



Treswell with Cottam Neighbourhood Plan

Review Version 2023



Contents

1	The Scope of the Neighbourhood Plan Review	4
2	About Treswell with Cottam	6
3	Public Consultation and Involvement.....	10
4	Community Vision and Objectives	12
5	Housing Development in Treswell with Cottam.....	13
6	Allocation of land at the junction of Rectory Road and Town Street.....	16
	Policy 1: Land at the junction of Rectory Road and Town Street	17
7	Allocation of land adjacent to East End Farm	18
	Policy 2: Allocation of land adjacent to East End Farm.....	19
8	Allocation of land to the east of Cocking Lane	20
	Policy 3: Allocation of land to the east of Cocking Lane.....	21
9	Allocation of land at Shenval Cottage	22
	Policy 4: Allocation of land at Shenval Cottage.....	23
10	Additional Residential Development	24
	Policy 5: Additional Residential Development in Treswell	24
11	Local Design Code	25
	Policy 6: Local Design Code.....	31
12	Community Facilities	32
	Policy 7: Protecting Existing Community Facilities.....	34
13	Local Green Space.....	35
	Policy 8: Local Green Space	38
14	Lee Beck Green Corridor.....	39
	Policy 9: Lee Beck Green Corridor	43
15	Supporting Local Employment Opportunities.....	44
	Policy 10: Local Employment Opportunities.....	45
16	Aspiration 1: Road Safety and Traffic	46
17	Monitoring Framework.....	48
	Appendix A: Character Assessment (2018).....	49
	Appendix B: Site Assessment Report (2019)	49
	Appendix C: Feedback from Proposed Site Allocation Consultation.....	49
	Appendix D: Summary of changes over the original Neighbourhood Plan.....	50

Figures

Figure 1: Designated Neighbourhood Area	5
Figure 2: District Map	6
Figure 3: Public consultation activities in Treswell Village Hall	10
Figure 4: List of public consultation events.....	11
Figure 5: Map of the development boundary and site allocations	15
Figure 6: Site plan of land at the junction of Rectory Road and Town Street	16
Figure 7: Site plan for land adjacent to East End Farm	18
Figure 8: Site plan for land to the east of Cocking Lane	20
Figure 9: Site plan for land at Shenval Cottage	22
Figure 10: Character areas in Treswell Village	26
Figure 11: Example of building orientation - Treswell	27
Figure 12: Example of typical materials - Treswell	27
Figure 13: Example of local detailing - Treswell	28
Figure 14: Example of boundary treatments - Treswell	28
Figure 15: Character areas in Cottam Village.....	29
Figure 16: Example of building orientation - Cottam.....	30
Figure 17: Example of typical materials - Cottam	30
Figure 18: Example of local detailing - Cottam	30
Figure 19: Example of boundary treatments - Cottam	30
Figure 20: Church of St. John the Baptist, Treswell.....	32
Figure 21: Community facilities in Treswell	33
Figure 22: Cottam Playing Field (LGS1).....	35
Figure 23: Assessment of LGS1	36
Figure 24: Map of LGS1	37
Figure 25: Public rights of way in Treswell with Cottam.....	40
Figure 26: Views towards Lee Beck from Retford Road, Treswell	41
Figure 27: Lee Beck Green Corridor	42
Figure 28: Sundown Adventureland	45
Figure 29: Main traffic flows and junctions in Treswell.....	47

Please note: Some of the maps within this document may not be the most up-to-date in terms of new addresses or boundaries due to the delay in reviewing these by the Ordnance Survey.

1 The Scope of the Neighbourhood Plan Review

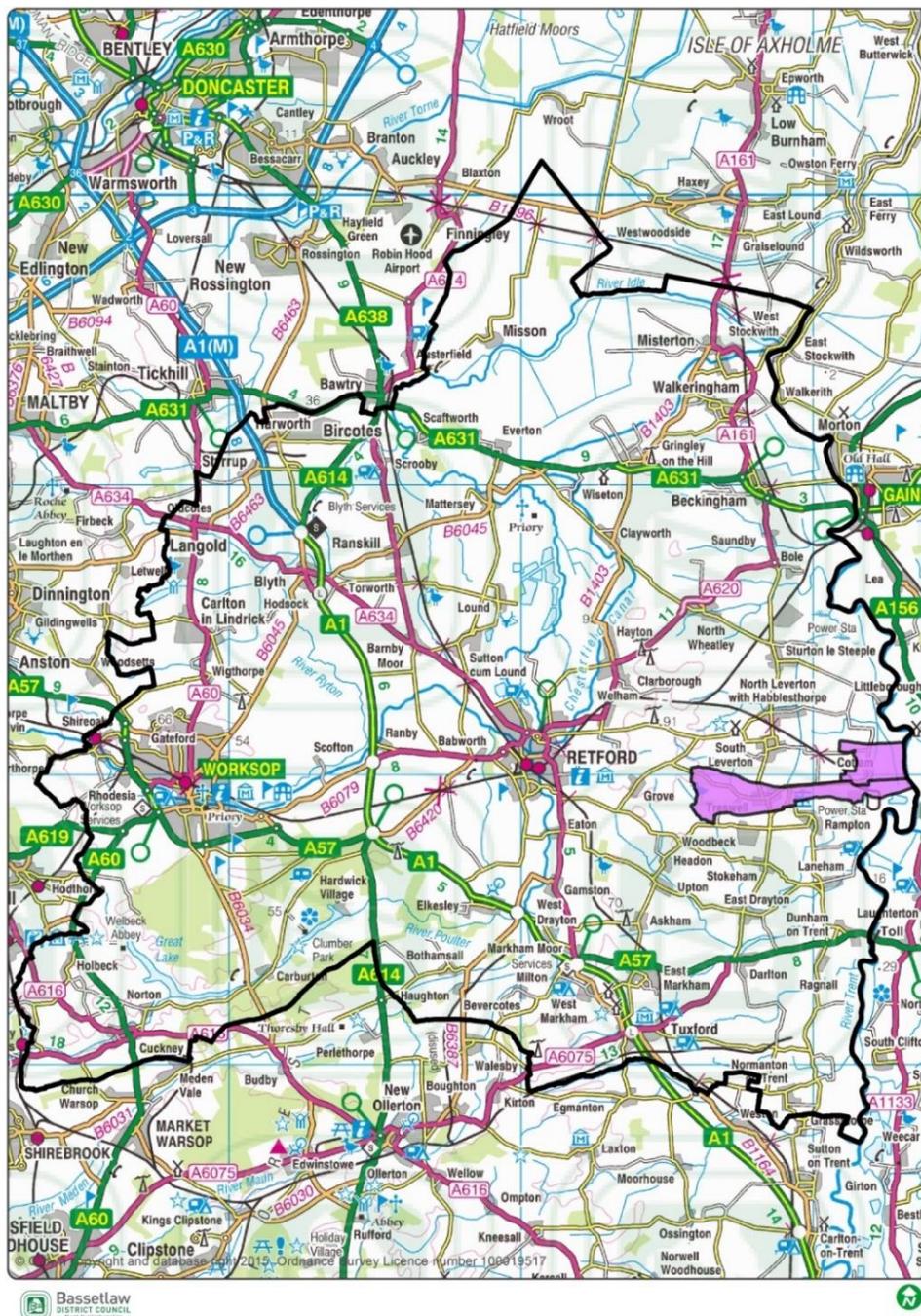
- 1.1 The first Treswell with Cottam Neighbourhood Plan was made in 2019 after a successful referendum.
- 1.2 At that time, it was anticipated that the Neighbourhood Plan would be subject to an early review due to the emerging Bassetlaw Local Plan and changing National Planning Policy. The Plan period of the review will run from 2022 until 2038, in line with the Bassetlaw Local Plan (2020-2038) which was adopted in May 2024.
- 1.3 The Parish Council have been closely monitoring the effectiveness of the Neighbourhood Plan policies and its evidence base. The Plan aligned with the Bassetlaw Core Strategy, where only limited growth was supported. Policy ST2 of the Bassetlaw Local Plan identifies the village of Treswell as a 'Small Rural Settlement' which identifies a 5% housing requirement. The village of Cottam is considered too small for growth and therefore sits under part 3 of Policy ST2, which addresses residential development in the countryside. The Former Cottam Power Station site is identified as a 'priority regeneration area' within the Local Plan (Policy ST4). Due to the change in local circumstances and to local planning policy, the Parish Council agreed that it should undertake a full review of the Neighbourhood Plan in line with the then-emerging Bassetlaw Local Plan.
- 1.4 The review of the existing Neighbourhood Plan has been undertaken against the local policy context and the updated National Planning Policy Framework (NPPF) updated in December 2023 and Planning Practice Guidance (updated in November 2023).
- 1.5 The Parish boundary shown in Figure 1 is designated as the Neighbourhood Area. Treswell with Cottam Parish Council are the qualifying body responsible for preparing a Neighbourhood Plan for the area. The area was formally designated by Bassetlaw District Council on the 18th December 2015. This area will remain as the Neighbourhood Plan Area for this review.
- 1.6 Appendix D details how the policies in this reviewed version of the Neighbourhood Plan differ from the policies in the original version.

2 About Treswell with Cottam

Location

- 2.1 Treswell with Cottam Parish includes the two villages of Treswell and Cottam in North Nottinghamshire, England. The Parish is under the administration of Bassetlaw District Council and Treswell with Cottam Parish Council. According to the 2001 Census the villages had a population of 231 and 87 falling to 211 and 80 respectively through the 2011 Census.

Figure 2: District Map



- 2.2 Treswell has a population of 260 people living in 83 dwellings. Treswell has one post box, an old fashioned red telephone booth, a bus stop, old petrol and service garage and an active village hall. The parish church of St John the Baptist is built in the Perpendicular style. The main structure dates from the thirteenth, fourteenth and fifteenth centuries, although it was restored in 1855.
- 2.3 Cottam has a population of (according to the 2011 Census) 108 residents. The village church of Holy Trinity is Norman in origin, restored in 1869 and again in 1890 with the addition of a bell turret and is now privately owned. To the south of the village is Cottam Power Station with 8 cooling towers, built between 1964 and 1968. The power station closed in 2019 and demolition commenced in 2023. There are no current plans for any redevelopment of the Power Station site once it has been demolished. However, the Bassetlaw Local Plan identifies it as a Priority Regeneration Area (see Policy ST4).

Social and Economic Issues in Treswell with Cottam

- 2.4 Although small in overall population, the economic profile of the parish fares better than that of the local and national average. Most of the active proportion of the population – some 77% are economically active and the unemployment rate is below the national average at 3.1%.
- 2.5 There is a larger than national average of retired people in the parish. Over 24% of the total population are aged over 64 years or older. In contrast, only 9% of the population are aged 16 years or younger, which is less than some neighbouring parishes such as Rampton and North Leverton.
- 2.6 Treswell with Cottam is one of the least deprived parishes in Bassetlaw with less than 3% of the population classified as “in poverty” according the national statistics. Again, this reflects similarities with other parishes within the local area and within Eastern Bassetlaw.
- 2.7 Unusually, a larger percentage of residents work locally, but this could be explained by some large local employers nearby, including Rampton Hospital, Cottam Power Station, West Burton Power Station, Sundown Adventureland and some large agricultural farms and businesses such as Trans-Sport.tv.
- 2.8 For those that do not work in the local area, most people commute to nearby towns such as Retford, Worksop and Gainsborough for employment and services. Some people commute out of the local area to Lincoln, Doncaster, Sheffield and Leeds for employment.

Flood Risk in Treswell with Cottam

- 2.9 The flood risk implications of new developments around the village are of great concern, especially following the 2007 and 2012 floods. In order to minimise the risk of the effects of flooding, especially flooding along Lee Beck and within Cottam village,

it is considered essential that no new homes should be built on land that lies adjacent to the Lee Beck or within Cottam unless it can be justified otherwise.

- 2.10 The Environment Agency anticipates that climate change will result in higher intensity rainfall, but over relatively short periods and that 1 in 200 year events (being the 2007 event) will be reclassified as 1 in (100 +30) events in the next decade. This will (principally during summer) result in high runoff rates since the dry ground would not be able to absorb the water sufficiently quickly. It was also considered that runoff from the slopes to both the west and east sides of the village could cause rapid accumulations of water in the Beck either side of the village centre and, with a slow fall rate of 2m over the 1km length through the settlement, this runoff would lead to heightened flood risk.
- 2.11 Land adjacent to the Beck should be used for surface water runoff attenuation by tree and shrub planting, thereby also creating a public open space and wild life corridor alongside the Beck. Assessed land, which was identified as suitable for building, was level and capable of accommodating SUDS. The Environment Agency flood risk map indicates areas of the village that are at risk and it was therefore concluded that schemes which could result in rainwater runoff into these areas should be avoided. Any housing development that has the potential to materially increase surface water discharge into the Beck must be accompanied by Hydraulic Modelling investigations (if the Environment Agency so requires) to assess the hydraulic capacity of the Beck's existing channel and culverts to cope with the potential increase in surface water arising from the proposed development.

The Former Cottam Power Station

- 2.12 The former Cottam Power Station comprises an area of 348 ha which covers a significant part of the Parish to the east. The site is largely brownfield but includes areas of agricultural land and green/blue infrastructure and is adjacent to the River Trent. The site's proximity to the River Trent means that the site partly lies within Flood Zone 3 and Flood Zone 2, although the land benefits from some flood defences, but these are not adequate for all potential future uses on site.
- 2.13 The eastern part of the site forms the Cottam Wetlands Local Wildlife Site and Trent Bank. This should to be protected and appropriately enhanced in future regeneration, and should aid flood management where appropriate.
- 2.14 Part of the southern boundary forms the setting of the Fleet Plantation Scheduled Ancient Monument. Additionally, there are a number of other heritage assets in the locality such as Designated and Non-designated heritage assets within Treswell with Cottam.
- 2.15 One product of the former energy operation is pulverised fuel ash. Planning permission has been granted for this ash to be disposed on site into the North Lagoon and South Lagoon. This area is considered to be unstable so built development will not be

appropriate in the lagoon area. The ash disposal must be restored appropriately and will require a 5 year aftercare period.

- 2.16 Additionally, the site adjoins the Cottam Development Centre, a combined cycle gas turbine centre power station, which is expected to remain operational over the lifetime of this Plan.
- 2.17 The site's location means that transport accessibility is a key issue. The change of use from a coal fired power station to a mixed use development would likely lead to a large increase in traffic flow on the local road network, which goes through several settlements, including Treswell. Significant work is required to demonstrate how the additional traffic flow can be accommodated safely. To ensure the development does not become car dependent, further work will also need to be undertaken to ensure the site is fully accessible by public transport, from an early stage in the development and that residents have the opportunity to move around the site and the surrounding area by active transport.
- 2.18 Development proposals or masterplanning for the site should be explored with Bassetlaw District Council and Treswell with Cottam Parish Council at an early stage. The Parish Council strongly advises that any such material is produced in close consultation with local stakeholders and residents, to cover all relevant planning issues and material considerations. Developers are encouraged to consult local stakeholders in accordance with the Statement of Intent below.

Statement of Intent: Community Engagement

1. Prior to submitting proposals for development at the Former Cottam Power Station, developers are encouraged to actively engage with the Parish Council and the local community at the pre application stage.
2. They are encouraged to provide a short document with the planning application to explain:
 - a) how they have consulted the community; and
 - b) how concerns raised by local people and the Parish Council have been addressed: and
3. When the planning application is submitted, this engagement with the community should continue, where necessary, to ensure the community understand the scale and implications of the proposals.

3 Public Consultation and Involvement

- 3.1 Community engagement forms an important part of preparing a Neighbourhood Plan. During the development of the first Neighbourhood Plan, an extensive range of consultation period and methods were undertaken across various sections of the community. During the examination of the first Neighbourhood Plan, the appointed examiner praised the exemplar consultation process that was undertaken by the Neighbourhood Plan group.
- 3.2 During the review of the Plan, the group has built on the success of the first consultation process. The majority of the background information has stayed the same in terms of local opinion, however, a thorough additional consultation process has been undertaken.
- 3.3 Information was sent to each household about the review process and what it involves. Two public events were held to further publicise the review at the Village Hall related to a “call for land” consultation and potential development sites consultation. Residents were asked about the areas of land submitted for consideration and the level of growth each could accommodate. This information helped identify the potential housing allocations within this Plan.
- 3.4 The Covid-19 Pandemic brought a hold to the Neighbourhood Plan through most of 2020 and early 2021, but meetings started again in Spring 2021 and through 2022.

Figure 3: Public consultation activities in Treswell Village Hall



Figure 4: List of public consultation events

Event	Date	Attendance
Introduction to Neighbourhood Planning	September 2015	39
Public Event in the Village Hall	November 2015	24
Neighbourhood Plan Survey	March/ April 2016	152
Feedback Event from the Survey	26 th July 2016	22
Draft Plan Presentation	7 th December 2016	27
Revised Draft Plan and character work Event	1 st March 2017	46
Regulation 14 Public Consultation Event	9 th September 2017	43
Final Neighbourhood Plan and Character Assessment Consultation	3 rd May 2018	34
Neighbourhood Plan 'Call for Land' consultation	March/April 2019	13 sites were submitted
Proposed Sites Public Consultation	23 rd September 2019	26
Proposed Sites public Consultation	6 th October 2019	22
Neighbourhood Plan Group Sites Decision	13 th January 2020	8 group members attended and two other people attended
Regulation 14 Consultation	31 st March 2022	21

All of these events are detailed in the Consultation Statement.

4 Community Vision and Objectives

- 4.1 The issues raised during the previous plan are largely still relevant today and it is important for the revised Neighbourhood Plan to continue to address these moving forward. A revised Vision and set of Objectives outline the community aspirations for the future:

Treswell and Cottam are two rural and attractive villages in North Nottinghamshire and the residents are proud of their appearance, sense of community and the provision of local amenities. The villages will continue to support sustainable and appropriate development that blends in with the traditional elements of each village and which can be accommodated within or beside the wider range of housing within the villages. The community is committed to maintaining the quality of the local environment whilst accommodating appropriate developments in lifestyle and technology, creating opportunities for residents now and in the future whilst protecting the unique atmosphere of Treswell with Cottam.

- 4.2 The Objectives for the Treswell with Cottam Neighbourhood Plan Review are as follows:

- **Objective 1: To manage new developments in accordance with their location, local character and the housing needs of the local community. Focusing new development within the village of Treswell.**
- **Objective 2: To minimise the impact of new development on the surrounding countryside, landscape and ecosystems with a development boundary for Treswell.**
- **Objective 3: To protect our valued Green Space**
- **Objective 4: To preserve our important trees and hedgerows**
- **Objective 5: To preserve our Historic Environment**
- **Objective 6: To preserve and safeguard our local key amenities and services and encourage the development of new ones where appropriate**
- **Aspiration: To reduce road traffic congestion.**

5 Housing Development in Treswell with Cottam

Justification

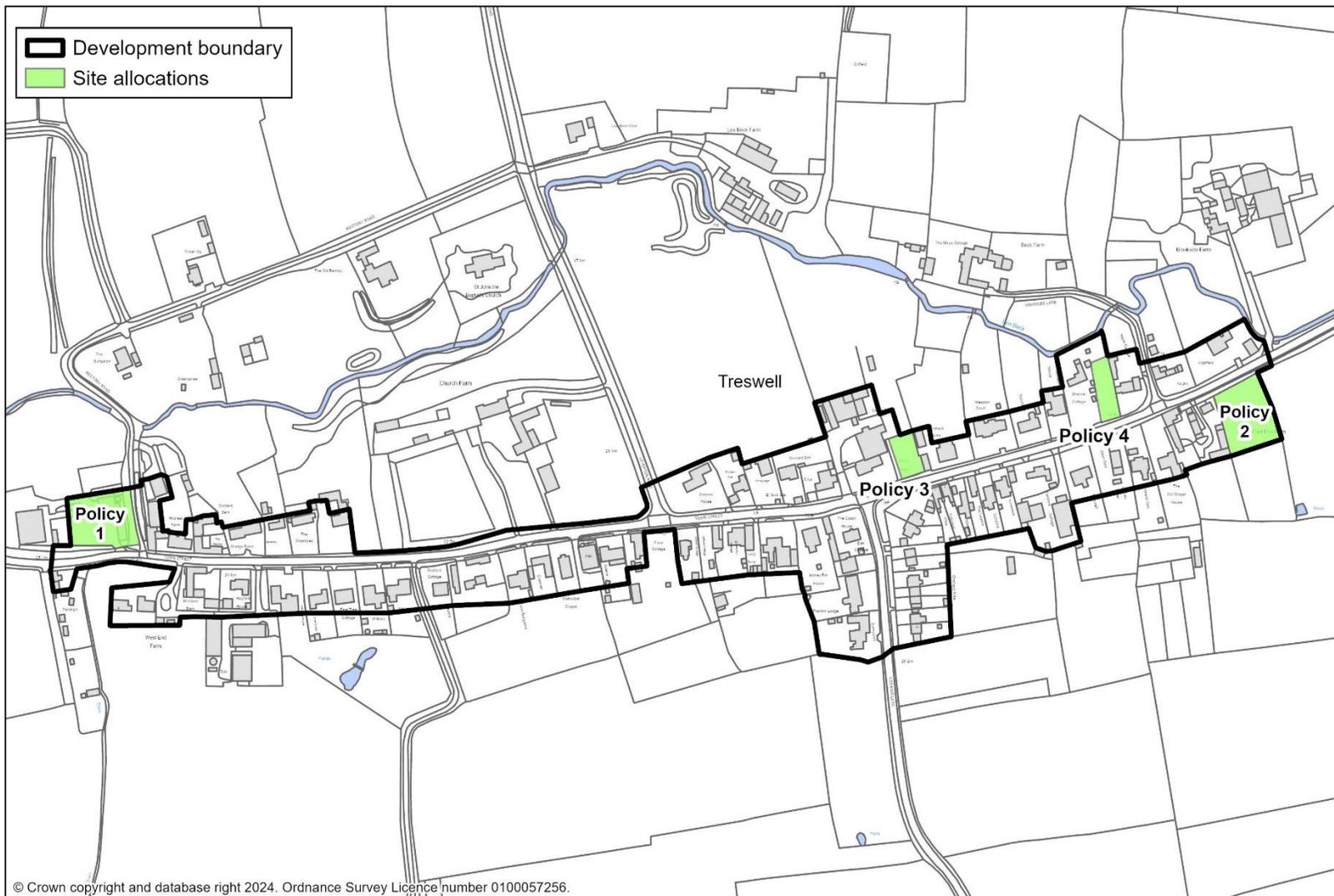
- 5.1 Throughout the development of the original Neighbourhood Plan, residents supported a small, but proportionate level of growth to support the needs of the community over the plan period. Previous community surveys undertaken as part of the original Neighbourhood Plan supported between 15-20 new homes to be developed across the community. However, the Adopted Bassetlaw Core Strategy and Development Management Policies DPD (2011), especially Policy CS9, did not support such growth and any residential development would need to be restricted to a rural exception site as allowed for in the NPPF.
- 5.2 The Bassetlaw Local Plan 2020 - 2038, which replaced the Bassetlaw Core Strategy in May 2024, identifies the settlement of Treswell as a 'Small Rural Settlement'. This position in the settlement hierarchy requires a small amount of growth over the plan period to 2038. The amount of growth has varied between consultation versions of the Local Plan but, as adopted, Policy ST2 identifies a housing requirement of 5 dwellings in Treswell. This is a minimum figure, and further residential development is supported in small rural settlements such as Treswell subject to meeting the policy criteria.
- 5.3 The village of Cottam however is considered unsustainable to receive any planned growth and is not identified as a Small Rural Settlement due to its size and lack of local amenities. The settlement has other constraints such as flooding as is situated within Flood Zones 2 and 3 where the risk of flooding is considered high. Any residential development in these flood zones would need to be appraised through a Flood Risk Assessment at the time of a planning application.
- 5.4 The reviewed Treswell with Cottam Neighbourhood Plan allocates the proposed 5% growth (5 units) as identified in the Bassetlaw Local Plan on four identified small-scale sites within the village of Treswell.
- 5.5 The site allocation process began in 2019 where a 'call for land' consultation was undertaken. A number of sites were submitted for consideration for development. A site 'screening' exercise (See Appendix B) was undertaken based on existing national and local planning policy to identify whether the submitted sites would be suitable to accommodate residential development. The methodology for the site screening exercise used a format developed by the District Council and is compatible with their Land Availability Assessment.
- 5.6 All landowners who had submitted land were notified and consulted on the outcome of the site screening exercise. A public consultation period followed where members of the community and landowners could have a say on the proposed development sites. Two public events were held in the village hall and over 40 residents and landowners attended.

- 5.7 The outcome of the consultation is summarised in Appendix C.
- 5.8 Following consultation, the Neighbourhood Plan Steering Group met to discuss and decide on what sites or part of sites should then be included as proposed allocations (see policies 1-4) in the draft Neighbourhood Plan. These were then subject to further consultation with the community during the draft Plan consultation.
- 5.9 The Neighbourhood Plan therefore meets the minimum requirements for development in the Neighbourhood Area over the Plan period, and exceeds this minimum requirement when an additional allowance for windfall development up to 2038 is taken into account.

Development Boundary

- 5.10 When considering development sites, a development boundary was identified for Treswell (see Figure 5) to help manage new development in accordance with the linear character of the village. The development boundary was drawn in accordance with the settlement boundary methodology used for the Bassetlaw Local Plan and has been subject to consultation.

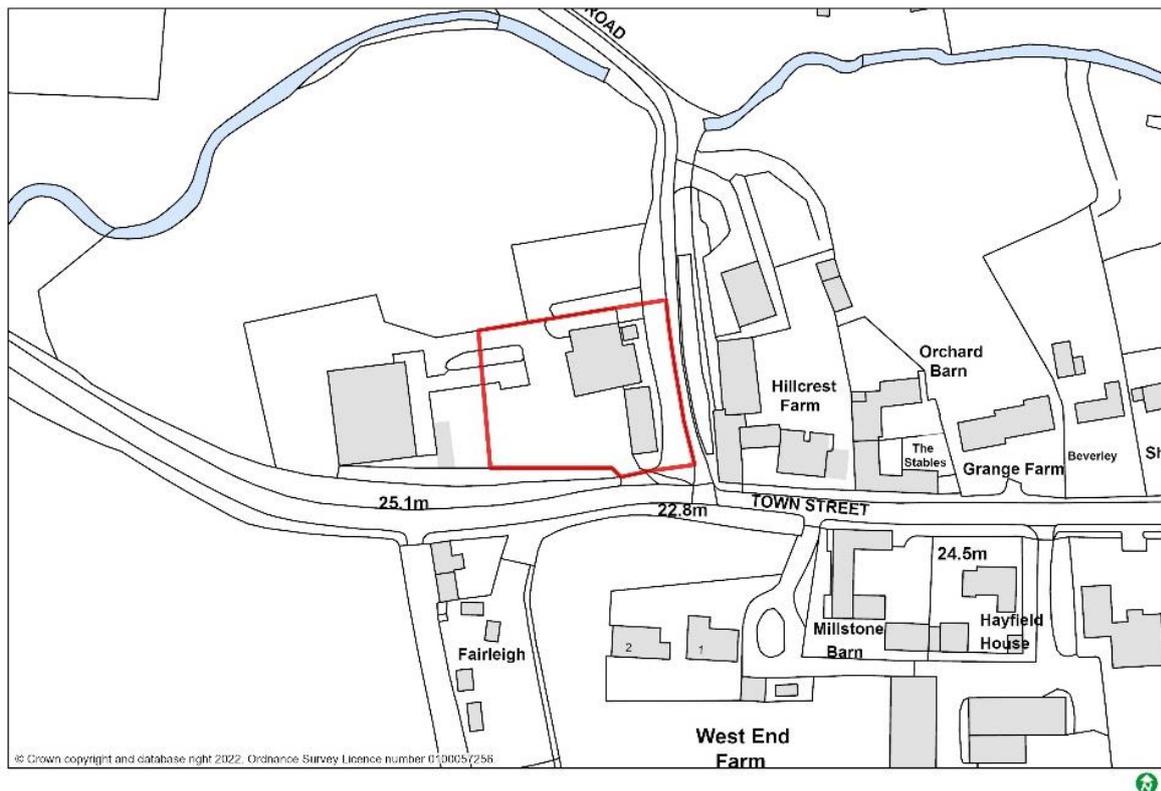
Figure 5: Map of the development boundary and site allocations



6 Allocation of land at the junction of Rectory Road and Town Street

- 6.1 The site is currently used for agricultural and forestry storage and is located at the western edge of Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive gateway in to Treswell from the west.

Figure 6: Site plan of land at the junction of Rectory Road and Town Street



- 6.2 The policy supports the development of two dwellings. This approach is in general conformity with the Bassetlaw Local Plan and NPPF (December 2023) where development should be located within or directly adjoining the existing built form of a settlement.
- 6.3 The site has direct access onto Town Street and is located within Character Area 2, as identified within the Treswell with Cottam Character Assessment, where the street pattern is considered linear in form.

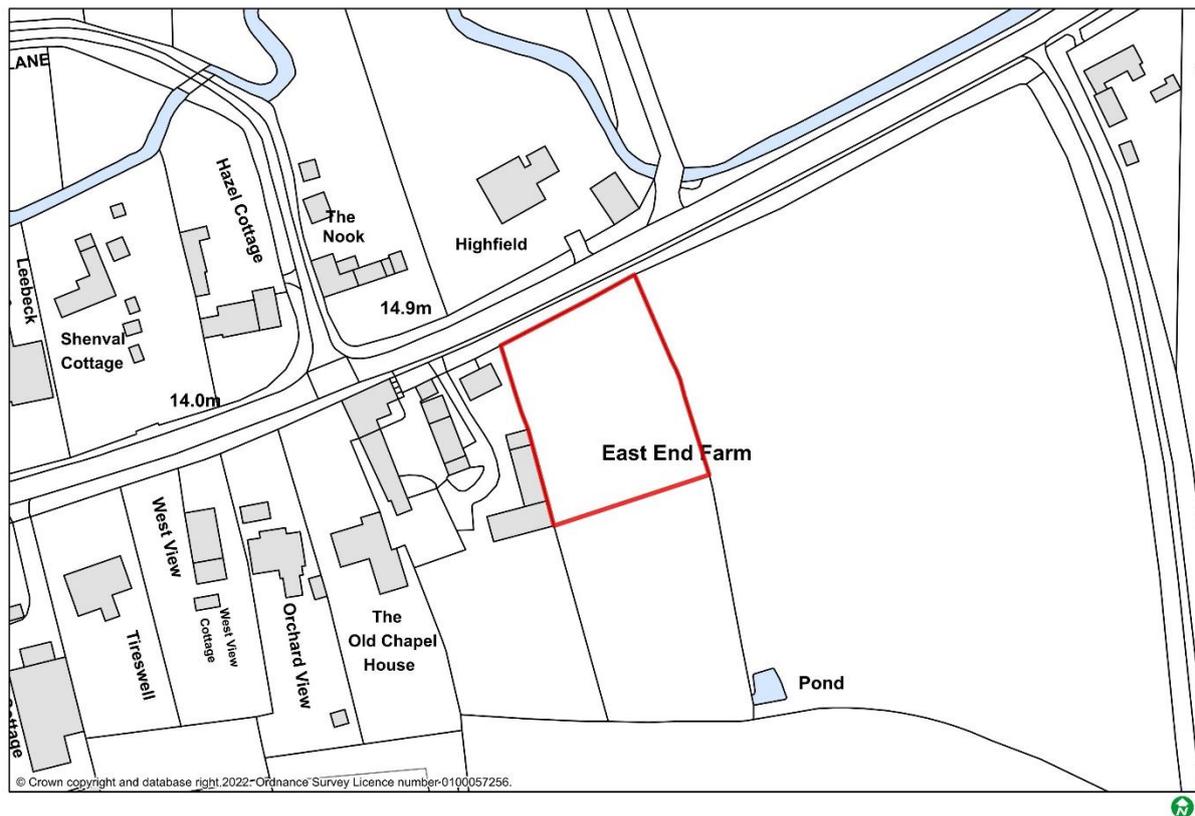
Policy 1: Land at the junction of Rectory Road and Town Street

1. *Land at the junction of Rectory Road and Town Street, as identified in Figure 6, is allocated for two dwellings. Development proposals on the site should:*
 - a) *deliver two homes which face onto Town Street;*
 - b) *respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used wherever practicable ;*
 - c) *be in character with neighbouring traditional dwellings and local materials used where practicable;*
 - d) *provide suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;*
 - e) *not have an unacceptable impact on the amenity of existing adjacent properties;*
 - f) *provide an appropriate level of off-street parking spaces per dwelling in accordance with the parking standards within the Bassetlaw Local Plan; and*
 - g) *deliver biodiversity net gain.*

7 Allocation of land adjacent to East End Farm

- 7.1 The site is currently used for grazing/agriculture and is located on the eastern edge of Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive gateway in to Treswell.

Figure 7: Site plan for land adjacent to East End Farm



- 7.2 The policy supports the development of two dwellings. This approach is in general conformity with the Bassetlaw Local Plan and NPPF (December 2023) where development should be located within or directly adjoining the existing built form of a settlement.
- 7.3 The site has direct access onto Town Street and is located within Character Area 2, as identified within the Treswell with Cottam Character Assessment, where the street pattern is considered linear in form.

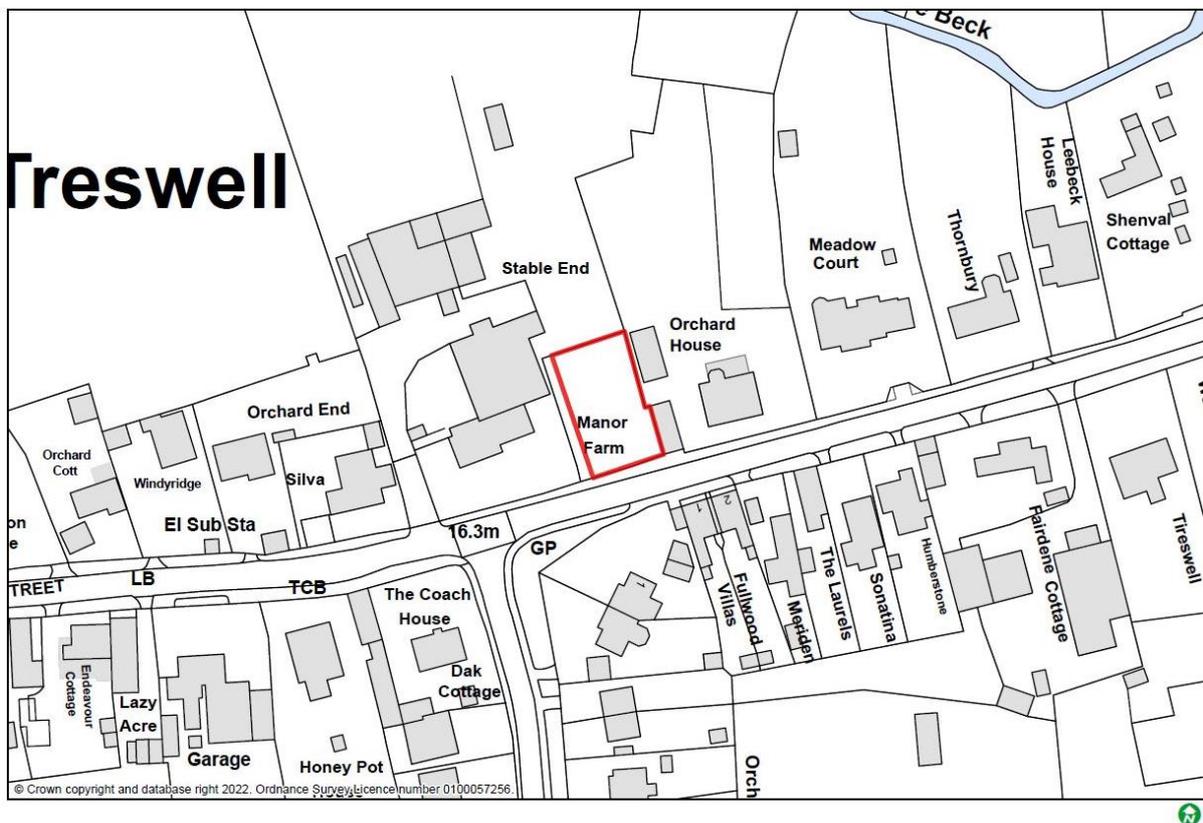
Policy 2: Allocation of land adjacent to East End Farm

1. *Land adjacent to East End Farm, as identified in Figure 7, is allocated for two dwellings. Development proposals on the site should:*
 - a) *be of a scale and height that is in character to existing development immediately around the site;*
 - b) *respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used where practicable;*
 - c) *retain the existing boundary hedgerow to the east of the site;*
 - d) *be in character with traditional dwellings and local materials used where practicable;*
 - e) *provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;*
 - f) *provide an appropriate level of off-street parking spaces per dwelling in accordance with the parking standards within the Bassetlaw Local Plan; and*
 - g) *deliver biodiversity net gain.*

8 Allocation of land to the east of Cocking Lane

- 8.1 This site forms part of a wider site which included Manor Farm and associated barns and outbuildings to the west. However, since the draft version of the Plan in May 2022, the circumstances surrounding this site have changed due to a fire at Manor Farm and the destruction of the main residential property which is within the same ownership as the land at NP10. In addition, the historic barns and outbuildings to the rear of the main property have recently received planning permission. Due to the impact of the fire and the planning permission for the barns, there is some uncertainty about how the wider land around this site should be redeveloped. Therefore, the Parish Council understand the potential for the sensitive redevelopment of this site and would encourage the developers to engage with the community during the future negotiations for the redevelopment of this site.

Figure 8: Site plan for land to the east of Cocking Lane



- 8.2 The policy supports the redevelopment of this site for approximately one dwelling. This approach is in general conformity with the emerging Bassetlaw Local Plan and NPPF (December 2023) where development should be located within or directly adjoining the existing built form of a settlement.
- 8.3 The site has direct access onto Town Street and is located within Character Area 2, as identified within the Treswell with Cottam Character Assessment, where the street pattern is considered linear in form.

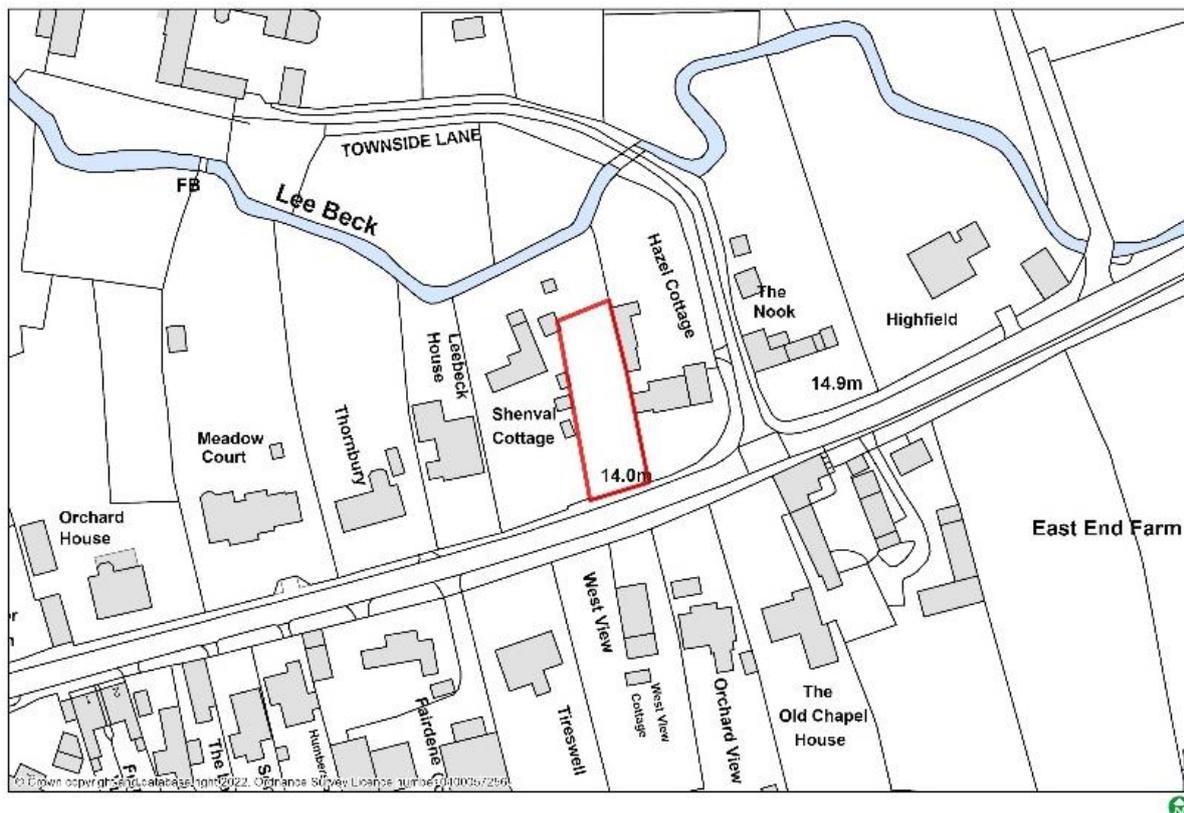
Policy 3: Allocation of land to the east of Cocking Lane

1. *Land to the east of Cocking Lane, as identified in Figure 8, is allocated for one dwelling. Development proposals on the site should:*
 - a) *deliver a single home which faces onto Town Street;*
 - b) *respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used where practicable;*
 - c) *be in character with traditional dwellings and local materials used where practicable;*
 - d) *not have an unreasonable negative impact on nearby heritage assets;*
 - e) *provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;*
 - f) *not have an unacceptable impact on the amenity of existing adjacent properties;*
 - g) *provide an appropriate level of off-street parking spaces in accordance with the parking standards within the Bassetlaw Local Plan; and*
 - h) *deliver biodiversity net gain.*

9 Allocation of land at Shenval Cottage

- 9.1 The site is currently used as a garden and is located within Treswell. The site provides the opportunity for it to be sensitively developed to provide an attractive infilling plot. The site is located near to heritage assets and will need careful consideration in terms of position and design.

Figure 9: Site plan for land at Shenval Cottage



- 9.2 The policy supports the development of one dwelling. This approach is in general conformity with the emerging Bassetlaw Local Plan and NPPF (December 2023) where development should be located within or directly adjoining the existing built form of a settlement.
- 9.3 The site has direct access onto Town Street and is located within Character Area 2, as identified within the Treswell with Cottam Character Assessment, where the street pattern is considered linear in form.

Policy 4: Allocation of land at Shenval Cottage

1. *Land at Shenval Cottage, as identified in Figure 9, is allocated for one dwelling. Development proposals on the site should:*
 - a) *deliver a single home which faces onto Town Street;*
 - b) *respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used where practicable;*
 - c) *be in character with traditional dwellings and local materials used where practicable;*
 - d) *provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;*
 - e) *not have an unreasonable negative impact on nearby heritage assets;*
 - f) *not have an unacceptable impact on the amenity of existing adjacent properties;*
 - g) *provide an appropriate level of off-street parking spaces in accordance with the parking standards within the Bassetlaw Local Plan; and*
 - h) *deliver biodiversity net gain.*

10 Additional Residential Development

10.1 Away from the proposed housing allocations, there may be opportunities for additional residential development within the village of Treswell to help support the accommodation needs and sustainability of the village over the plan period. Any additional residential development is likely to be in the form of the conversion of existing buildings or through the development of infill or rural exception sites, such as those for affordable housing or housing for agricultural purposes. Generally, additional development will be located within the identified development boundary, unless it can be demonstrated that an area outside the development boundary complies with national and local planning Policy.

Policy 5: Additional Residential Development in Treswell

1. *In addition to the proposed allocated sites, proposals for residential development within the development boundary will be supported where, as appropriate to the scale, nature and location, they:*
 - a) *retain the core shape of the settlement and respond positively to the scale of the site and its surroundings;*
 - b) *do not unacceptably harm or alter the existing built character, appearance or any identified designated or non-designated heritage assets;*
 - c) *do not unacceptably harm or alter the existing character and appearance of the surrounding countryside or the rural setting of the area;*
 - d) *do not cause any unacceptable impacts on the private amenity of adjacent properties; and*
 - e) *do not create unacceptable environmental, highway safety or sewage, water capacity problems.*

2. *Proposals for residential development outside the development boundary of Treswell will be subject, where appropriate, to countryside related policies within the Bassetlaw Local Plan or NPPF (December 2023).*

11 Local Design Code

11.1 All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area. A criticism often levelled at new development is that it 'lacks character', with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character. A Character Assessment has been produced to support Policy 6 and this can be found in Appendix A.

11.2 To maintain local distinctiveness, new development should be reflective of local aspects such as:

- the local landform and the way development sits upon it; and
- the local pattern of streets, blocks and the dimension of plots; and
- development style and vernacular; and
- Settlement built form, massing and materials.

11.3 Developments, where appropriate, should demonstrate how they have embedded local character in their Design and Access Statement

Treswell - Village Character Areas

11.4 Treswell can be broadly divided into four distinct character areas, as shown on Figure 10. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Treswell.

Figure 10: Character areas in Treswell Village

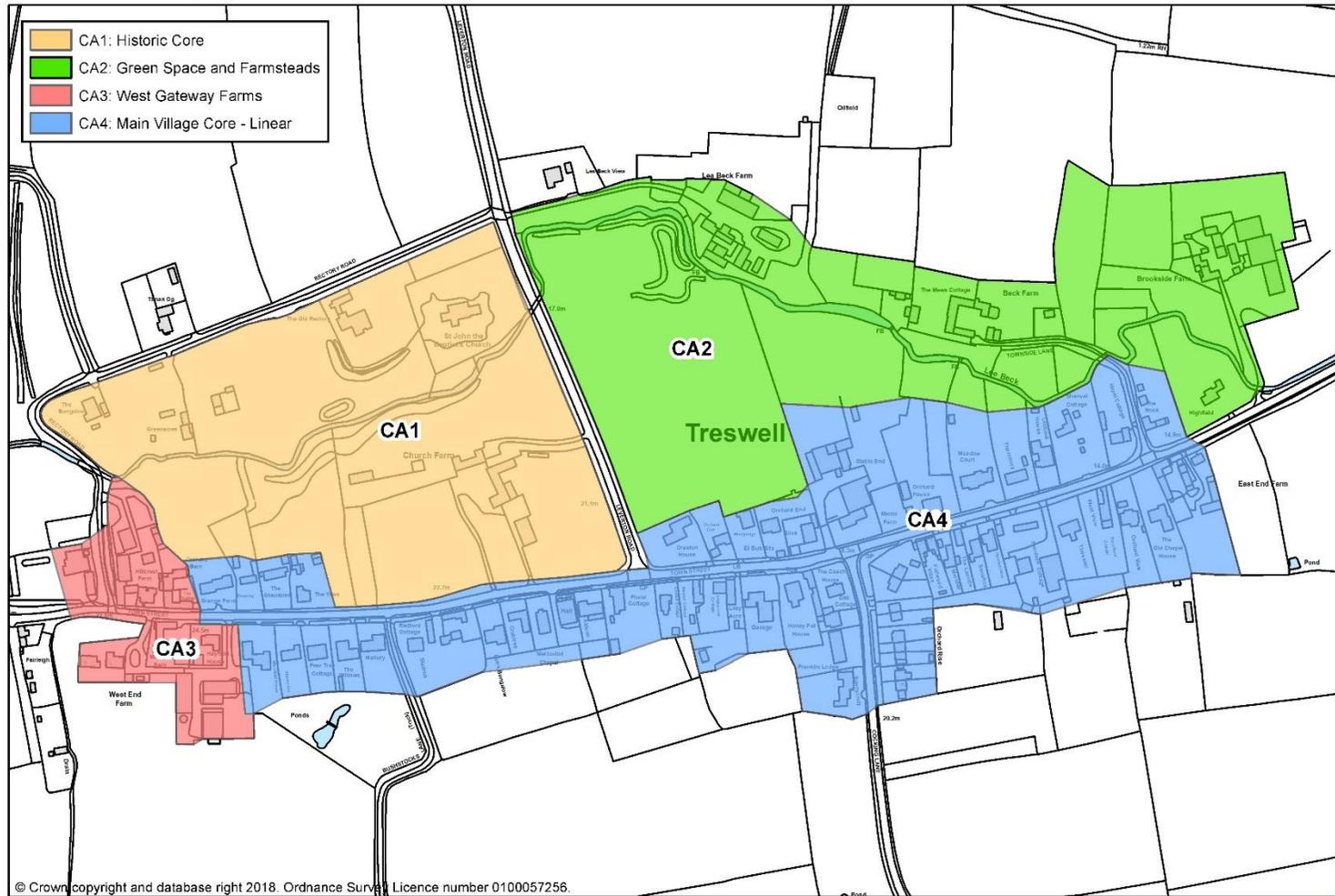


Figure 11: Example of building orientation - Treswell



Figure 12: Example of typical materials - Treswell



Figure 13: Example of local detailing - Treswell

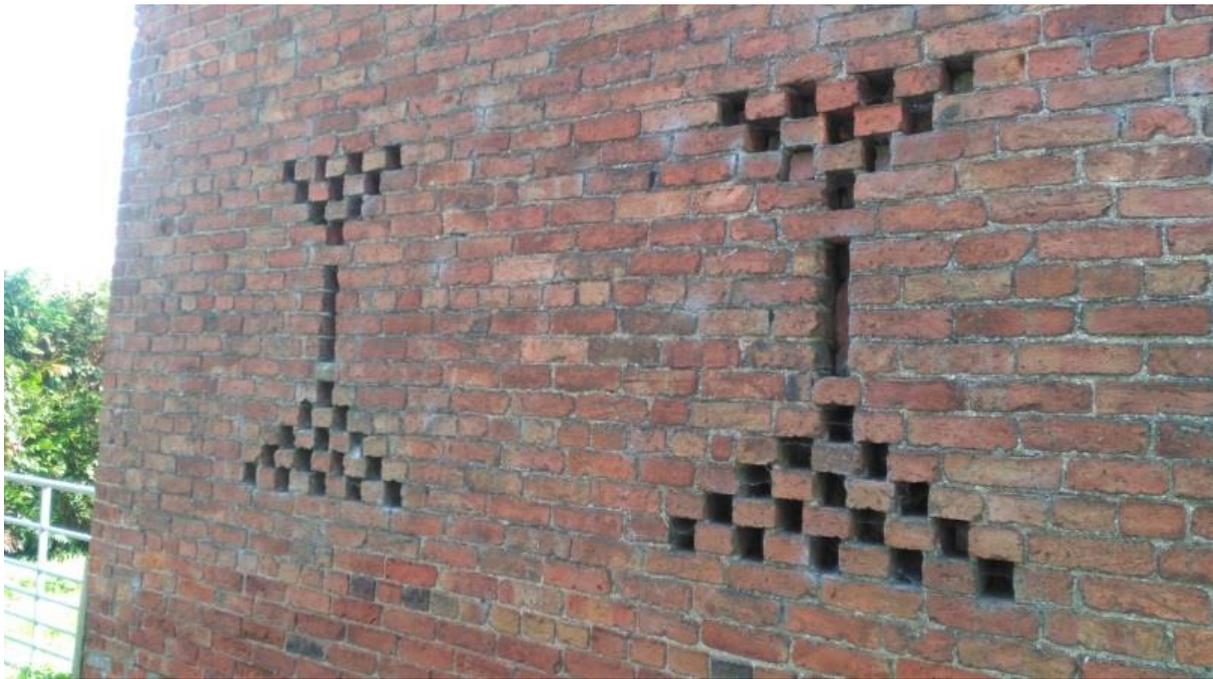


Figure 14: Example of boundary treatments - Treswell



Cottam - Village Character Areas

11.5 Cottam can be broadly divided into two distinct character areas, as shown on Figure 15. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Cottam.

Figure 15: Character areas in Cottam Village

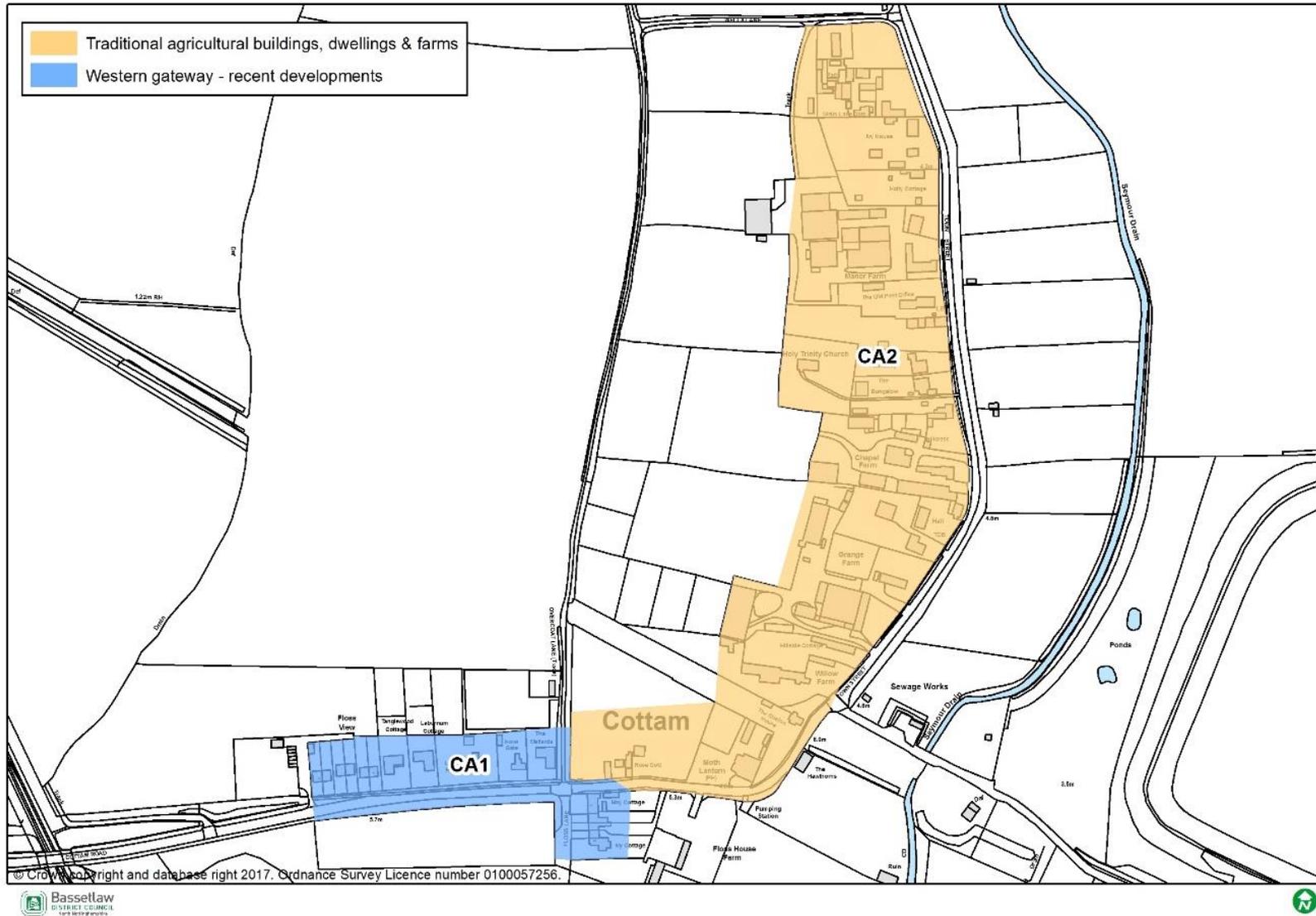


Figure 16: Example of building orientation - Cottam



Figure 17: Example of typical materials - Cottam



Figure 18: Example of local detailing - Cottam



Figure 19: Example of boundary treatments - Cottam



Policy 6: Local Design Code

1. *As appropriate to their scale, nature and location, development proposals should be design-led and comprise development and spaces that are high quality and distinctive to the Parish.*

Development should:

- a) *take inspiration from the identified character area concerned, as identified within the most up-to-date Treswell with Cottam Character Assessment;*
- b) *respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;*
- c) *respect the predominant materials used in the immediate area which include red-brick and clay pantile;*
- d) *reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;*
- e) *be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;*
- f) *be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;*
- g) *take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick walls, low wooden fences or hawthorn hedging;*
- h) *preserve and, if possible, enhance listed buildings and non-designated heritage assets and their setting; and*
- i) *maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy materials shall consider their impact on both the character of the building and the wider area.*

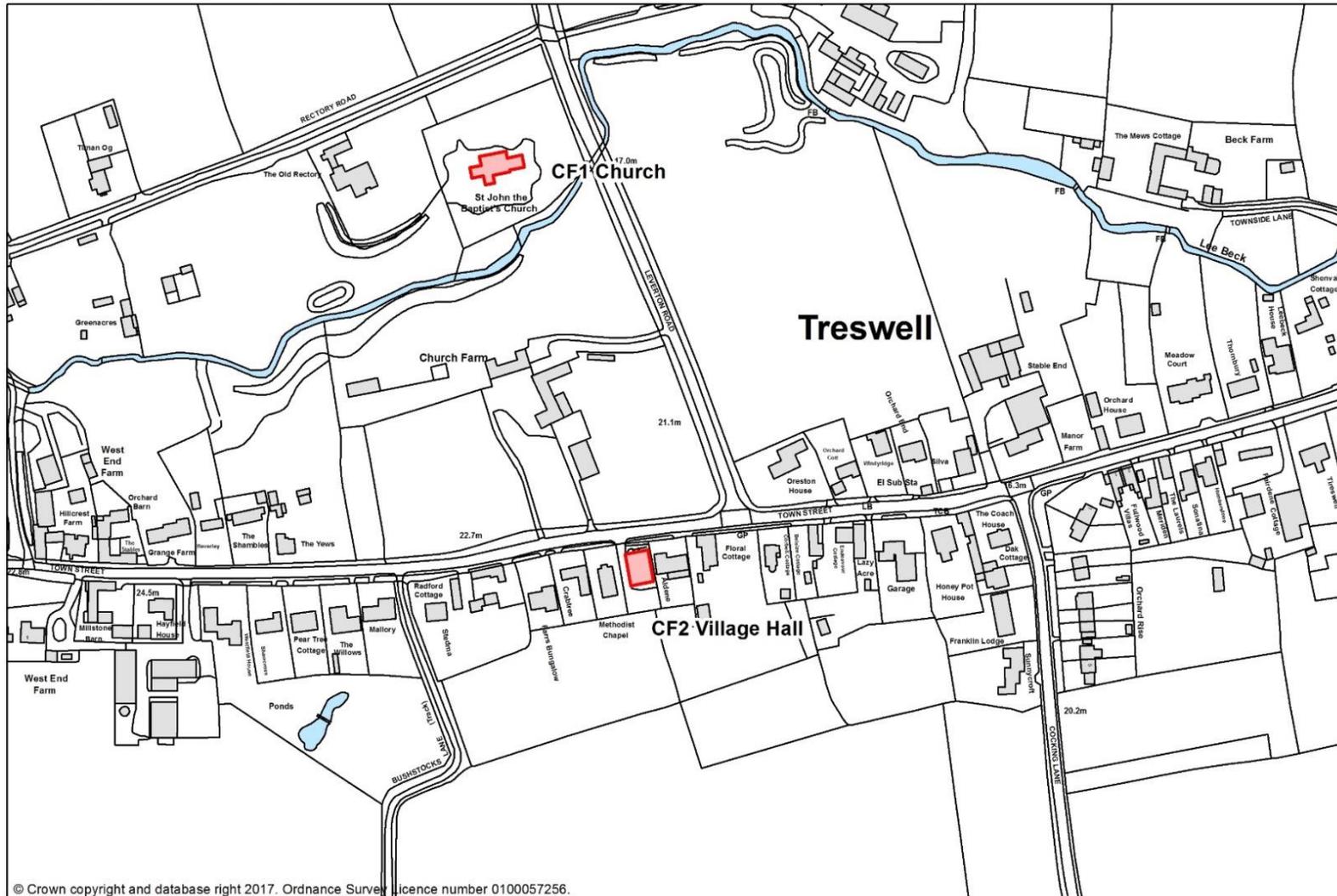
12 Community Facilities

- 12.1 Like many villages within rural Bassetlaw, there are few services and facilities. Most people must access “key” services and facilities such as Doctor’s and schools by car or limited public transport in nearby Rural Service Centres or Retford.
- 12.2 Over the past 15 years, Treswell with Cottam has lost local facilities such as a village shop, village hall (Cottam) and the Red Lion public house and others could close if the village and surrounding area does not grow and encourage new people into the area.
- 12.3 The nearest shop/school and doctor’s surgery are in either Rampton (which is 1.4 miles away) or North Leverton (which is 2.6 miles away).
- 12.4 In line with the NPPF (December 2023), this policy seeks to protect valued community facilities such as the village hall and public house, ensuring that facilities remain sustainable for the benefit of the local and wider community.
- 12.5 When asked in the Neighbourhood Plan survey, over 90% of local people stated that they value their community facilities and want to see these protected for them to be used in the future. Community facilities are a key component of sustainable development and their retention is important in achieving this. Residents also suggested that they encourage and welcome new facilities into the village, including a shop, play area, improved bus services and broadband connections.
- 12.6 A new village hall was constructed and opened in 2010 after a long campaign to see one developed. Since opening, the village hall is a popular facility and is regularly used for community events such as car boot sales, bingo nights, dance classes, meetings, quizzes and private functions.

Figure 20: Church of St. John the Baptist, Treswell



Figure 21: Community facilities in Treswell



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Policy 7: Protecting Existing Community Facilities

1. *Proposals to redevelop, or change the use, of an existing community facility within Treswell, including Treswell Village Hall and the Church will only be supported where:
 - a) *it can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use; or*
 - b) *the alternative use would have significant community benefit for the local community.**

2. *Proposals for new community services and facilities in Treswell will be supported if the facility is within, or directly adjoining the existing development boundary of Treswell and complies with other policies within the Plan.*

13 Local Green Space

13.1 The NPPF (December 2023) gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The criteria (paragraph 106) require a Local Green Space to:

- Be in reasonable proximity to the community it serves;
- Be demonstrably special to the local community and holds local significance;
- Be local in character and is not an extensive tract of land;
- Not have previous planning permission(s) within which the Local Green Space could not be accommodated; and

13.2 It has been suggested, through public consultation and discussions within the group, that the playing field in Cottam should be designated as a Local Green Space as it is valued for its visual and recreational amenity. The playing field is the only outdoor recreational space within the whole parish and is used regularly by local children and families for informal sports and recreation.

Local Green Space 1 (LGS1)

13.3 The Playing field is considered an important part of the character of Cottam and provides as large green area for the community to use for informal sport and play. The belt of mature trees to the south of the site provides a screen and 'green buffer' between the village and the adjacent power station and associated infrastructure. The community values this space and local children use it regularly for kickabouts. There is no Children's play equipment on the site.

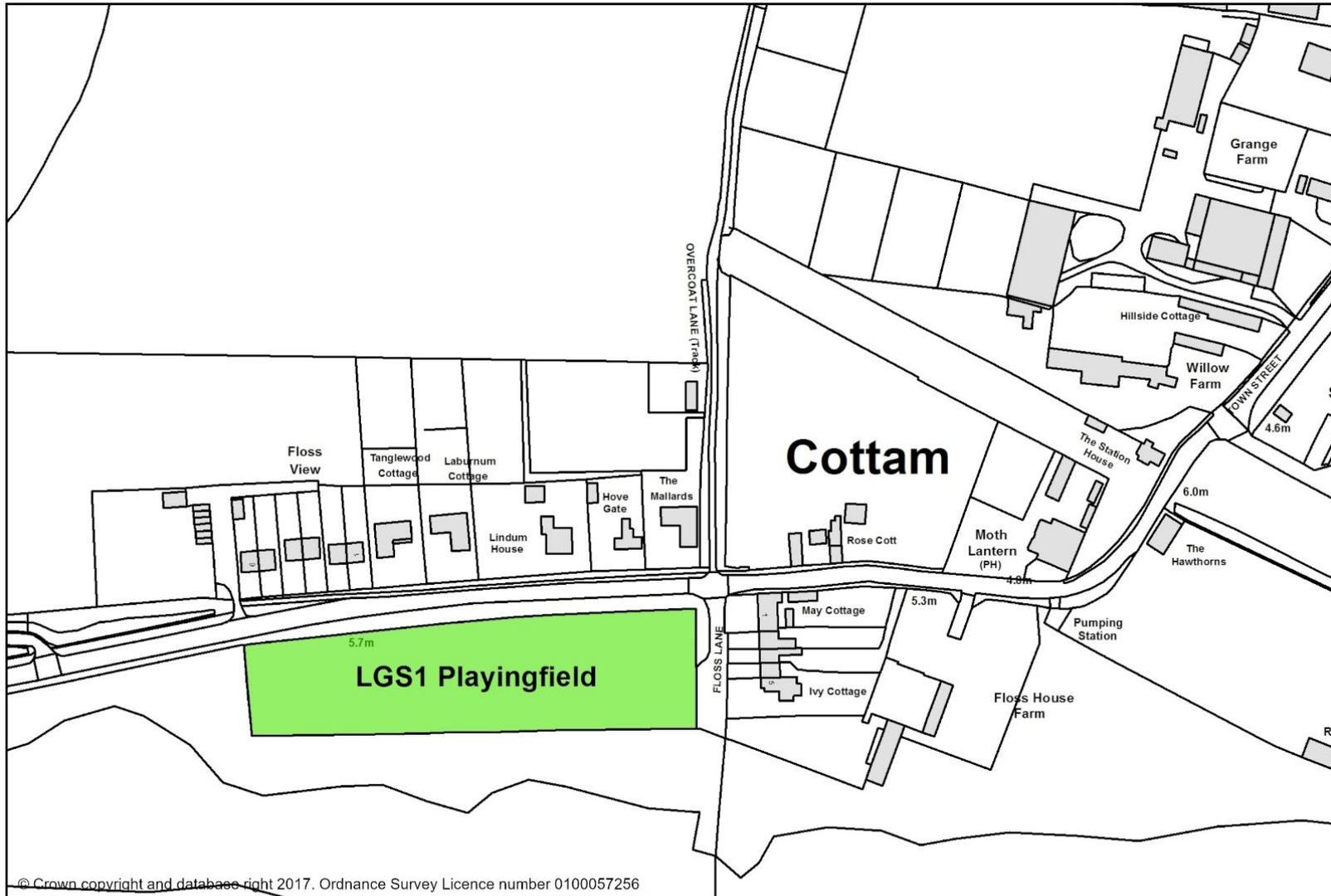
Figure 22: Cottam Playing Field (LGS1)



Figure 23: Assessment of LGS1

Location	Description	Local Value	Landscape	Historical	Recreation	Wildlife	Why is it special?
LGS1: Cottam Playing Field	The site is located within Cottam and is 0.34 ha in size.	It is used by residents as an informal space for sports and public amenity.	The site is grassed with a mature tree belt to the south of the site.	The site has always been undeveloped and has been used as a public amenity space for over 40 years.	The site is used, largely by local children for informal sports and play.	Limited wildlife, but the tree line to the south often has nesting birds during the spring and early summer.	It is special as it is the only public amenity space within the parish that can be used for sports and recreation.

Figure 24: Map of LGS1



Policy 8: Local Green Space

- 1. The Playing Field is designated as a "Local Green Space" in accordance with the NPPF's Local Green Space criteria (December 2023, paragraph 106).*
- 2. Development proposals within the designated local green space will not be supported except in very special circumstances.*

14 Lee Beck Green Corridor

- 14.1 The neighbourhood area includes part of the Trent Washlands and according to the Bassetlaw Landscape Character Assessment 2009 'The historical pattern of land use and settlement is closely linked to the physical character of the valleys, with settlements along the Trent situated on the margins of the valley...the free draining soils, water supplies and ease of communication have attracted people and settlement to the region at all dates... settlement is characterised by a nucleated pattern of villages and isolated farmsteads. These have retained their distinctive vernacular character being of red brick and pantile roof construction.'
- 14.2 The western part of Treswell with Cottam is identified within the 'Mid-Notts Farmlands Policy Zone 06: Treswell' (abbreviated to MN PZ06) and is predominantly characterised by its agricultural working landscape. The Landscape Character Assessment is clear that there are environmental and landscape assets that should be conserved.
- 14.3 The construction of Cottam Power Station, which is immediately to the South of Cottam and opened in 1968, dramatically changed the landscape of the neighbourhood area. Power stations dominate the skyline as there is also West Burton Power Station outside the neighbourhood area to the North. The impact of these power stations is not just in their overbearing scale and dominance, but also in the impact of the web of pylons and power lines that take electricity to the rest of the country.
- 14.4 The neighbourhood area has rich biodiversity due to the variety of habitats as evidenced in the Local Biodiversity Action Plan which identifies otters and water voles, great crested newts, grass snakes, as well as barn owls, field and harvest mice and bats.
- 14.5 Policy ST2 of the Bassetlaw Local Plan (2020-2038) does not support development that causes significant harm to the openness and distinctiveness of the surrounding countryside, where appropriate.
- 14.6 Bassetlaw's Green Infrastructure Study May 2010 describes the assets in the Plan area, identifying components of the existing green infrastructure network for the district. Assets are divided into nodes (for discrete features, e.g. parks) and corridors (for linear features, e.g. watercourses). Nodes and corridors can be major or minor.
- 14.7 Minor nodes and corridors 'represent features which have high potential to deliver great value through increases in their accessibility to all users, facilities provision or habitat value.'
- 14.8 Treswell Wood and Lee Beck are listed as minor nodes. The impact and value of the River Trent as a corridor for both wildlife and walkers is also noted as a significant asset.

14.9 The policies in this Neighbourhood Plan take every opportunity to implement the recommendations in the Landscape Character Appraisal Study and to maximise the opportunities highlighted in the Green Infrastructure Study. The protection of Landscape Character and the support for development proposals that make a positive gain to the areas green infrastructure as cited in policies ST35, ST37, and ST38 of the Bassetlaw Local Plan is also expected to apply.

14.10 Residents recognised the importance of the countryside and the wider environment, including local assets. In response to the survey, many residents identified the River Trent, Treswell Wood, Lee Beck and the rural nature of the parish as important factors.

14.11 Lee Beck corridor is a small watercourse that meanders through Treswell. The Beck provides a rich and attractive area of local wildlife, including small fish, birds and bats. The local environment surrounding the beck is noticeable and is lined with mixed tree species, bracken and hawthorn hedgerows. The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street.

14.12 The community raised concern that new developments, in the past, have had negative impacts on both the amenity value and biodiversity of the beck. Most respondents through consultation did not want to see this reoccur.

14.13 There are some significant trees along the Beck and public access is achievable along parts of the beck corridor.

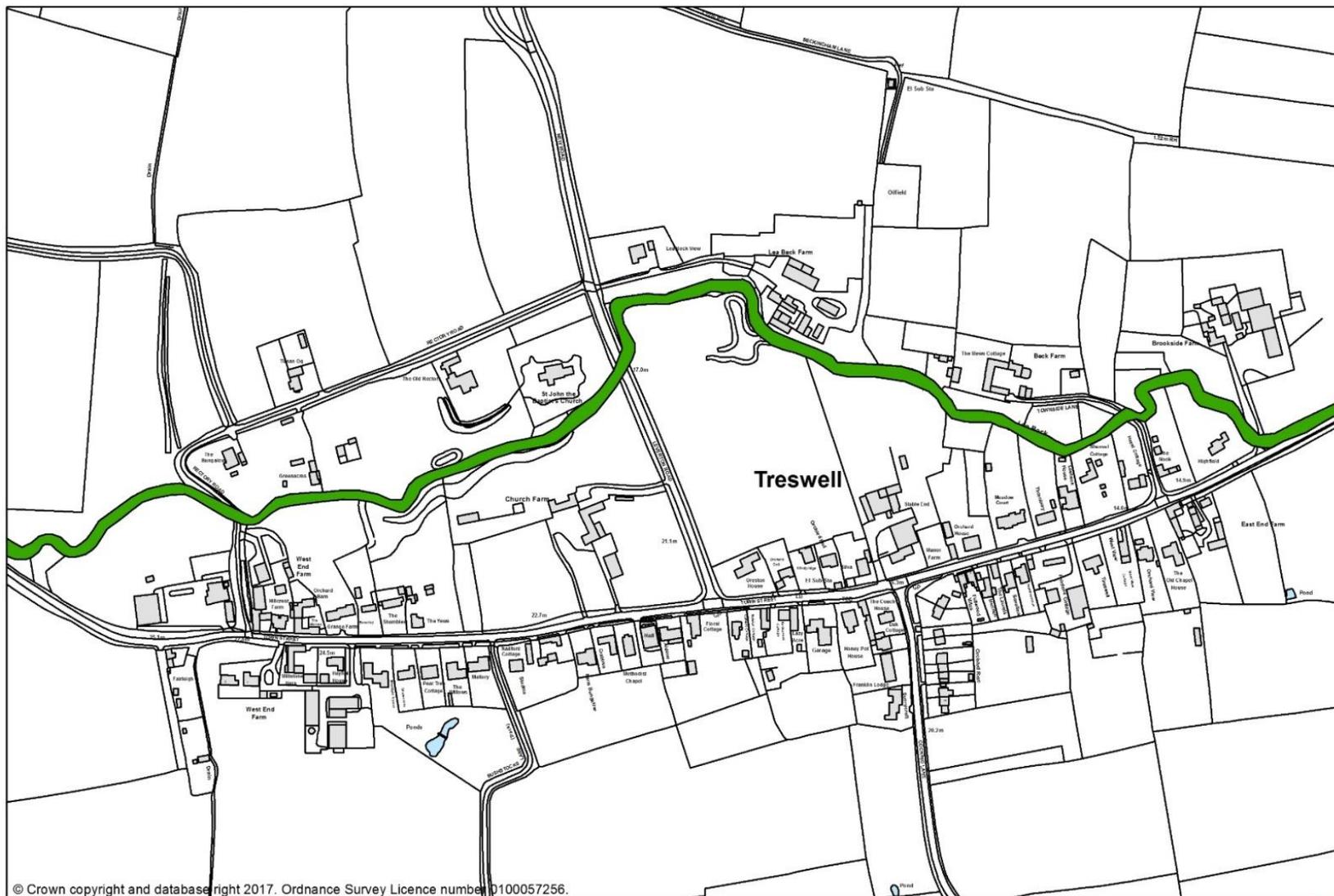
Figure 25: Public rights of way in Treswell with Cottam



Figure 26: Views towards Lee Beck from Retford Road, Treswell



Figure 27: Lee Beck Green Corridor



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Policy 9: Lee Beck Green Corridor

1. *Development proposals, which enhance the setting of Lee Beck, as identified in Figure 27, and its associated amenity value and biodiversity, will be supported. Where appropriate, development proposals adjacent to Lee Beck, should:*
 - a) *seek to retain and enhance, where possible, public access and extend access through the formation of waterside walkways;*
 - b) *not increase any increased risk of flooding or surface water runoff to nearby properties;*
 - c) *preserve and enhance its amenity, biodiversity, identified important trees and hedgerows and recreational value.*

15 Supporting Local Employment Opportunities

- 15.1 A key part of the approach adopted in this Neighbourhood Plan Review is to secure the long-term sustainability of the parish. The community are now looking to the future and recognise that the national and local economies are changing.
- 15.2 Although there are employment opportunities locally and a low unemployment rate, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and issues with people leaving the area to find higher paid employment and a lack of new businesses coming to the area.
- 15.3 This section of the Plan sets out to provide a positive context within which businesses can establish and grow within the parish.
- 15.4 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourage the diversification of the local skill base and where possible seek to improve this through training programs and working with the local education authority and nearby education establishments.
- 15.5 The Parish has a number of local employers, including; Sundown Adventureland Theme Park and global events contractors Trans-Sport.tv. In addition, the villages have other smaller employers that are key contributors to the local economy.
- 15.6 There is also an element of small businesses such as local cottage industries and home working which is something this neighbourhood plan seeks to encourage.
- 15.7 These businesses provide both employment and a wider community and social function. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF (December 2023), support will be given to the following enterprises and projects:
- business proposals that support the sustainability of the neighbourhood area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
 - proposals that promote the development and diversification of agriculture and other land based rural businesses.
- 15.8 The business community recognises the importance of high speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.
- 15.9 The business community also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.

Figure 28: Sundown Adventureland



Policy 10: Local Employment Opportunities

1. *Proposals for the expansion or adaptation of existing employment uses will be supported where:*
 - a) *there will be no unacceptable impacts from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;*
 - b) *the development can be satisfactorily incorporated into the character and scale of the parish and the adjacent landscape in terms of their scale, colour, and height;*
 - c) *where relevant, the development takes opportunities to secure the re-use of vacant or redundant buildings; and*
 - d) *they would diversify or supplement an established existing business and/or support its continued economic viability.*

16 Aspiration 1: Road Safety and Traffic

Justification

- 16.1 One of the main concerns residents raised during the village survey was the level of speeding traffic through Treswell from Cocking Lane, through Town Street and along New Road. The danger is then compounded by an increase of local agricultural and heavy goods vehicles also accessing these routes.
- 16.2 Improvements in non-motorised transport links between and within the villages was considered important by residents as they wanted to see improvements in public transport services.
- 16.3 Measures to address these issues could reduce car journeys, reduce traffic flow, enhance the quality of life and overall personal health of the local population.
- 16.4 While the scale of any development permitted by the Neighbourhood Plan is unlikely to have any major impact on these issues, it would still be considered essential that all reasonable measures are taken to minimise car use and ensure road safety in both Treswell with Cottam.

Figure 29: Main traffic flows and junctions in Treswell



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17 Monitoring Framework

- 17.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Whilst Bassetlaw District Council will be responsible for development management, Treswell with Cottam Parish Council will use the Neighbourhood Plan to frame its representations on any future planning applications submitted in the Parish.
- 17.2 The use of section 106 agreements, Community Infrastructure Levy and other planning conditions required by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 17.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the National Lottery and other Government initiatives as they become available.
- 17.4 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 Council objectives.
- 17.5 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 accordingly.
- 17.6 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.

Appendix A: Character Assessment (2018)

Appendix B: Site Assessment Report (2019)

Appendix C: Feedback from Proposed Site Allocation Consultation

All the above appendices are available at:

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/treswell-with-cottam-neighbourhood-plan/>

Appendix D: Summary of changes over the original Neighbourhood Plan

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
N/A (new policy)	<p>Policy 1: Land at the junction of Rectory Road and Town Street</p> <p><i>1. Land at the junction of Rectory Road and Town Street, as identified in Figure 6, is allocated for two dwellings. Development proposals on the site should:</i></p> <ul style="list-style-type: none"> <i>a) deliver two homes which face onto Town Street;</i> <i>b) respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used wherever practicable ;</i> <i>c) be in character with neighbouring traditional dwellings and local materials used where practicable;</i> <i>d) provide suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;</i> <i>e) not have an unacceptable</i> 	New policy - residential allocation.

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
	<p><i>impact on the amenity of existing adjacent properties;</i></p> <p>f) <i>provide an appropriate level of off-street parking spaces per dwelling in accordance with the parking standards within the Bassetlaw Local Plan; and</i></p> <p>g) <i>deliver biodiversity net gain.</i></p>	
N/A (new policy)	<p>Policy 2: Allocation of land adjacent to East End Farm</p> <p><i>1. Land adjacent to East End Farm, as identified in Figure 7, is allocated for two dwellings. Development proposals on the site should:</i></p> <p>a) <i>be of a scale and height that is in character to existing development immediately around the site;</i></p> <p>b) <i>respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used where practicable;</i></p> <p>c) <i>retain the existing boundary</i></p>	New policy - residential allocation.

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
	<p><i>hedgerow to the east of the site;</i></p> <p>d) <i>be in character with traditional dwellings and local materials used where practicable;</i></p> <p>e) <i>provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;</i></p> <p>f) <i>provide an appropriate level of off-street parking spaces per dwelling in accordance with the parking standards within the Bassetlaw Local Plan; and</i></p> <p>g) <i>deliver biodiversity net gain.</i></p>	
N/A (new policy)	<p>Policy 3: Allocation of land to the east of Cocking Lane</p> <p>1. <i>Land to the east of Cocking Lane, as identified in Figure 8, is allocated for one dwelling. Development proposals on the site should:</i></p> <p>a) <i>deliver a single home which faces onto Town Street;</i></p> <p>b) <i>respond positively to the details in the Character Assessment and</i></p>	New policy - residential allocation.

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
	<p><i>be in character with neighbouring traditional dwellings using local materials used where practicable;</i></p> <p><i>c) be in character with traditional dwellings and local materials used where practicable;</i></p> <p><i>d) not have an unreasonable negative impact on nearby heritage assets;</i></p> <p><i>e) provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;</i></p> <p><i>f) not have an unacceptable impact on the amenity of existing adjacent properties;</i></p> <p><i>g) provide an appropriate level of off-street parking spaces in accordance with the parking standards within the Bassetlaw Local Plan; and</i></p> <p><i>h) deliver biodiversity net gain.</i></p>	
N/A (new policy)	Policy 4: Allocation of land at Shenval Cottage	New policy - residential allocation.

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
	<p>1. <i>Land at Shenval Cottage, as identified in Figure 9, is allocated for one dwelling. Development proposals on the site should:</i></p> <ul style="list-style-type: none"> a) <i>deliver a single home which faces onto Town Street;</i> b) <i>respond positively to the details in the Character Assessment and be in character with neighbouring traditional dwellings using local materials used where practicable;</i> c) <i>be in character with traditional dwellings and local materials used where practicable;</i> d) <i>provide a suitable and safe access from Town Street and not have an unacceptable impact on highway safety or highway capacity;</i> e) <i>not have an unreasonable negative impact on nearby heritage assets;</i> f) <i>not have an unacceptable impact on the amenity of existing adjacent properties;</i> 	

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
	<p><i>g) provide an appropriate level of off-street parking spaces in accordance with the parking standards within the Bassetlaw Local Plan; and</i></p> <p><i>h) deliver biodiversity net gain.</i></p>	
<p>Policy 1: Development in Treswell and Cottam</p> <p>1. Proposals for the extension or conversion of existing buildings will be supported where they are well - designed and contribute positively to the character of the area.</p> <p>2. Proposals for rural enterprise will be supported where they can demonstrate that such development would support the economic sustainability of Treswell or Cottam.</p> <p>3. Developments shall be located within areas at least risk of flooding. Proposals that are located within either flood zones 2 or 3 should undertake a sequential assessment to identify whether there are areas at a lower risk of flooding than the one proposed.</p> <p>4. Where there is an identified local need for affordable housing, over the plan period, an exception may be made for the development of</p>	<p>Policy 5: Additional Residential Development in Treswell</p> <p><i>1. In addition to the proposed allocated sites, proposals for residential development within the development boundary will be supported where, as appropriate to the scale, nature and location, they:</i></p> <p><i>a) retain the core shape of the settlement and respond positively to the scale of the site and its surroundings;</i></p> <p><i>b) do not unacceptably harm or alter the existing built character, appearance or any identified designated or non-designated heritage assets;</i></p> <p><i>c) do not unacceptably harm or alter the existing character</i></p>	<p>The policy in the Review Neighbourhood Plan updates Policy 1 in the Made Neighbourhood Plan in defining the development principles for development outside of the residential allocations, dealing with windfall development over the Plan period and reinforcing the difference in development principles between Treswell and Cottam because of their different places in the Settlement Hierarchy.</p>

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>affordable housing schemes that help meet the identified local need and are within or are adjacent to the built-up areas of Treswell or Cottam.</p> <p>5. All development will be designed having regard to the policies and supporting evidence set out in this Neighbourhood Plan and will be located to ensure that the development does not significantly and adversely affect the:</p> <p>a) amenity of nearby residents;</p> <p>b) character and appearance of the area in which it is located;</p> <p>c) social, built, historic cultural and natural assets of the parish.</p>	<p><i>and appearance of the surrounding countryside or the rural setting of the area;</i></p> <p>d) <i>do not cause any unacceptable impacts on the private amenity of adjacent properties; and</i></p> <p>e) <i>do not create unacceptable environmental, highway safety or sewage, water capacity problems.</i></p> <p>2. <i>Proposals for residential development outside the development boundary of Treswell will be subject, where appropriate, to countryside related policies within the Bassetlaw Local Plan or NPPF (December 2023).</i></p>	
<p>Policy 2: Design Principles</p> <p>1. Developments should create places or character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the most recent Treswell and Cottam Character Assessment (Appendix 1). To achieve this,</p>	<p>Policy 6: Local Design Code</p> <p>1. <i>As appropriate to their scale, nature and location, development proposals should be design-led and comprise development and spaces that are high quality and distinctive to the Parish.</i></p> <p><i>Development should:</i></p>	<p>The design policy has been updated but covers the same issues as Policy 2 in the Made Neighbourhood Plan and refers to the same Character Assessment, dated 2018.</p>

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>development proposals will where appropriate consider the following principles:</p> <p>a) Developments shall take inspiration from the identified character area concerned, as identified within the most up-to-date Treswell and Cottam Character Assessment;</p> <p>b) Development shall be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) are those identified on figures 8 and 5, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;</p> <p>c) Development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;</p> <p>d) Developments shall respect the predominant materials used in the immediate area which include red-brick and clay pantile;</p> <p>e) Architectural design shall reflect high quality standards and, where possible, reflect local design references in both the</p>	<p>a) <i>take inspiration from the identified character area concerned, as identified within the most up-to-date Treswell with Cottam Character Assessment;</i></p> <p>b) <i>respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;</i></p> <p>c) <i>respect the predominant materials used in the immediate area which include red-brick and clay pantile;</i></p> <p>d) <i>reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;</i></p> <p>e) <i>be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or</i></p>	

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>natural and built environment and reflect and reinforce local distinctiveness;</p> <p>f) The height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;</p> <p>g) Existing green spaces shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;</p> <p>h) Developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick walls, low wooden fences or hawthorn hedging;</p> <p>j) The plan areas listed buildings and non-designated heritage assets are shown on figures 7 and 10. Proposals affecting the listed buildings and/ or its setting will be expected to preserve and, if possible, enhance the listed building and its setting proposals affecting non-designated heritage assets will be judged against the</p>	<p><i>dominant in the existing street-scene;</i></p> <p>f) <i>be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;</i></p> <p>g) <i>take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick walls, low wooden fences or hawthorn hedging;</i></p> <p>h) <i>preserve and, if possible, enhance listed buildings and non-designated heritage assets and their setting; and</i></p> <p>i) <i>maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy</i></p>	

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>scale of harm or loss to the significance of the asset.</p> <p>k) Proposals should maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy materials shall consider their impact on both the character of the building and the wider area.</p> <p>2. Proposals that do not have regard to the key features of the character area concerned and would create demonstrable harm to its key features and attributes, will not be supported.</p>	<p><i>materials shall consider their impact on both the character of the building and the wider area.</i></p>	
<p>Policy 3: Protecting Existing Community Facilities</p> <p>1 Proposals to redevelop, or change the use, of an existing community facility within either Treswell or Cottam, as identified on figure 11, will only be permitted where:</p> <p>a) it can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use; or</p> <p>b) the alternative use would have significant community benefit for the local community.</p> <p>2 Proposals for new community services and</p>	<p>Policy 7: Protecting Existing Community Facilities</p> <p>1. <i>Proposals to redevelop, or change the use, of an existing community facility within Treswell, including Treswell Village Hall and the Church will only be supported where:</i></p> <p>a) <i>it can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use; or</i></p> <p>b) <i>the alternative use would have significant community benefit for the local community.</i></p>	<p>Policy 7 is substantially the same as Policy 3 from the Made Neighbourhood Plan.</p>

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>facilities in Treswell and Cottam will be supported if the facility is within, or directly adjoining the existing settlement footprint of either Treswell or Cottam.</p>	<p>2. <i>Proposals for new community services and facilities in Treswell will be supported if the facility is within, or directly adjoining the existing development boundary of Treswell and complies with other policies within the Plan.</i></p>	
<p>Policy 4: Local Green Space 1 The following space is designated as a "Local Green Space" in accordance with the NPPF's Local Green Space criteria: a) LGS1: The Playing Field 2 proposals for development will not be supported, except in very special circumstances, unless the development proposes the erection of ancillary buildings or structures required to enhance the public usage of the space.</p>	<p>Policy 8: Local Green Space</p> <p>1. <i>The Playing Field is designated as a "Local Green Space" in accordance with the NPPF's Local Green Space criteria (December 2023, paragraph 106).</i></p> <p>2. <i>Development proposals within the designated local green space will not be supported except in very special circumstances.</i></p>	<p>Policy 8 is substantially the same as Policy 4 from the Made Neighbourhood Plan.</p>
<p>Policy 5: Lee Beck Green Corridor 1 Development proposals, which enhance the setting of Lee Beck, as identified in figure 14, and its associated amenity value and biodiversity, will be supported. Where appropriate, development proposals adjacent to Lee Beck, must: a) seek to retain and enhance, where possible, public access and extend access</p>	<p>Policy 9: Lee Beck Green Corridor</p> <p>1. <i>Development proposals, which enhance the setting of Lee Beck, as identified in Figure 29, and its associated amenity value and biodiversity, will be supported. Where appropriate, development proposals adjacent to Lee Beck, should:</i></p>	<p>Policy 9 is substantially the same as Policy 5 from the Made Neighbourhood Plan.</p>

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>through the formation of waterside walkways; b) must not increase any increased risk of flooding or surface water runoff to nearby properties; c) preserve and enhance its amenity, biodiversity, identified important trees and hedgerows and recreational value.</p>	<p><i>a) seek to retain and enhance, where possible, public access and extend access through the formation of waterside walkways;</i></p> <p><i>b) not increase any increased risk of flooding or surface water runoff to nearby properties;</i></p> <p><i>c) preserve and enhance its amenity, biodiversity, identified important trees and hedgerows and recreational value.</i></p>	
<p>Policy 6: Supporting Local Employment Opportunities 1 Proposals for new, or the expansion of existing businesses and enterprises, within the Neighbourhood Plan Area, will only be supported, where: a) it can be demonstrated, to the Local Planning Authority, that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; b) it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height;</p>	<p>Policy 10: Local Employment Opportunities</p> <p><i>1. Proposals for the expansion or adaptation of existing employment uses will be supported where:</i></p> <p><i>a) there will be no unacceptable impacts from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;</i></p> <p><i>b) the development can be satisfactorily incorporated into the character and scale of the parish and the adjacent landscape in terms of their scale, colour, and height;</i></p>	<p>Policy 10 is substantially the same as Policy 6 from the Made Neighbourhood Plan, stressing the need for new employment development to be in line with the Local Plan.</p>

Policy in original Neighbourhood Plan	Policy in reviewed Neighbourhood Plan	Changes
<p>c) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development;</p> <p>d) it is supporting local employment opportunities;</p> <p>e) It is diversifying or supplementing an established existing business to support its continued economic viability.</p>	<p><i>c) where relevant, the development takes opportunities to secure the re-use of vacant or redundant buildings; and</i></p> <p><i>d) they would diversify or supplement an established existing business and/or support its continued economic viability.</i></p>	