmill;
- Mine of Information;
- St Nicholas and the Methodist Church, Newcastle Street; and
- Pubs / cafes within Tuxford Conservation Area.

Information is also available on request. Please contact the Information Team on 01909 533427

For comments on the Draft Tuxford Conservation Area Appraisal, please use the form available on the website or return it to Planning Services at the Council on or before Friday 29 April 2011.

Your input is important to shape the future of the town and the preservation of its historic and architectural environment.

If you would like to view a copy of the appraisal online go to the link below.

http://www.bassetlaw.gov.uk/services/planning_and_building/conservation_heritage/conservation_areas/ca_information-1.aspx

Alternatively there is a paper copy available to view at the Mine of Information the document is quite large so can only be read on site not taken away.

Draft TUXFORD Conservation Area Appraisal – QUESTIONNAIRE's are also available via email at moi@tuxfordonline.co.uk or a paper copy on request from the 'Mine' office.

This information has come via

Oliver Scott BA (Hons) MSc MRTPI
Conservation Officer
Planning Policy & Conservation
Bassetlaw District Council
01909 533191

Please note that any advice is given at officer level only and does not prejudice any future decisions made by the Council.



THE TUXFORDIAN



This winning photograph for the month of March is from Mrs Enid Harrison! Well done Enid a lovely shot of West Markham Village looking towards the church. Please keep those photos coming! Enid's photo will appear in the Tuxford 2011 Calendar to be produced by the Tuxford Printing Company in aid of Dial a Trip and The Air Ambulance.

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Distributed to the communities of Bevercotes - Darlton
East Drayton - Markham Moor - Milton - Rockley
Sibthorpe - Tuxford - West Drayton - West Markham

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