

# Shireoaks Neighbourhood Development Plan 2016-2028

Final Version  
October 2016

**SHIREOAKS PARISH COUNCIL**



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## 1 Introduction

### What is the Shireoaks Neighbourhood Plan?

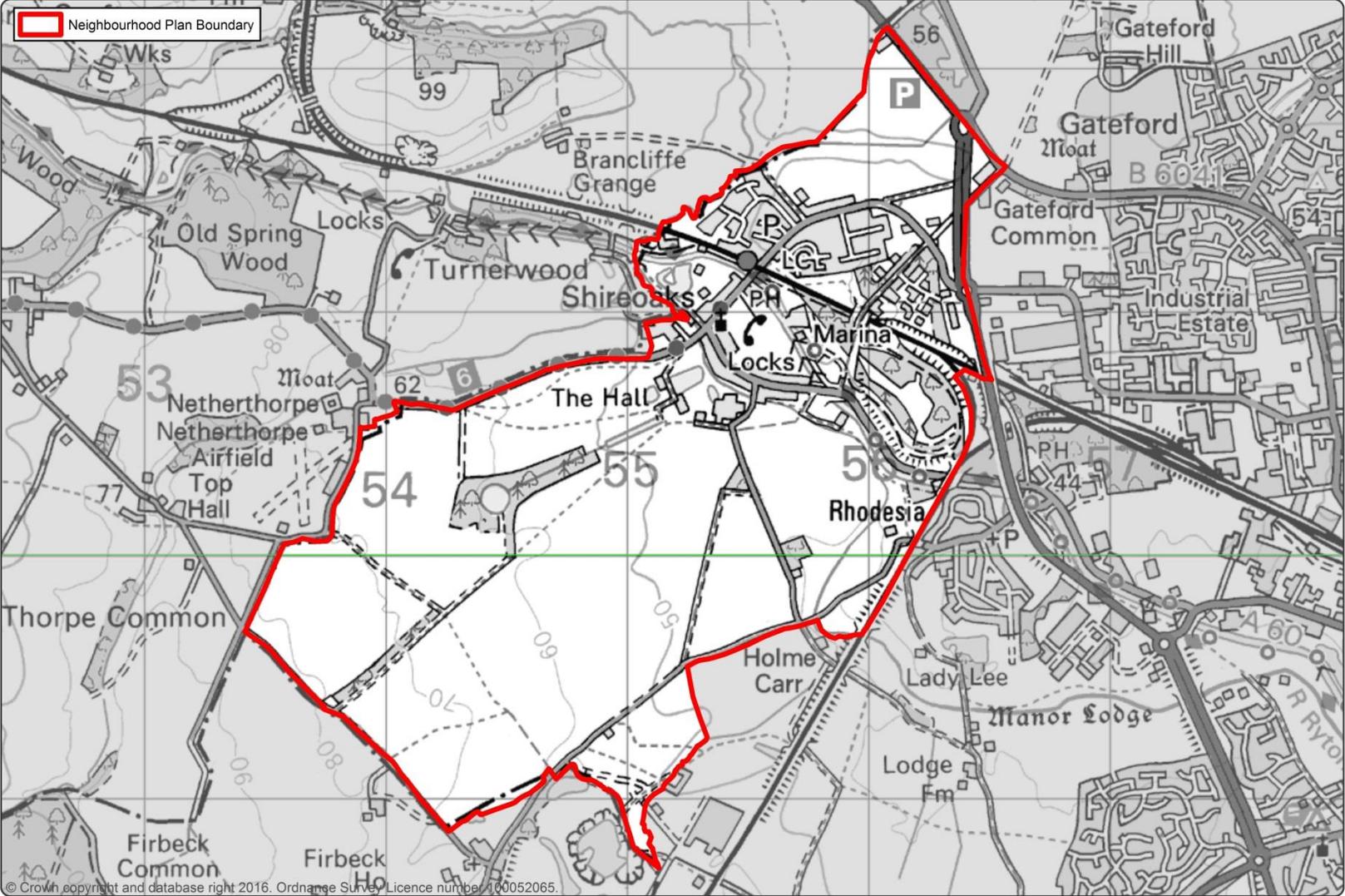
- 1.1 This Neighbourhood Plan is a new type of planning document prepared for the Shireoaks Parish Council on behalf of its residents. It is a legal planning policy document and once it has been ‘made’ by Bassetlaw District Council (BDC) it must be used by:
  - A) Planners at Bassetlaw District Council in assessing planning applications
  - B) Developers as they prepare planning application for submission to Bassetlaw District Council.
- 1.2 Planning applications must be decided in accordance with BDC’s suite of planning policies (including this Neighbourhood Plan) unless material considerations indicate otherwise.<sup>1</sup> These applications should reflect the character of Shireoaks and this neighbourhood Plan.
- 1.3 To carry this much influence in planning decisions this Neighbourhood Plan will be examined by an independent examiner who will check that it has been prepared in accordance with planning law, be in conformity with the National Planning Policy Framework, Bassetlaw’s 2011 Core Strategy and be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum.
- 1.4 This Plan has been prepared by Shireoaks Neighbourhood Plan Steering Group on behalf of Shireoaks Parish Council. It covers the whole of the Parish of Shireoaks and sets out planning policies for Shireoaks for the period 2016-2028.
- 1.5 **Map 1** shows the extent of the designated Neighbourhood Plan Area.

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<sup>1</sup> In accordance with NPPF paragraph 12

Map 1: Shireoaks Neighbourhood Area

Shireoaks Neighbourhood Plan



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### Why do we want a Neighbourhood Plan?

- 1.6 Shireoaks is situated 2.5 miles from the town of Worksop. Whilst this proximity affords residents reasonable access to amenities in the town, consultation feedback has revealed significant concern about the impact of the proposed growth of Worksop on the character and identity of the village. Shireoaks current population is 1420; there has been a 23% increase in the population since 2001.<sup>2</sup>
- 1.7 Bassetlaw District Council's Core Strategy 2011 included Shireoaks within sub regional centre of Worksop. The sub-regional centre is to be the focus for major housing, employment and town centre retail growth. Policy CS2 makes provision for at least 32% (1993 houses) of the District's housing requirement to be delivered at Worksop and at least 45% (48 ha) of the District's employment land needs.<sup>3</sup> Outline planning permission was granted for the development of 175 houses and 15.4 hectares of employment land on the north eastern edge of Shireoaks village in January 2016. The boundary of the site is shown on **Map 2**. This proposal generated significant concern amongst local people and the Neighbourhood Plan process is seen as a way to ensure that this sort of development on this scale does not diminish the qualities of the rest of the Plan area.
- 1.8 There have been long standing concerns in the village about the effects of flooding. So the Plan aims to deal positively with any new development that is allocated so long as the design of the scheme does not exacerbate local flooding issues or impact designated wildlife areas or their access corridors, or adversely affect the character of the existing settlement.
- 1.9 A Neighbourhood Plan cannot stop development but Shireoaks Parish Council want to use the powers vested in them via the Localism Act 2011 to have a greater say on what that growth will look like and to encourage development that enhances the quality of life Shireoaks already offers its residents.
- 1.10 Bassetlaw District Council has an adopted Community Infrastructure Levy (CIL) Charging Policy in place. This Neighbourhood Plan can therefore both set out a framework for planning policy at the very local level and draw down significant additional investment from new development in the locality to ameliorate the impact of that development. In turn, CIL monies can act as leverage on a range of other public funds and programs providing a platform for community investment.
- 1.11 The range and extent of projects also listed in this Plan is testament to the intentions the Parish Council has to access CIL and other funding to enable highly supported and, socially, economically and environmentally valuable projects to be implemented.
- 1.12 The proposals for a Local Green Space and the proposed Country Park on the former colliery site is a vital part of this Plan. This 33 hectare site is managed by Nottinghamshire County Council green spaces department assisted by a group of highly committed local residents. It currently offers a tranquil place for woodland walks around a private marina to moor boats. However, through the Neighbourhood Plan process the Parish Council wants to support the rejuvenation of this site, ensuring both local people and the wider population can access the area, either as part of a walk or cycle along the Chesterfield Canal, or as a destination in itself.

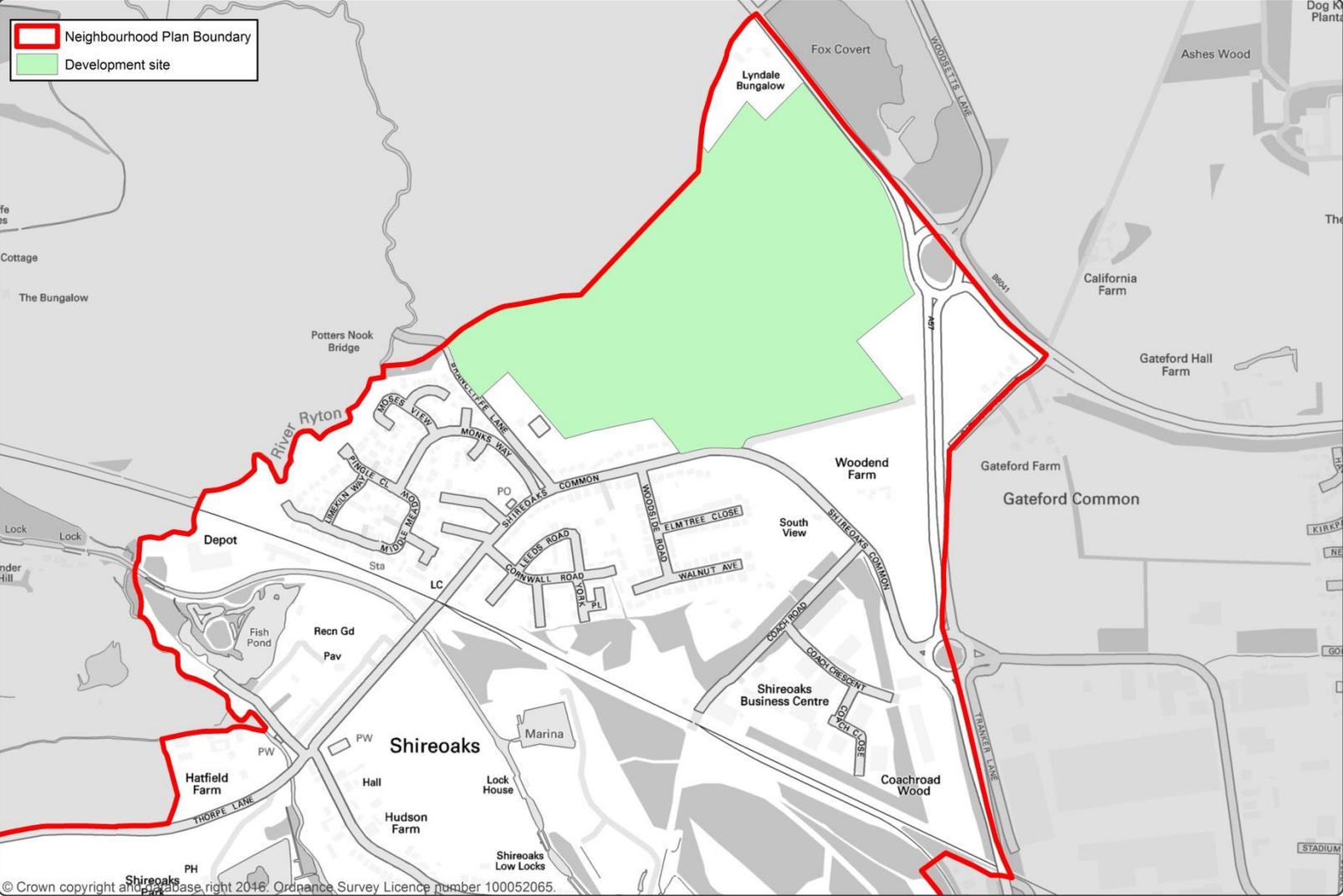
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<sup>2</sup> Census 2001 and 2011

<sup>3</sup> Bassetlaw District Council Core Strategy 2011 Policy CS1 p19 and p21

Map 2: Development Site north-east of Shireoaks

Shireoaks Neighbourhood Plan



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- 1.13 This Neighbourhood Plan has been formed by people who have lived in Shireoaks for many years and that local knowledge forms the back bone of the proposals. The policies focus on:
- a) establishing clear design criteria for new development
  - b) the key considerations that must be taken into account by developers in preparing planning applications within the Plan area
  - c) maximising the planning gain from the investment such additional development represents by detailing specific projects, some of which will be funded by the Community Infrastructure Levy
  - d) setting out proposals for the proposed Woodlands Country Park

- 1.14 The Neighbourhood Plan sets these local policies in the context of the National Planning Policy Framework with its emphasis on ensuring policies do not place such a burden on development as to make them unviable. On the contrary, the Neighbourhood Plan acknowledges the inevitability of growth over the Plan period and seeks only to ensure it is of a quality that enriches the village.

### How does this Plan work within the Planning system?

- 1.15 Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to town and parish councils to produce a Neighbourhood Plan if they wished. Both this Neighbourhood Plan and Bassetlaw's Core Strategy must be in conformity with the National Planning Policy Framework (NPPF) and in turn this Neighbourhood Plan must be in general conformity with the strategic policies in the Core Strategy. The principle of allocating land for significant development around Worksop was established in the Core Strategy and the neighbourhood plan must be in conformity with this strategic policy.<sup>4</sup>
- 1.16 Although many of the residents are opposed to the allocation in the withdrawn Site Allocations Development Plan document, it is not the function of the Neighbourhood Plan to attempt to stop growth. Shireoaks Parish Council has worked collaboratively with Bassetlaw District Council to identify the key issues facing the village and its surroundings and is proposing policies that will ensure that any development over the Plan period will not adversely affect the character of the built and natural environment.
- 1.17 This Neighbourhood Plan has been consulted on widely with its residents and businesses within the village (and with key agencies that operate within Shireoaks.) This submission version of the Plan should be a material consideration in the preparation of any planning applications within the Parish. This Neighbourhood Plan will form part Bassetlaw's suite of planning policies after examination and referendum.

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<sup>4</sup> NPPF Para 184

## 2 The Plan Process

- 2.1 The Parish Council set out a process to consult all its residents prior to developing the Neighbourhood Plan. A Steering Group was set up with Parish Councillors being joined by members of the community who wished to participate and help guide the Plan process.
- 2.2 The successful production of a Neighbourhood Plan requires an open process and on-going consultation. The supporting Consultation Strategy document contains detailed information on the format and feedback from the consultation process. The key events are summarised below.

### Consultation

**Table 1: Consultation Events**

Event	Date	Purpose	Outcome
Public meeting at Sports & Social Club.	June 2012	To ask for volunteers from residents to participate in the plan.	Established that there was support to do a Neighbourhood Plan and appoint a steering committee
Advert in Worktop Guardian	October 2012	Application for designation of Neighbourhood plan	Asked for comments from public
Advert in Newsletter for Neighbourhood Plan	January 2013	1 <sup>st</sup> Public consultation	To alert public that a Plan was being prepared
Create website	January 2013	To create awareness among the parish	Used as update tool for progress on Neighbourhood plan
Event at St Luke's Primary school and Competition	January 2013	To involve young people and raise awareness of the Plan amongst the children and their parents	Neighbourhood Plan Logo produced and list of issues from the young people
Household survey	March 2013	Questionnaire sent to all households to establish issues and form basis for vision and objectives	To ensure 100% coverage and ensure issues in NP were based on input from a wide group.
Consultation Sports and Social Club	March 2013	Presentation and displays showing draft vision and proposed objectives	Additional comments and endorsement of vision and objectives
Promotion of draft vision and objectives	March 2013	Leaflet drop to every house to ensure awareness and opportunity for all to be involved	As above
Consultation meeting with 111 <sup>th</sup> Rotherham Scout Group	April 2013	Further questions/consultation	As above

Consultation meeting with Woodsetts & Shireoaks Cricket Club	April 2013	Further questions/consultation	As above
Consultation meeting with Shireoaks & Rhodesia FC	April 2013	Further questions/consultation	As above
Consultation meeting with residents & visitors in village cafe	May 2013	Further questions/consultation	As above
Consultation meeting with young people on the weekly Youth Bus	May 2013	Further questions/consultation	As above
Village consultation at annual Duck race	June 2013	To ask villagers and visitors about the NP	Collation of 53 replies towards the NP
Consultation event at Shireoaks Carnival	July 2013	Further questions/consultation	Update residents on results of their responses to the survey and questionnaire
Summary of policies hand delivered to every household for comment	November 2014	To ensure everyone had the opportunity to comment	Every household received the summary
Public consultation at Village Hall	21 October 2014	To answer questions to villagers about above questionnaire	Good turnout to ask questions
Collation of answers from above	November 2014	To gauge village support for the Neighbourhood plan	Removed project A regarding play area off Shireoaks Common from the plan.
Statutory consultation	26 May 2015 to 13 July 2015	To ensure all statutory consultees had the opportunity to comment.	Plan amended in accordance to responses where applicable

- 2.3 The top ten issues from the household survey are attached at Appendix A. The complete findings from the survey are on the neighbourhood plan web site:

<http://shireoaksneighbourhoodplan.weebly.com/>

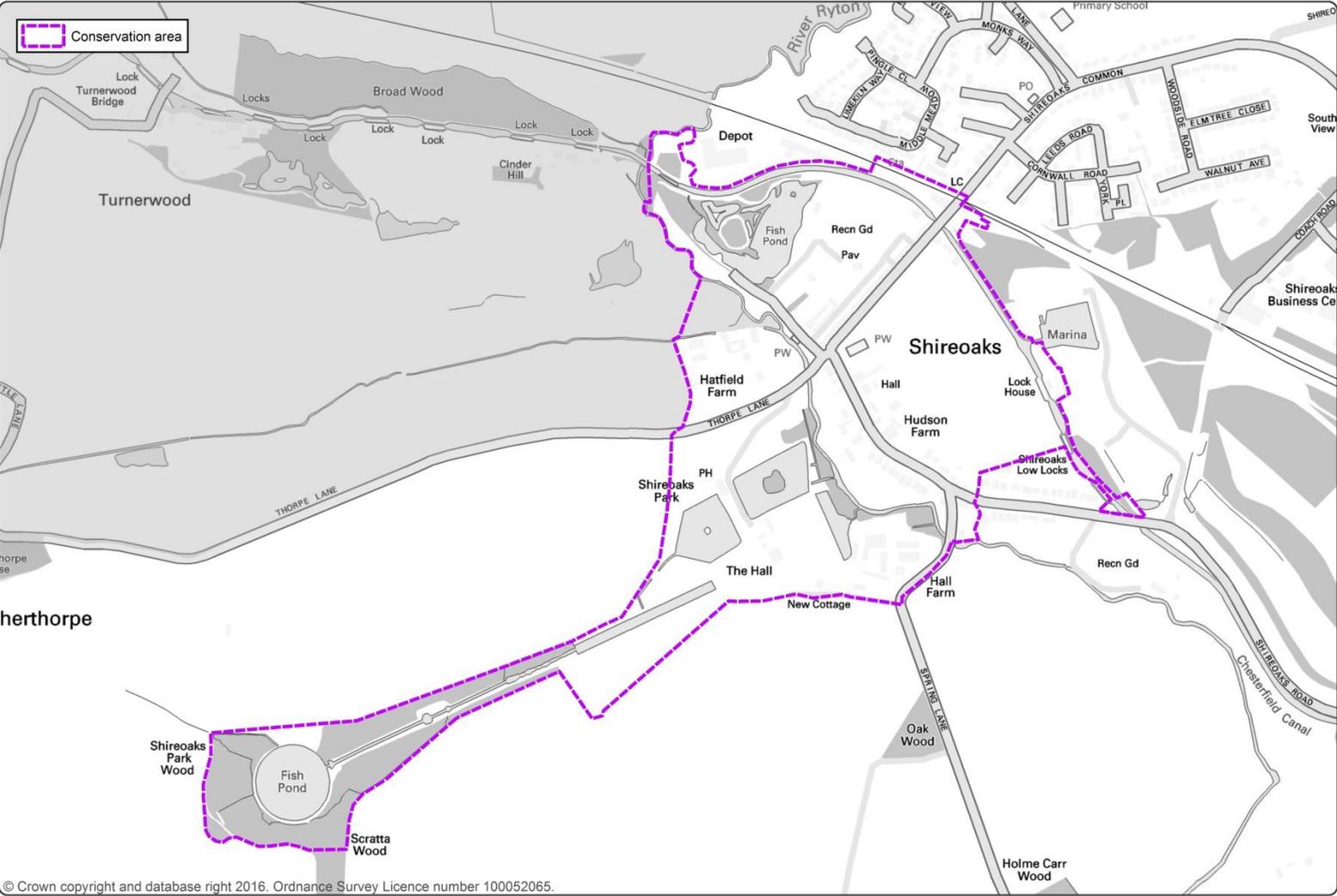
- 2.4 It is worth noting the extent of local knowledge; the average length of time respondents had been resident in Shireoaks was 18 years; there were 305 respondents.

### 3 What is special about Shireoaks?

- 3.1 Shireoaks was a medieval farming settlement that grew into a village in the mid-19th century with the sinking of the mineshaft for Shireoaks Colliery in 1854. The Colliery closed in 1991.
- 3.2 The settlement lies within a relatively shallow section of the Ryton valley, formed just east of the confluence of the River Ryton (which flows from Anston to the North West) and Bondhay Dyke (which flows from Whitwell to the south west). Shireoaks is also the junction of three historic rural thoroughfares, these being Thorpe Road/Shireoaks Common (connecting Killamarsh/Harthill/Thorpe Salvin with Shireoaks and Gateford), Shireoaks Road (to Worksop) and Spring Lane (to Steetley and Worksop Manor Lodge).
- 3.3 Shireoaks is a place of two halves being divided by the railway line and the canal. The old village is a designated Conservation Area. **Map 3** on the following page shows the extent of the Conservation Area boundary with the more recent development outside the boundary and to the north of the railway line.

Map 3: Shireoaks Conservation Area

Shireoaks Neighbourhood Plan



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- 3.4 Historic England record 10 listings in Shireoaks Parish including the 17C Shireoaks Hall & gardens, Hall Farm Barn, the Mill, the village hall and the magnificent Victorian church (designed by the famous Nottinghamshire architect, Thomas Chamber Hine). They are all constructed in a mellow local limestone.
- 3.5 The character of the old village is further enhanced by the unique architecture of Shireoaks Row cottages and St Luke's terrace built by the Duke of Newcastle around 1850. The Neighbourhood Plan encourages proposals that will enhance and preserve all of these historic assets.
- 3.6 Most of the housing lies to the north of the railway together with the school. The Woodlands area on the former colliery and the restored marina offer informal recreation close to the heart of the village.
- 3.7 Shireoaks is well connected by road and rail. It is the only village in the District with a railway station. This makes the village very attractive for commuters as it provides direct and easy access to Sheffield and Worksop. The limited car parking at the station means that this is particularly beneficial for those who are able to walk or cycle to the train station.
- 3.8 It also has excellent links with footpaths into the surrounding countryside that also link up allowing local circular walks. National cycle route No 6 passes through the village and goes on to join Clumber Park approximately 3 miles further east.<sup>5</sup>
- 3.9 There are four major wildlife corridors running through Shireoaks:
- River Ryton – links Shireoaks via Worksop to the River Idle at Bawtry
  - Sheffield to Lincoln railway - links Shireoaks, Worksop and Retford
  - Chesterfield Canal - links Shireoaks via both Worksop and Retford to the River Trent at West Stockwith
  - From Dumb Hall Lane, north-east through Scratta Wood, Shireoaks Park Wood and Shireoaks Hall to the River Ryton;
- 3.10 The Shireoaks Conservation Area was designated in March 1986. Shireoaks is characterised by ribbon development along the main thoroughfare of Shireoaks Road/Shireoaks Common, the manorial estate of Shireoaks Hall and gardens to the south and the 18th and 19th century transport infrastructure (the Chesterfield Canal and the Manchester, Sheffield and Lincolnshire Railway) to the north.<sup>6</sup>
- 3.11 Shireoaks expanded with the arrival of the pit but it never lost its rural feel and even in the centre of the village there remain allotments, open fields for horse paddocks and the canal, now a wildlife corridor which also provides a non-vehicular route from Worksop in the east to Derbyshire in the west.
- 3.12 In addition the village Primary School is an important part of the community (and has been actively involved in the preparation of this Plan) as are the 19<sup>th</sup> Century St Luke's Church and village hall. The hall provides a vital facility enabling local groups to meet, fostering community spirit.
- 3.13 The village of Rhodesia, immediately to the east of the Plan area boundary is also a product of the coal mining history of the area. Colliery houses were built at both Shireoaks and Rhodesia for miners at

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<sup>5</sup> OPUN Regional Design and Architecture Centre Village Appraisal 2013.

<sup>6</sup> Produced by the Conservation Team at Bassetlaw District Council

Shireoaks Colliery. Rhodesia is also now part of the Worksop area in Bassetlaw's Core Strategy. Like Shireoaks, it still has the feel and scale of a village and the two villages still have separate identities (and Parish Councils) despite them both being in close proximity to Worksop.

3.14 Appendix B provides a more detailed history of the Plan area.

## 4 Shireoaks today: challenges and opportunities

- 4.1 Shireoaks' 1420 residents are well balanced demographically; 19% are under the age of 16 and 19% or over the age of 65.<sup>7</sup> This is in line with the District profile and reflects the development of family housing since 2001 and the attraction of Shireoaks' location near to Worksop for people of working age with families.
- 4.2 When the adopted Core Strategy subsumed Shireoaks as part of the Worksop principal urban area this had far reaching implications for the status of the open countryside between Shireoaks and Worksop as Bassetlaw District Council seeks to identify suitable employment and housing sites to meet wider objectively assessed needs.
- 4.3 This proximity not only has the potential to erode the setting of the village, if new development is not very sensitively planned, it also erodes the sense of community if the layout and design of development around the edge of the village encourages people to drive out to Worksop rather than to venture into the village.
- 4.4 The consultation findings showed real concern that recent developments had eroded community cohesion. Older residents feel that people who live on the most recent housing development to the north of the village do not identify particularly with the established Shireoaks community. This is evidenced in their lack of usage of the sports and social club. It was noted however that the village hall is occupied most of the time.
- 4.5 Future development must ensure that there are good direct connections to the existing village centre that encourage people to move into and through the area. Equally improvements to the village centre as outlined in this Plan should provide more of a draw for local people.
- 4.6 However, it is Shireoaks' location that also presents its greatest opportunities. The former pit head site (now the marina and woodland) and the network of routes for walking, cycling, horse riding and boating so near to the urban area of Worksop, provides a green lung for the wider population, a place to spend leisure time as well as a magnificent local asset for local people.

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<sup>7</sup> Census 2011

## 5 Community Vision

- 5.1 This vision has been prepared and endorsed by the community and should be seen as complying with paragraph 69 of the NPPF.

### Vision

By 2028, Shireoaks continues to maintain its distinctive village character:

- The village remains a settlement separate from Worksop with wildlife corridors and high quality landscaping protecting the setting of the village.
- The heritage of Shireoaks and the relationship with its industrial birth is enhanced through the regeneration of the colliery site and the preservation of Shireoaks Hall and Gardens.
- The whole community are more involved in helping to shape the future growth of the village.
- The variety of green assets are protected and extended for their leisure and recreational function as well as for their role in reducing flood risk and supporting wildlife.

- 5.2 The Shireoaks Neighbourhood Plan will take a positive approach to development so long as it is designed in accordance with the criteria in this Plan. Where possible, development over the Plan period will maximise the environmental assets in and around Shireoaks, improving access to the countryside and open spaces for residents and visitors.

## 6 Community Objectives

- 6.1 The community objectives below reflect the aspirations of Shireoaks' residents and have been drafted following significant consultation.

**Community Objective 1:** To ensure Shireoaks remains, as far as possible, physically separate from the urban area of Worksop and the village of Rhodesia.

**Community Objective 2:** To maximise the village's environmental assets by protecting and enhancing the natural environment especially its protected wildlife habitats and diverse ecology. To support development that shows it has taken into account the issue of climate change.

**Community Objective 3:** To ensure that opportunities are maximised to improve the provision of community facilities within the Plan area.

**Community Objective 4:** To support the development, in conjunction with NCC Parks & Green estates team, of Woodlands and Coachwood Green as a proposed Country Park and Tourist attraction whilst protecting and enhancing its status as local green space and local wildlife site.

**Community Objective 5:** To develop the routes and connections through the Plan area, ensuring priority is given to non-vehicular movement. Working with Bassetlaw District Council and Nottinghamshire County Council to reduce the impact of traffic through the village and ensuring new development does not exacerbate existing problems. Supporting the provision of improved public transport into adjoining towns.

**Community Objective 6:** To address the existing flooding issues across the Plan area, to ensure that a flood management scheme is in place and that future development contributes to a solution where possible.

**Community Objective 7:** To ensure that all new development relates positively in form and function to the existing settlement, in particular with respect to materials, style, and connections with the existing settlement and that local distinctiveness and character are reflected in design proposals.

### Status of Projects

- 6.2 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in full and prioritised based on community consultation at Appendix L. The projects do not form part of the planning policies of the neighbourhood development plan
- 6.3 More details of these projects can be found on the Parish Council web site.
- 6.4 Because of the CIL Charging Policy and the opportunity this creates for leveraging in other public funds, development in the Plan area will bring with it significant additional investment in the local community. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

## 7 Development Management Policies

### What are the Development Management Policies?

- 7.1 The development management policies in this Neighbourhood development plan will guide future developments in Shireoaks.

## 8 Sustainable Development Principles

### *Justification*

- 8.1 Shireoaks is full of character and historical significance, it is not surprising that Shireoaks' residents are unequivocal in their desire to retain this character and protect its rural setting. Appendix A lists the community top ten issues, first of which is that 97.9% of people do not want Shireoaks and Worksop to merge.
- 8.2 Recognising that over the Plan period Worksop will experience significant growth, policies must be in place to ensure that communities like Shireoaks are not adversely affected. The provision of appropriate safeguards (like sensitive boundary treatment of any new development located to the north of the village, traffic management within the village, and flood mitigation measures) must be in place to minimise the negative impact of growth.
- 8.3 In particular, consultation revealed concern regarding the passage of heavy goods vehicles through Shireoaks. Although this is not a land use planning matter any development within the Plan area will require the use of such vehicles. Reflecting this concern, the parish council will continue to work with developers to ensure lorry drivers are aware of the existing restriction on access under the low bridge on Shireoaks Road/Sandy Lane and the ban on vehicles over 7.5 tonnes that covers Shireoaks Road from its junction with Shireoaks Row/Thorpe Lane to the junction with Tranker Lane at Woodend.
- 8.4 Consultation via surveys completed at various community events between April and July 2013 revealed strong support for development that meets local needs. 78% of respondents supported development that provided houses suitable for older people and 52% supported houses for young people.<sup>8</sup>
- 8.5 There are significant opportunities for the regeneration of the land around the Marina and former colliery site (now called the Woodlands). 88% of respondents in the surveys supported the proposed creation of a Country Park and associated tourist facilities on the former colliery site and through the Neighbourhood Plan a part of the Woodlands can be designated as a Local Green Space. Ensuring that the right balance is struck between mitigating the negative impact of growth and maximising the regeneration opportunities will be the measure of success of this Neighbourhood Plan.
- 8.6 Once this neighbourhood plan is made, planning applications in the parish will be determined in accordance with the policies of the development plan which will consist of the Local Plan and the Shireoaks Neighbourhood Plan, as well as national planning policy and other material considerations. Policy 1 provides a positive framework for decision making on planning applications as is required in the National Planning Policy Framework. Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aims and vision outlined above. The following overarching development principle is intended to sit alongside the topic specific policies detailed later on.

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<sup>8</sup> See survey results on web sites responses from 134 people; this followed on and supported previous consultation with 305 respondents

## Policy 1: Sustainable Development Principles

- A. Development will be encouraged at a scale and in locations that accord with policies set out in the development plan where it can be demonstrated that such proposals (where applicable) will support the continued viability of Shireoaks by providing:
1. new homes, including housing to meet the needs of the parish as well as the wider area<sup>9</sup>,
  2. tourism related development on the land around the proposed Woodlands Country Park,
  3. infrastructure associated with leisure, recreational pursuits and improved public transport
  4. enhanced provision of social, community and educational activities in and adjoining the village,
  5. an enhanced village centre that can meet the needs of the growing population in and beyond the Plan area.
- B. All development shall be designed and located having regard to the principles and advice set out in the development plan and shall be located to ensure that it does not cause material harm to the;
1. amenity of nearby residents,
  2. character and appearance of the Neighbourhood in which it is located and
  3. the designated historic and environmental assets of the parish.

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<sup>9</sup> The household survey Feb 2013 identified a need in Shireoaks for smaller dwellings, a follow up survey in April 2013 showed that 78% of residents would support housing for older people and 52% supported housing for younger people. The need for smaller dwellings was supported by the SHMA 2014 which also identified the need to provide smaller dwellings across the HMA to meet the needs of an ageing population (to down size) and the trend for smaller household sizes generally. For more information on the SHMA see Appendix M

## 9 Environment

### *Justification*

- 9.1 The overriding feedback from the community consultation was that Shireoaks is loved by local residents because it is still a rural settlement separate from Worksop. In the household surveys undertaken in 2013 95% of respondents supported protecting and enhancing the wildlife corridors around the village whilst 87% wanted the Neighbourhood Plan to protect the countryside. The main reason 40% of residents had moved to the village was the access to the countryside. 88% of respondents of the household survey walk or cycle on the local footpaths or along the Chesterfield Canal.<sup>10</sup>
- 9.2 The Appendices C and D shows the plethora of wildlife sites and corridors with a description of each listed.
- 9.3 Shireoaks' local wildlife sites are part of a chain of sites along the western boundary which link Holbeck prehistoric site (Cresswell Craggs) in the south via Shireoaks to Langold Country Park in the north. In addition, there are three major wildlife corridors running through Shireoaks which bisect Bassetlaw District linking its wildlife sites from west to east.
- 9.4 The Plan area encompasses a tapestry of fluvial flood plain, river, dyke and canal environments with their characteristic aquatic wildlife, together with the railway, farmland, hedgerows and woodland conservation sites. These support birdlife, badgers, butterflies, orchids and include rare and endangered species such as (native) white clawed crayfish, otter, water voles, buzzard, kingfisher and willow tits.
- 9.5 All open spaces in Shireoaks including parks, allotments, front gardens and private and publicly accessible spaces contribute towards the character of the Parish providing resources for nature conservation, recreation and community value. The community appreciate the value of all these spaces and this Plan seeks to ensure that they are protected and enhanced.
- 9.6 Shireoaks Park Water Gardens, whilst in private ownership, are included in English Heritage's list of registered historic parks and gardens 'that make a rich and varied contribution.'<sup>11</sup> The manorial estate is regarded by the community as a significant heritage asset and whilst no explicit reference is made to the conservation and enhancement of the house and grounds, any proposals for the development of the hall or the improvement of the gardens must have regard to the importance attached to them by local people. As these are heritage assets existing legislation protects them from development that would undermine their significance
- 9.7 Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Trees will also help Shireoaks to adapt to the effects of Climate Change and can help to alleviate flooding. Planting trees on new development sites and seeking opportunities to plant additional trees across the Plan area is a key priority of the community.

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<sup>10</sup> Household Survey Feb 2013 and follow up study findings July 2013, see Neighbourhood plan web site

<sup>11</sup> Bassetlaw Green Infrastructure Study 2012

- 9.8 Bassetlaw District Council's Landscape Character Assessment 2009 provides a description of the Plan area which is covered by the Magnesian Limestone Ridge Policy Zones 8, 9 and 10. Policy Zone 8 comprises the open countryside to the north of the village which consultation showed is an important factor in retaining the identity of the village. A large proportion of the plan area lies within a Mineral Safeguarding & Consultation Area for Limestone. The recommendations of the Landscape Study are for the *'creation of landscape features, including creating new hedgerows and restoring historic field patterns so that any new development is contained within historic boundaries.'* Policy Zone 10 is the former colliery site for which woodland planting and the creation of grassland habitats are recommended. Policy Zone 9 comprises the built up area of Shireoaks village but with 3 local wildlife sites (Chesterfield Canal, Shireoaks Fishing Pond and Shireoaks Park Water Gardens)<sup>12</sup> the Study identifies various opportunities for the creation of small scale woodland, conserving the architectural features of the Chesterfield Canal, enhancing tree cover and restoring historic field patterns where possible.
- 9.9 Bassetlaw's Green Infrastructure Study May 2010 describes the assets in the Plan area. From the Chesterfield Canal to Shireoaks Wood and National Cycle route 6 the area contains a wealth of highly valuable green infrastructure features. It states that *'Green Infrastructure has an important role to play in retaining visual distinction between Worksop and neighbouring settlements...through enhancing tree cover and landscape planning. Also enhancing the biodiversity value of the former Shireoaks Colliery Site ...represent an important opportunity to establish it as another green infrastructure node.'* In the narrative to policy DM9 of the Core Strategy it states that *'these networks and landscapes are recognised as some of the District's key assets'*.
- 9.10 The policies in this Neighbourhood Plan take every opportunity to implement the recommendations in the Landscape Character Assessment 2009 and to maximise the opportunities highlighted in the Green Infrastructure Study (in conjunction with Policy 10 and 11 creating a proposed Country Park and Local Green Space Policy).
- 9.11 Encouraging the planting of trees and hedgerows is also supported in relation to their role in reducing the problem of surface water run off (this is discussed in the Flooding section).

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<sup>12</sup> There is no public access to the Shireoaks Water Park Gardens

## Policy 2: Conservation and Enhancement of Existing Natural Features

- A. Where applicable, development will be encouraged where it fulfils the following criteria:
1. Protects and enhances the local wildlife sites and the landscape distinctiveness through deployment of a Landscape Character and Visual Impact Appraisal or Visual Impact Assessment,
  2. Protects natural features of nature conservation and/or amenity importance that have been identified in Appendix C and shown on the Map at Appendix D,
  3. Where appropriate, schemes that sympathetically incorporate existing natural features into the overall design of the scheme including measures taken to ensure their continued survival will be particularly encouraged,
  4. Where it is in keeping with the existing landscape character, the use of boundary treatments that are sympathetic to maintaining and where possible enhancing biodiversity on new or existing developments will be encouraged and supported. In particular the use of hedgerows on site boundaries instead of hard/physical structures would be particularly welcomed.
  5. Where the impact of development is minimised by complying with recommended Landscape Actions for the relevant policy zones as designated in the Bassetlaw Landscape Character Assessment 2009.
  6. Where appropriate, mitigation planting should include native species recommended for the Magnesian Limestone Ridge Landscape Character Area.
- B. Development proposals should assess the impact of the proposals on local biodiversity. The developer must show that appropriate mitigation has been provided in order to ensure no net loss of biodiversity on the site. Schemes which achieve a net enhancement would be particularly encouraged.

## 10 Development to the North of the Village

- 10.1 Bassetlaw's Environmental Sites Assessment 2009 identifies the area of woodland and local wildlife sites between Worksop and Shireoaks and say that 'these sites demarcate the edge of the urban area and act as barriers to the coalescence of settlements'. In the household survey undertaken for this Plan 97.9% of respondents did not want Shireoaks and Worksop to merge.
- 10.2 Neighbourhood Plans should support the strategic development needs set out in the Local Plan which includes the provision of housing and employment land in the Worksop area. Outline planning permission was granted for the development of 175 houses and 15.4 hectares of employment land on the north eastern edge of Shireoaks village in January 2016. The Neighbourhood Plan includes policies to steer the design and landscaping of the development proposals in order to:
- a) enable the movement of animals from the open countryside to the west of the Plan area with the extensive local wildlife sites on the east side (in particular the proposed Woodlands Country Park.)
  - b) provide a demarcation between the new housing and the employment site that will ensure that from the A57 the residential area will be screened and will appear part of Shireoaks village.
- 10.3 Policy 3 sets out the landscaping requirements necessary to make major development proposals acceptable in Shireoaks. The extent and range of local wildlife sites, their protection and enhancements have already been covered in Policy 2. Policy 3 aims to ensure that the potential impact of major development is mitigated by a landscape strategy that protects as many of the existing trees and hedgerows as is practicable and, for development to the north of the village, provides a wildlife corridor.
- 10.4 The design principles set out in Policy 4 as well as Policies 2 and 3 are considered to be the best accommodation of balancing any large scale development (particularly to the north of the village) whilst protecting the rural character of the Plan area for future generations.

### Policy 3: Green space, landscaping and major development

- A. For major applications a landscape strategy shall be submitted which will incorporate the following details:
1. Existing and proposed hard and soft landscaping (and that the latter uses native species local to the area),
  2. Where appropriate, a condition survey of all existing trees and hedgerows and
  3. An outline of the measures to be taken to protect existing trees found to be in good condition and hedgerows where applicable
  4. A Landscape Character and Visual Impact assessment
- B. Major development to the north of Shireoaks village is required to show that;
1. consideration of both near and distant views of the development (particularly where the scheme impacts on views from the northern boundary of Shireoaks village) showing that proposed to be established after 10 years in accordance with Core Strategy Policy DM9 part C; and
  2. the provision of a wildlife corridor to provide a landscape buffer between the new development and any proposed employment area.

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<sup>13</sup> As defined in the General Permitted Development Order 1995 a schemes of 10 or more dwellings, or sites of 0.5 hectares or larger or 1,000 m<sup>2</sup> or larger.

## 11 Design Principles for new development

### *Justification*

- 11.1 It is possible that within the Plan area there may be significant levels of both housing and employment growth over the Plan period. If this happens development must respect the setting of the village and ensure that new development within the Plan area reflects the character of the existing built up area.
- 11.2 The village character was defined during the mid-18th century when the Duke of Newcastle commissioned the building of houses to accommodate workers for his newly opened coal mine. These were based on designs by the famous Nottinghamshire architect, Thomas Chamber Hine. These houses form the heart of the village conservation area that was designated in 1986.
- 11.3 A distinction exists between building materials, with those pre-19th century primarily constructed of the local Magnesian Limestone and with pantile roofs. From the mid-19th century onwards, buildings were primarily constructed of red brick with slate roofs.<sup>14</sup> The manorial estate of Shireoaks Hall and Water Gardens also contribute to the richness of the heritage within the Plan area.
- 11.4 The population of the village of Shireoaks has increased 23% in the last 10 years with the construction of two large housing estates. The population in 2001 being 1160 and in 2014 1430. There were 490 houses in Shireoaks in 2001 and 614 in 2014. The design of some sections is incongruous with its setting being just outside the Shireoaks Conservation Area. This recent development has not maximised connections with the existing built up area and this has created a loss of social cohesion. Residents from north of the railway line tend to look to Worksop for their leisure activities. The Parish Council finds it much harder to engage with people living on this estate and the Neighbourhood Plan is therefore anxious to ensure that all new development relates effectively to the existing settlement by maximising visual and physical linkages with the existing village.
- 11.5 New development should reflect the distinctive vernacular housing style and integrate with the surrounding rural landscape. New development also needs to create connections that are direct, safe and pleasant between the existing settlement and any major development on the edge of the village. Similar connections between new and existing housing is also considered important to support a well-integrated community.
- 11.6 Transport Assessments have been undertaken to consider the impact of the proposed development in the Local Development Framework including that to the north of Shireoaks. Proposals have been made for improvements to the roundabouts on the A57 Worksop bypass to accommodate the additional traffic to be generated. It will be important to ensure that the road improvements are designed to accommodate forecast levels of future traffic to ensure that traffic is encouraged to use the strategic road network in preference to seeking routes through Shireoaks. Public transport should be considered as a way of providing sustainable links that reduce the use of the private car.
- 11.7 The Shireoaks Conservation Area Appraisal, currently being drafted, highlights local features of note. When this document has been approved by Bassetlaw District Council, new development proposals should seek to capture appropriate features of local distinctiveness detailed in the Appraisal and utilize these to help new development be recognizably part of and unique to Shireoaks. Public transport should be considered as a way of providing sustainable links that reduce the use of the private car.

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<sup>14</sup> Produced by the Conservation Team at Bassetlaw District Council

- 11.8 Building for Life 12 is a tool kit that helps promote urban design best practice. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 11.9 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document ‘Successful Places a Guide to Sustainable Housing Layout and Design’ which embraces Building for Life 12. This document is intended to provide a tool kit to communities in helping them articulate their aspirations in terms of good design and for developers to assist them to producing planning applications to the best design standards. The Supplementary Planning Document also endorses the use of BFL 12 as a ‘national standard for well-designed homes and neighbourhoods and is about creating good places to live.’ New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated.
- 11.10 Flooding is such an important issue in the Plan area that there are specific policies in the next section that deal with flood attenuation and the design of new development to reduce the incidence of flooding.

#### Policy 4: Design Principles

- A. Where applicable, new development will be supported where it demonstrates;
1. layouts that maximise opportunities to integrate development into the village through creating new connections and improving existing ones and which allow for easy, direct movement to and from the village centre for all ages especially on foot, cycle or bus
  2. consideration of local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces and how these might be used and
  3. designs that draw upon local character to ensure new development enhances the distinctiveness and quality of the Plan area as a whole.
- B. Biodiversity enhancements through the installation of integrated bat and bird boxes within the fabric of new buildings would be particularly encouraged.
- C. Major development will be supported where it demonstrates the above criteria and Building for Life 12 in both developing design concepts and in testing the final design proposal for quality.

## 12 Flooding

### Justification

- 12.1 Flooding, both fluvial and surface water run-off, are significant in the Plan area. The Environment Agency produces maps showing fluvial flood risk (flooding from rivers). These are up dated regularly and can be found at [http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=455500.0&y=380500.0&topic=floodmap&ep=map&scale=9&location=Shireoaks,%20Nottinghamshire&lang=\\_e&layerGroups=default&di stance=&textonly=off](http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=455500.0&y=380500.0&topic=floodmap&ep=map&scale=9&location=Shireoaks,%20Nottinghamshire&lang=_e&layerGroups=default&di stance=&textonly=off)
- 12.2 URS were commissioned to assess the flooding issues in the Plan area. The report is attached at Appendix E. The URS report states that:
- ‘Environment Agency flood zone mapping and mapping included in the Bassetlaw Strategic Flood Risk Assessment (SFRA) indicate that sections of Shireoaks Parish are located in Flood Zone 2 and 3a associated with the River Ryton. This would correspond with historic flooding experienced by residents and noted in the draft flooding background in the Neighbourhood Plan.*
- The latest national-scale surface water flood mapping carried out by the Environment Agency, the updated Flood Map for Surface Water (uFMfSW) indicates that there is some potential flood risk from surface water, primarily associated with existing land drainage, ordinary watercourses and other water bodies.’*
- 12.3 The risk of flooding associated with major development proposals is managed by Bassetlaw District Council through the planning application process. This is via the requirement for references to the Strategic Flood Risk Assessment and the production of a site specific Flood Risk Assessment for all developments in identified flood risk areas under Policy DM12 of the Core Strategy. Under DM12 all new development is also required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, maintenance and management, if SuDS aren’t to be provided then reasoned justification is required.
- 12.4 Extensive flooding to Shireoaks village has occurred over the years. As part of this Plan process a flooding report for Shireoaks has been produced showing the frequency and extent of the flooding. The Shireoaks Flooding Report is shown at Appendix F and the number of incidents tabled at Appendix G.
- 12.5 Concerned residents and the Parish Council remain in discussion with BDC about the flooding issues in the Parish, the causes and the mitigation required. Understanding the causes of the local flooding is crucial if future development does not exacerbate the situation. Appendix H provides a report on the condition of the dykes and culverts in January 2014 and a list of the outstanding works required in December 2014 giving an indication of the continuing concern about the state of the existing drainage systems in the Plan area.
- 12.6 In summary, the flooding/poor drainage issues have a number of causes. A Magnesian limestone ridge aquifer surfaces at Brampton northwest of Shireoaks to form Anston Brook. Following the construction of new Sewage treatment works at Anston, 7 million litres of water per day are now discharged into Anston Brook. When the storm tanks are full, storm water bypasses the treatment works and is diverted into Anston Brook through coarse filter beds.

- 12.7 Streams emanating from higher up the magnesian limestone ridge diverted in the 18th century to create feeder dams at Pebley and Harthill for the Chesterfield Canal, now emerge via canal overflows to form Pudding Dyke.
- 12.8 Under storm conditions the canal overflow above Thorpe Top Lock diverts storm water into Pudding Dyke. Pudding Dyke and Anston Brook merge together in Lindrick Dale to form the River Ryton. The outfall from Thorpe Salvin Sewage Works, Bondhay Dyke and the A57 trunk road surface water run offs, drain into the River Ryton above Shireoaks village. At Brancliffe, the limestone ridge gives way to a wide flat clay based landscape which forms the fluvial floodplains around Shireoaks.
- 12.9 These, together with the large rainfall catchment area, are major factors contributing to fluvial flooding in Shireoaks. The importance of and the level of protection given by the existing open fields surrounding Shireoaks in mitigating the threat of downstream flooding of the village cannot be overestimated.
- 12.10 Several important maps showing projected areas subject to surface water flooding in a 1 in 200 year event as well as fluvial flooding and the present open Dyke surface water drainage system, amongst others. Are available to view with the Strategic Flood Risk Assessment produced by BDC in July 2009 using the following link [http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/background-studies/strategic-flood-risk-assessment-\(sfra\).aspx](http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/background-studies/strategic-flood-risk-assessment-(sfra).aspx).
- 12.11 The historic pattern of open dykes around Shireoaks originally discharged all surface water into the River Ryton. Housing developments completed in the 1960's built on higher ground to the east of Shireoaks Common rely on soakaways as a means of surface water drainage. A series of four open dykes originally drained the higher ground of Shireoaks into the River Ryton.
- 12.12 Maps available to view using the link above shows where open dykes were filled in during phasing of development in the 2000's so that now only two of these open dykes remain. The inability to adequately disperse surface water under storm conditions has added to the effects of fluvial flooding in the village.
- 12.13 Appendix F provides details about the problems with surface water run-off. The swale that was provided as part of the mitigation measures to enable the last phase of construction to the north of the railway line failed to prevent flooding in 2007. This is evidenced in correspondence between BDC and the farmer adjacent to the land the swale was constructed on.
- 12.14 The importance of trees and woods in reducing the risk of flooding was recognised in the Natural Environment White Paper and a study by Manchester University indicates that 'trees can help reduce surface water runoff by as much as 60% compared with asphalt'.<sup>15</sup>
- 12.15 Bassetlaw District Council's Supplementary Planning Document on 'Successful Places a Guide to Sustainable Housing Layout and Design' provides standards and guidance on tree planting as part of development schemes. Where tree planting is part of a development proposal the scheme must accord with this Guide.

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<sup>15</sup> The Effect of Trees and Grass on the Thermal and Hydrological Performance of an Urban Area. A thesis submitted to the University of Manchester for the degree of Ph.D. in the Faculty of Life Sciences 2012 Mr David Armson.

- 12.16 The URS Study notes that ‘there is no policy or relevant flood risk information available from Nottinghamshire County Council (NCC) for Shireoaks and that ‘neighbourhood groups have some latitude to build upon NPPF and Local Plan policies for flooding, provided the policies are justified, deliverable, based upon evidence and do not needlessly repeat existing policy’... NCC is the Lead Local Flood Authority (LLFA) under the Flood and Water Management Act 2010 responsible for managing local flood risk (from ordinary watercourse, surface water and groundwater) for Nottinghamshire. The Act requires NCC to develop, maintain, apply and monitor a strategy for local flood risk management in Nottinghamshire. NCC is yet to publish its Local Flood Risk Management Strategy.’
- 12.17 As part of the consultation on this Plan the Environment Agency advises that no development should be permitted within 8 metres of any watercourse classified as a ‘main river’ (examples include the rivers Ryton, Idle and Trent). Significantly the Environment Agency also supported the view, no doubt from the experience of places like Shireoaks that new development should aim to de-culvert any culverted watercourses within the development boundary.
- 12.18 On that basis, the policies to reduce flood risk in this Neighbourhood Plan are intended to provide a local framework which, as they are in conformity with the NPPF and have been informed by comments from the Environment Agency, should be used to sit under and support NCC’s Local Flood Risk Management Strategy when it is produced.

## Policy 5: Reducing the Risk of Flooding

- A. *Development proposals, within the areas that have experienced surface water run off flooding should demonstrate that;*
1. the development proposed will not have a detrimental impact on the foul and surface water drainage infrastructure and
  2. the development proposed does not increase the rate of surface water run-off and increase flood risk in the area.
- B. The drainage infrastructure for all new developments in Shireoaks will be designed and constructed such that it does not increase the level of flood risk and, wherever possible, reduces flood risk in the area.
- C. New development should protect existing watercourses and land drainage wherever possible or re-align and improve to the satisfaction of Local Planning Authority, in consultation with the Environment Agency or Bassetlaw District Council or Lead Local Flood Authority.
- D. Proposals that include de-culverting any culverted watercourses within the development boundary will be particularly encouraged.
- E. Where viable, dwellings should be designed to minimise the discharge of water and proposals that include the provision of permeable parking spaces and driveways would be particularly encouraged.
- F. The management of surface water run-off from new development should incorporate sustainable drainage techniques and should be designed to deliver wildlife benefits where possible.

## 13 Supporting the Vitality of the Village Centre

### Community Facilities

#### Justification

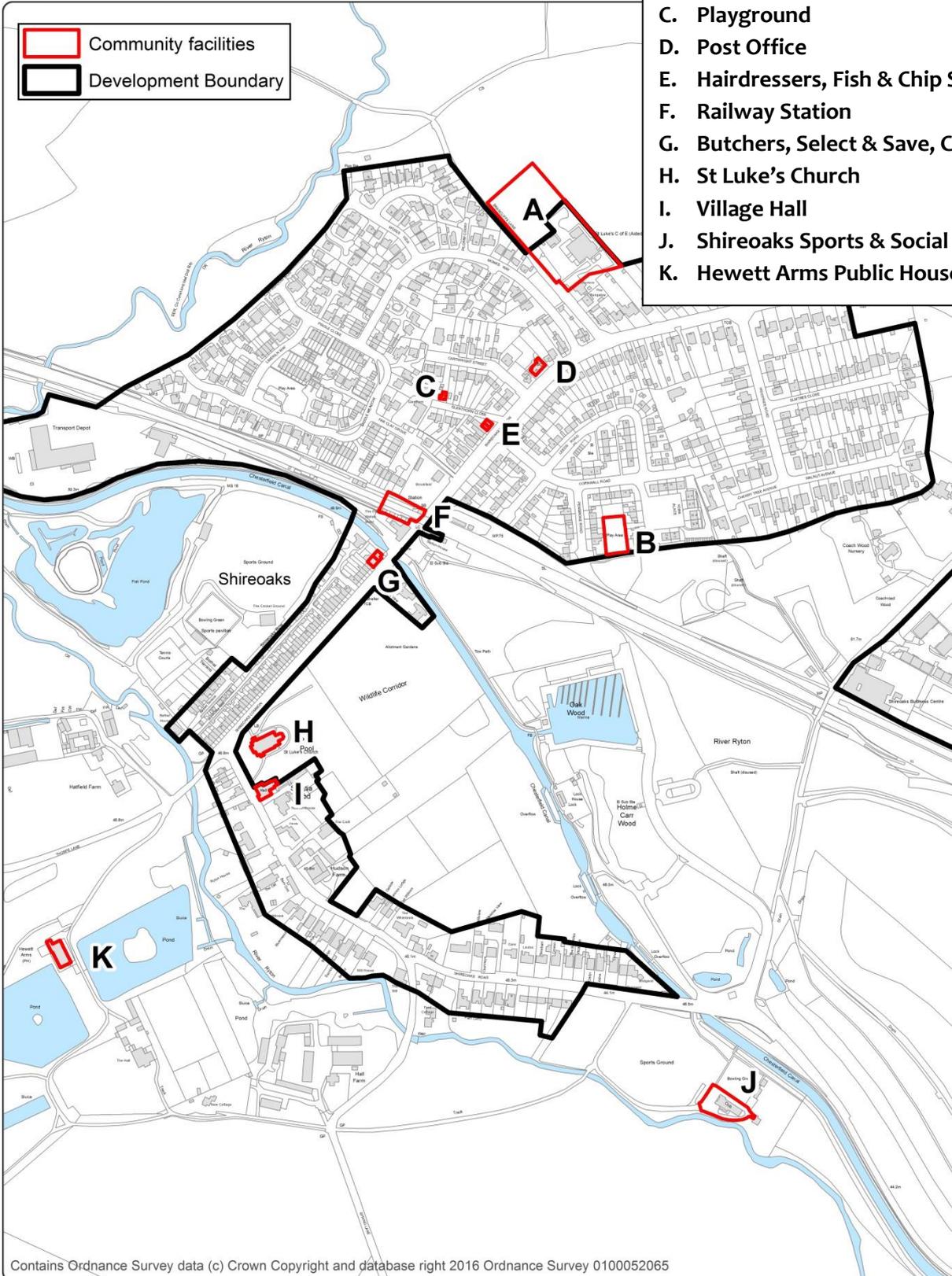
- 13.1 Shireoaks is lucky to still have a post office, convenience shop, butchers, café, fish and chip shop, hairdressers, village hall, primary school, church, play areas, a sports and social club and The Hewett Arms these are all shown on **Map 4**. The household survey also showed a desire for medical facilities within the village. The village Hall is pre-booked at all popular times, 6 days a week, the caretaker estimates over 75% of the time the hall is pre-booked.
- 13.2 When Shireoaks Colliery closed, the then Miners Welfare (now Sports & Social Club) lost its funding. It was initially forced to sell off land to survive. It now no longer has 2 tennis courts or its large children's playground. The building is an old prefabricated unit and its outside facilities are now limited to a bowling green and a football pitch.
- 13.3 The Neighbourhood Plan would support a multi-use facility being developed within the Parish and supports the principles of Policy CS8 of the Core Strategy in the context of community facilities (that they are of a scale appropriate to the village). Consultation for this Plan endorsed the idea of having a new community facility incorporated within the visitors centre and a café. It also supported a multi-purpose sports pitch, managed touring caravan park and a children's recreational area, all subject to it complying with other policies of the development plan.
- 13.4 The difficulty for Shireoaks is that it is not classed as a 'rural service centre' in Bassetlaw's Core Strategy so Policy CS8 does not apply. Rather it is part of Worksop, consequently the Worksop policy is silent in its consideration of how planning applications for community facilities in Shireoaks should be assessed. The Neighbourhood Plan Policy 6 takes the approach from CS8 and applies it to community facilities in the Plan area. However if a site were to be identified outside the village envelope, consultation and engagement at pre application stage would be strongly encouraged in accordance with Policy 6.

### Policy 6: Enhancing the provision of community facilities

- A. Development proposals for the provision of community services and facilities will be supported where they are of a scale appropriate to and accord with the role of the village.
- B. Where no available site exists within the development boundary, proposals for stand-alone community services and facilities will be encouraged on sites adjoining the development boundary where need and long term viability is proven to the District Council's satisfaction and where there is explicit community support for the proposal.
- C. If development is proposed outside the development boundary, pre application engagement with the community is strongly encouraged.

Map 4: Local Amenities

Shireoaks Neighbourhood Plan



### Parking Provision

#### Justification

- 13.5 With increasing mobility (86% of residents said the private car was their main mode of transport) and the proximity to Worksop, it is acknowledged that Shireoaks will never have a large retail core. However, access to local shops within walking distance of your home reduces car usage, encourages social cohesion and supports local businesses. These are all key indicators of sustainable development. In accordance with sustainable planning principles, this Neighbourhood Plan seeks to support the cluster of local shops and commercial premises and to increase the centre's attractiveness to local residents and to attract passing trade.
- 13.6 A lack of adequate off street parking creates a hazard around the school, creates traffic hazards at the village hall and church and constrains the utilisation of the railway station for park and ride, as Network Rail do not provide adequate parking at Shireoaks station.
- 13.7 The response to the questionnaire in the Parish newsletter revealed on-street parking was a clear concern. Of the eleven traffic-related suggestions put to residents, first, second or third priority was given to the creation of "no-parking zones outside shops, school and church" and this was supported by 15% of respondents.
- 13.8 The village also attracts significant numbers of visitors, including anglers, hikers, bird watchers and canal enthusiasts. Such visitors usually need to park for relatively long periods and are more likely to value an off-street car park. The additional parking suggested within the proposed Woodlands Country Park plans will help in this regard, however additional off street parking provision in the centre of the village is needed to support the retail, commercial and community functions the village supports.
- 13.9 As part of this Plan process the Steering Group has undertaken a detailed analysis of the existing provision of off street parking, see Appendix J, and studied several vacant sites to consider their suitability as a car park to service the various community facilities, shops, commercial premises and the railway station in the village.
- 13.10 Further investigation is necessary to establish the suitability and viability of these identified sites, however Policy 7 is intended to encourage the provision of an additional car park in the Plan area.

### Policy 7: Creation of a public car park

- A. The development of an additional car park in or near the centre of the village to support the retail, commercial, community and leisure functions in the vicinity will be supported so long as it does not cause material harm to the;
1. amenity of nearby residents,
  2. character and appearance of the area in which it is located,
  3. social, built, historic, cultural and natural assets of the parish, and
  4. the flow of traffic along the main thoroughfare as a result of the access to the car park.

## 14 Movement and connections

### Vehicles

#### Justification

- 14.1 The Neighbourhood Plan aims to create a movement network that satisfies the community, serves local transport requirements and encourages more sustainable means of transport. Public transport in Shireoaks is well served by both road and rail with regular bus and train services into Worksop and Sheffield, in addition two taxi companies operate from the village. Wheelchair friendly community and voluntary transport schemes, supported by NCC and BCVS support the need of residents having difficulty accessing public transport
- 14.2 Although Shireoaks does not suffer from the chronic traffic congestion, hazard and pollution that some communities endure, road traffic still makes a significant impact on the amenity and safety of residents and visitors to the village
- 14.3 Shireoaks is a linear village, about 1.2miles/2km in length from the junction of Shireoaks Common and Coach Road at the northern end, to the junction of Shireoaks Road and Marina Drive at the southern end. Shireoaks does experience through traffic, notably from the A57 along Shireoaks Common, Shireoaks Row and Spring Lane en-route to the A619 and the M1 at Barlborough.
- 14.4 The inclusion of Shireoaks in the urban area of Worksop for planning purposes, and the probability of further new housing and employment development in and around the village, will increase the local population and the numbers of cars and lorries driving directly through the village.
- 14.5 Consultation revealed that the speed of traffic along Shireoaks Road and Shireoaks Common was the biggest concern. 23% of respondents wanted a 20mph limit on Shireoaks Common from the school to beyond the Parish church and 15% wanted speed detectors on the approach to the village.<sup>16</sup> Speed restriction measures on existing roads are not land use planning matters and ideas for slowing down traffic will be developed under project G (see appendix L) below.

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<sup>16</sup> Consultation via Parish Newsletter

### Non-motorised movement

#### Justification

- 14.6 With a national cycle route, the canal tow path and a network of footpaths, the Plan area offers many opportunities for leisure and recreation for local people and for residents of the urban areas nearby. Proposals for the development of the Woodland and Marina will increase this attraction and raise the profile of the Plan area as a tourist destination. In addition, the cycle route in particular offers a commuting solution for those working in Worksop but who wish to live in more rural locations.
- 14.7 Horse riding is also an important feature of Shireoaks. Horses are kept at livery at Hudson Farm, Shireoaks Road, and at Brancliffe Grange which is in Rotherham but has access from Brancliffe Lane, off Shireoaks Common. Horses are also kept on land off Coach Road. Horses are ridden around the village regularly, on the roads and bridleways.
- 14.8 In addition, a bridleway runs from Brancliffe Grange, southward to the County boundary near Cinderhill. This has recently been upgraded by the adjoining authority, Rotherham Borough Council, including opening an underpass below the railway line. Unfortunately the bridleway does not continue into Shireoaks, and a recent attempt to create a link into the village via Bethel Terrace has been unsuccessful due to opposition from landowners.
- 14.9 The health and environmental benefits of encouraging people to walk or cycle to the shops, their place of work and to exercise in the outdoors for leisure and recreation are well understood. 88% of local people already use the local footpaths. However getting more people out more often accessing local amenities will increase social cohesion. The Parish Council will place a high priority on securing improvements to cycling, walking and bridleways as part of the planning gain from development over the Plan period. Project H (see appendix L) details how the work will be undertaken to secure improvements and extend the provision of these non-motorised routes over the Plan period.
- 14.10 New development should be designed to encourage people to walk or cycle by including suitable safe routes through the development which should be designed to create a network of routes. Where there are off road routes adjacent to the development site, linkages should be provided from the development site.
- 14.11 Core Strategy Policy DM11 sets out the framework for negotiating planning obligations and the types of infrastructure that will be the subject of such contributions. Contributions should be directly related to the development, and fairly and reasonably related in scale and kind. Contributions to the improvement of off-road routes and public transport infrastructure in the plan area will be encouraged in order to promote modal shift away from the car.

### Policy 8: Promote sustainable movement and connections

- A. Development proposals should include provision for walking and cycling routes within the development and where feasible provide for linkages to off-road routes adjacent to the site.
- B. Subject to viability, developer contributions may be sought towards proposals that enhance the attractiveness of walking, cycling and horse riding and the use of public transport.

## 15 Woodlands

### *Justification*

- 15.1 Shireoaks Colliery was closed in 1990 and the area known as the former Shireoaks Colliery and Spoil Tip reverted to the ownership of Nottinghamshire County Council. The pit site was cleared, the canal basin redeveloped as a residential marina and the pit tip reclaimed and planted up as a woodland. Initially the site was promoted through Bassetlaw's Local Plan 2001 as a mixed use site and 2 applications were submitted for up to 139 houses. One application was refused as the design was considered too 'urban' for the semi-rural setting. The second application was withdrawn. As the planting has matured since then, the area feels much more rural than semi-rural in nature.
- 15.2 The Woodlands and Coach Wood Green are owned by Nottinghamshire County Council and managed as part of the Green Estate by the Green Estates Team. The Green Estate Team maintain the site to ensure the safety of the public, and also are responsible for the annual landscape maintenance. The site is managed in accordance with the business aims of the Green Estate as defined in the Country Parks and Green Estates Strategy 2013-2023.
- 15.3 Part of the area was landscaped with some wildlife planting and footpaths introduced as well as seating and a kick-about area.
- 15.4 Difficulties with developing the Woodlands site resulted in it being put outside the development boundary in Bassetlaw District Council's 2011 Core Strategy and most of it is now allocated as a Local Wildlife Site. In planning policy terms this means that the site is classed as open countryside and development is extremely limited.
- 15.5 The whole area, apart from Marina of 30 moorings, 12 of which are residential, is now managed by Nottinghamshire County Council assisted by a volunteer group 'Friends of Woodlands'. It has become a natural wildlife habitat much enjoyed by many local residents and some visitors. The marina is owned by the Canal & River Trust.
- 15.6 The Woodlands is a great asset and a key part of the Neighbourhood Plan is to set a planning policy framework that ensures it is improved in such a way that it meets its full potential by 2029. The site could provide not only a valuable natural asset, but an economic asset, attracting visitors to the area.
- 15.7 As part of the Plan preparation process, the Parish Council commissioned OPUN, the Regional Architecture Centre, to undertake a site appraisal and to propose a layout that would enhance the marina and improve the visitor experience (including providing better car parking, improved vehicle and non-motorised access, identifying the best location for a café) and extending the network of woodland walks.
- 15.8 OPUN's analysis was presented as part of a consultation on this Neighbourhood Plan in March 2013. The proposals can be found on the Neighbourhood Plan website. Whilst there remains much more detailed work to be done on these initial ideas, the Neighbourhood Plan supports the improvement of the Woodlands and Marina Site in order to improve the biodiversity of this former colliery site, to improve the footpaths and walkways onto and through the site and to maximise the potential of this area as a destination in itself for people from both Shireoaks and the urban areas beyond. The proposed area for the Woodlands Country can be seen on **Map 5** along with other important Open Spaces in the Plan area.

**Coachwood Green**

- 15.9 Coachwood Green lies to the north of the main Sheffield to Worksop railway line adjacent to the former Shireoaks Colliery. It is the site of a former ironstone mine and also includes part of the now closed Shireoaks Colliery complex. The site covers 2.45ha of the former derelict land and this was reclaimed in 1999 by Nottinghamshire County Council to create a new amenity park. It comprises of a general play area, pasture, general recreation, woodland and wildflower area.
- 15.10 Coachwood Green is under the ownership of Nottinghamshire CC and is managed by their Country Parks and Green Estates Department assisted by Friends of Woodlands and Coachwood Green, a Shireoaks community group. The land is described only as "potential protected open space" by BDC and does not appear on their list of Local Wildlife Sites within Bassetlaw District.
- 15.11 It is proposed to include Coachwood Green within the wider development of the proposed Woodlands Country Park but given its particular environmental and amenity value it is proposed that Coachwood Green be designated as a Local Green Space in accordance with the National Planning Policy Framework.
- 15.12 Consultation as part of the Bassetlaw Open Space Report 2012 showed that majority of users would drive or use public transport to access this sort of provision. Of these, the majority would travel up to 30 minutes. Many people live within a 30 minute drive of Coachwood Green and this indicates the potential of this provision to meet the wider needs of an expanding urban area as well as those in the immediate vicinity.
- 15.13 The designation of this area as a Local Green Space in planning terms would also provide an element of surety about the protection of this site over the Plan period. Given the concern about proposed development elsewhere within the Plan area this policy safeguards a locally highly valued asset. The extent of the site can be seen in **Map 6**.

**Policy 9: Develop Woodlands as a Country Park**

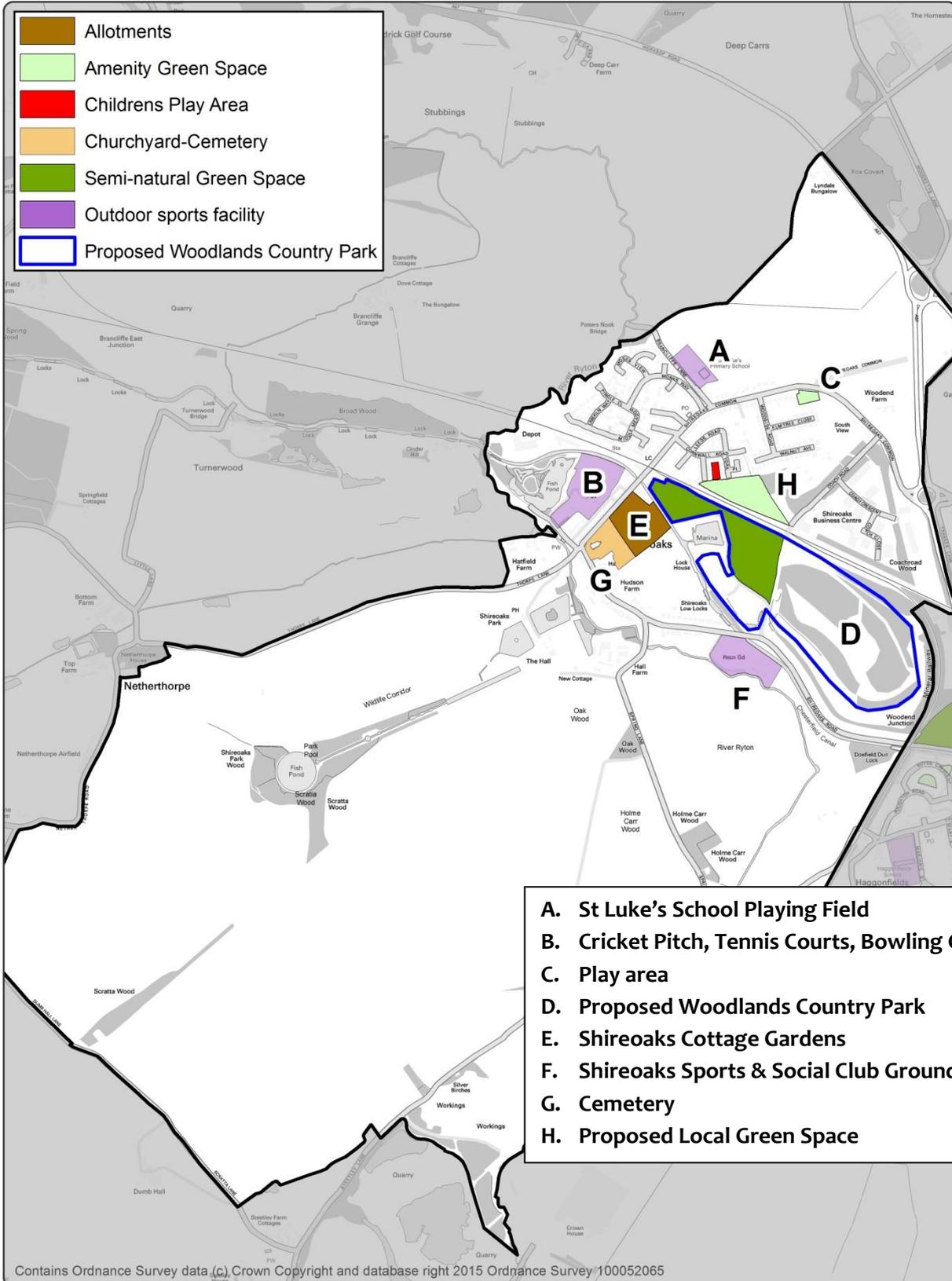
- A. To provide leisure and recreation facilities ,in conjunction with NCC Country Parks and Green Estates, including a visitor centre, improved road access and parking and improve non-vehicular linkages with the adjoining settlements so long as the proposals;
1. are designed to be appropriate to the rural setting
  2. do not cause harm to the status of the area as a Local Wildlife Site.
  3. are not affected by land instability.

**Policy 10: Designate Coachwood Green as a Local Green Space**

- A. That part of the former colliery site known as Coachwood Green will be designated as a Local Green Space. This will;
1. protect an area that has great local value for recreation and nature conservation and
  2. improve the access to open space for local people and the wider community.

Map 5: Proposed Woodlands Country Park & Open Spaces

Shireoaks Neighbourhood Plan



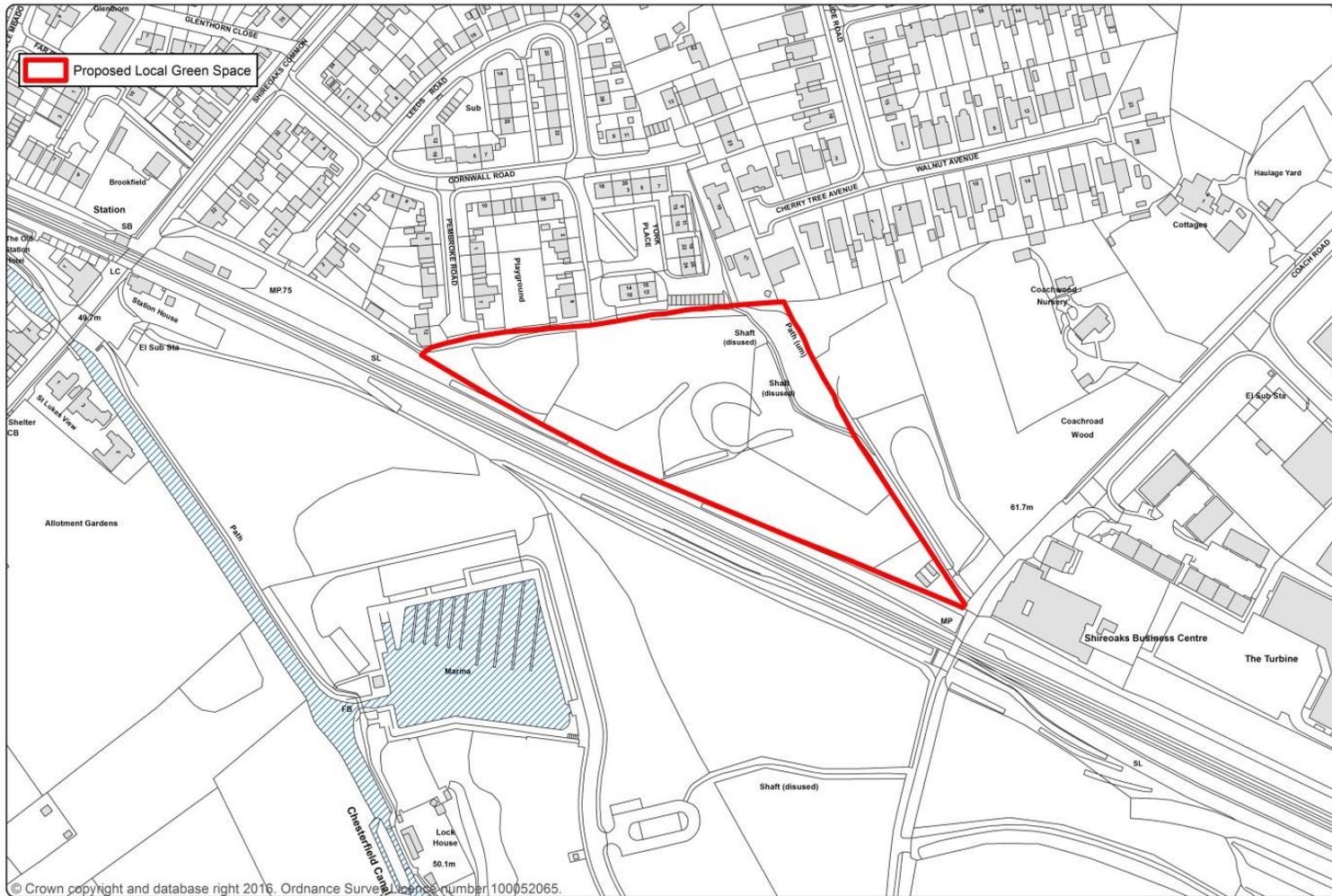
- A. St Luke's School Playing Field**
- B. Cricket Pitch, Tennis Courts, Bowling Green**
- C. Play area**
- D. Proposed Woodlands Country Park**
- E. Shireoaks Cottage Gardens**
- F. Shireoaks Sports & Social Club Ground**
- G. Cemetery**
- H. Proposed Local Green Space**

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Map 6: Designated Local Green Space

Shireoaks Neighbourhood Plan



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## 16 Implementation and Review

- 16.1 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Shireoaks Parish Council will also be actively involved, for example where they are enabled to be part of the pre application process as outlined in policy 6. Whilst Bassetlaw will be responsible for development management, Shireoaks Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 16.2 The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering the objectives of this Plan.
- 16.3 The projects described throughout the Plan have been identified as part of the same rigorous consultation process as the development of the Plan policies, as such they are endorsed by the community. Community Infrastructure Levy funds generated from new development will be targeted to help deliver these projects. Appendix L sets all the projects together. They have been prioritised based on community feedback. However, given the inevitably opportunistic nature of external funding and the variable nature of the projects some may be delivered ahead of others because funding has been secured or it becomes possible to do them.
- 16.4 The Community Infrastructure Levy is only one funding source and the Parish Council will use this as leverage to secure funding from other programmes, for example the Lottery and Landfill Community Fund. As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This is particularly relevant in relation to the regeneration of the Marina and Woodlands Site, the enhancement of green infrastructure and the implementation of a flood management plan.
- 16.5 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. Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

## Appendices

### Appendix A: Survey Results

## Shireoaks Survey Top Ten from 305 responses

- 97.6% want Shireoaks to stay separate from Worksop
- 90% don't want more development in Village
- 80% would prefer Brownfield development to Greenfield
- >70% support for café, sports courts and exercise trail
- Most valued features of Shireoaks are Rural Environment 75% and Community 36%
- Traffic and drainage issues are important to the majority of responders
- Renewable Energy supported by 40%
- Future development by small additions to existing sites preferred
- Local footpaths, canal, woodlands are valued by majority of responders
- Good support for recreational development adjacent to Marina

### **SHIREOAKS BACKGROUND & HISTORY**

101.1 SHIREOAKS, derived its name from a group of oak trees that stood at the junction of the three counties of Derby, Nottingham, and York. Evelyn in his "Sylva," describes the survivor of these oak trees as a tree of remarkable size. Its site was not at the point marked in the Ordnance and other modern maps, at the current junction of the three counties which is to the west of Steetley, but near the corner of Shireoaks Park, where the road formerly branched off to that village from Steetley Lane. It is here in Shireoaks, therefore, that we must look for the true ancient point of convergence of the counties.

101.2 In May 1854, the late Duke of Newcastle commenced sinking at Shireoaks two shafts, and on February 1st, 1859, at a depth of 510 yards, the "Top Hard Coal," three feet ten inches thick was arrived at, as the result of five years of single-handed perseverance on the part of the late lamented Duke of Newcastle. The coal was found to be of very superior quality for steam purposes; a medal was awarded to the noble Duke at the Exhibition of 1862, for proving the existence of a large coal field under the Permian measures, and the coal was placed on the Royal Navy list. After working the colliery successfully for five years, during which a model row of colliers' houses were built, the undertaking was sold and leased to the Shireoaks Colliery Company, whose extensive works have quite altered the former quiet and peaceful features of the village, in place of which mining activity prevailed.

101.3 With the view of providing for the spiritual wants of the increased population of the village, the late Duke of Newcastle built the present church; the foundation-stone was laid by His Royal Highness the Prince of Wales, October 18th, 1861, and it was opened October 15th, 1863. The church is of English Gothic of the 14th century, and consists of a clerestoried nave, north and south aisles, an apsidal chancel, and a lofty tower surmounted by a broached spire. The tower occupies central position between the nave and chancel, and is flanked by an organ recess on the north side, and by a vestry on the south. It is supported on massive piers and pointed arches of considerable height; the latter being deeply moulded and springing from clustered marble shafts on richly-carved corbels, contribute in no slight degree to the general effect of the interior. Subsequently the spire was removed for safety reasons to leave the tower we see today.

101.4 Coal mining ceased and the pit was closed on 25 May 1991 and was capped in August 1992. The Pit site was cleared, the canal basin redeveloped as a residential marina and the pit tip reclaimed and planted as a Wildlife area. This area is now managed by a volunteer group "friends of Woodlands and Coach Wood Green" who along with business sponsors are enhancing the habitat for wildlife and wildflowers and improving the recreation facilities of the site. This site is one of the main focusses for the neighbourhood plan.

101.5 The Chesterfield Canal which runs through the proposed Country Park, was started by James Brindley in 1777 and the stretch above Shireoaks through Thorpe and Turnerwood was described by a recent visiting boater "Crew who had not seen the Turnerwood and Thorpe flights before were absolutely delighted with the location, beauty, tradition and interest. This is one of the best stretches of canal anywhere in the UK."

101.6 Both the canal and the famous towpath "the Cuckoo Way" plus the National Cycle Route 6 and the bridleways which pass through, draw visitors to Shireoaks. When the restoration of the section

From Norwood to Staveley has been restored the canal will become one of the top 3 canal tourist attractions in the UK.

101.7 The 2011 census figures shows a population of 1432 with a spread of age ranges but with an emphasis towards the older age bracket. The initial village survey indicated that 61% of adults in the household were aged 25-44, 55% were aged 45-59 and 46% were aged 60-75. As an average of respondents, residents have lived in the village for over 17 years and 20% were born in the village or have family connections.

101.8 Accommodation consists of predominantly privately owned properties, ranging from large detached to bungalows with The Row being traditional colliers terraced houses built in 1950-61. The most recent housing development contains some flats and a modern version of terracing three storeys high. There is a small number of social housing and bungalows for retired/disabled people and one private nursing home providing a secure and caring facility in the heart of the village.

101.9 There are a number of historic buildings some of which are 'listed'. Shireoaks Hall features uppermost, a late 17th Century and 18th Century landscaped park, with early 17th Century gardens and late 17th Century Water Gardens. Capability Brown destroyed many of the latter creations throughout the country, so it is one of the very few remaining. The Hall and Gardens are currently privately owned and on the 'at risk' register as they are in need of restoration. Other features of historical interest include: **Grade II listed**

- The Church of St Luke along with its boundary wall
- The Barn at Hall Farm, the roof of which is of particular interest East West Stable Shireoaks Hall
- Ha Ha at Shireoaks Hall
- Village Hall, formerly Chapel of Ease and later the Village School
- The former Chapel, now a private house, situated on the banks of the River Ryton.

101.10 The railway station was opened in 1849 and was a very impressive building, designed by architect Weightman & Hatfield with a glass canopy and furnished with beautiful iron work. An iron foot bridge spanned the lines and the sidings were used to hold cattle coming in from Ireland. All that remains is the waiting room on the same side as the signal box.

101.11 The Mill, now converted into a private residence, was adjacent to a ford of which Shireoaks had two. The other was replaced by the bridge which spans the River Ryton.

101.12 The Row was also known as Tub Row because of the line of tubs used to collect rain water, a replica now sits on the Village Garden as a sculptural reminder.

101.13 The Village Garden is a small area of land situated at the junction of Thorpe Road and Bethel Terrace which was purchased for a nominal sum by the Parish Council for the use of the village. It hosts various events annually.

101.14 Brancliffe Lane was used by the Monks from Roche Abbey who travelled into Sherwood Forest where they mined for coal. Brancliffe Grange was used for storing grain and one Monk resided there. On the newest housing estate roads are named Monks Way and Moses view to keep the connection.

101.15 The village is set within a rural area but there remains only one working farm within the village, whilst other farmland abuts its boundary.

## Appendix C: Shireoaks Local Wildlife Corridors

Wildlife corridors formed by canals, river, railways, hedgerows, Dykes and ditches provide vital links between diverse and isolated habitat both within the Parish boundary and to the wider Bassetlaw district.

### Sheffield to Lincoln Railway

Cuttings and embankments are essential parts of the railway structures through Shireoaks, though having little commercial value they are important in landscape and wildlife terms. The habitats on their slopes vary and include rock exposure, grassland, woodland and scrub.

Barn owls, raptors, foxes, badgers and deer all use this corridor in their search for food and as a communication network.

### Chesterfield Canal

The slow flows and managed water levels provide a unique environment colonised by many plants, birds, animals, invertebrate and fish. The canal's habitat combines with adjacent gardens, field and woodland to create a corridor of diversity. Home to mute swans, mallard, duck, moorhen and coot. Heron, kingfisher, bats, voles and grass snakes make daily use of this diverse corridor.

### River Ryton

The wildlife habitat provided by shallow fast flowing streams and rivers like the Ryton is different from navigational channels of the canal providing habitat for flatworms, caddisfly and may fly larvae. Evidence of endangered crayfish have been found in the river and its feeder streams. Kingfishers are known to use this corridor from breeding grounds at Kiveton, Lindrick Dale and above Thorpe Top Lock.

### Open Dykes and Ditches

Feeding into the River Ryton from Shireoaks fishing ponds, Shireoaks Park Winter Gardens, Woodsetts Pond, Lindrick and Brancliffe, these Dykes and open ditches provide food and habitat for a huge range of amphibians, birds, reptiles and diverse protected species, such as crayfish, badgers and water voles.

### Hedgerows and Field Margins

These provide cover, shelter, food and nesting sites for blackbirds, song thrushes, robins, dunnock and wren and a refuge for many species of plant and animals. They act as corridors between isolated habitats.

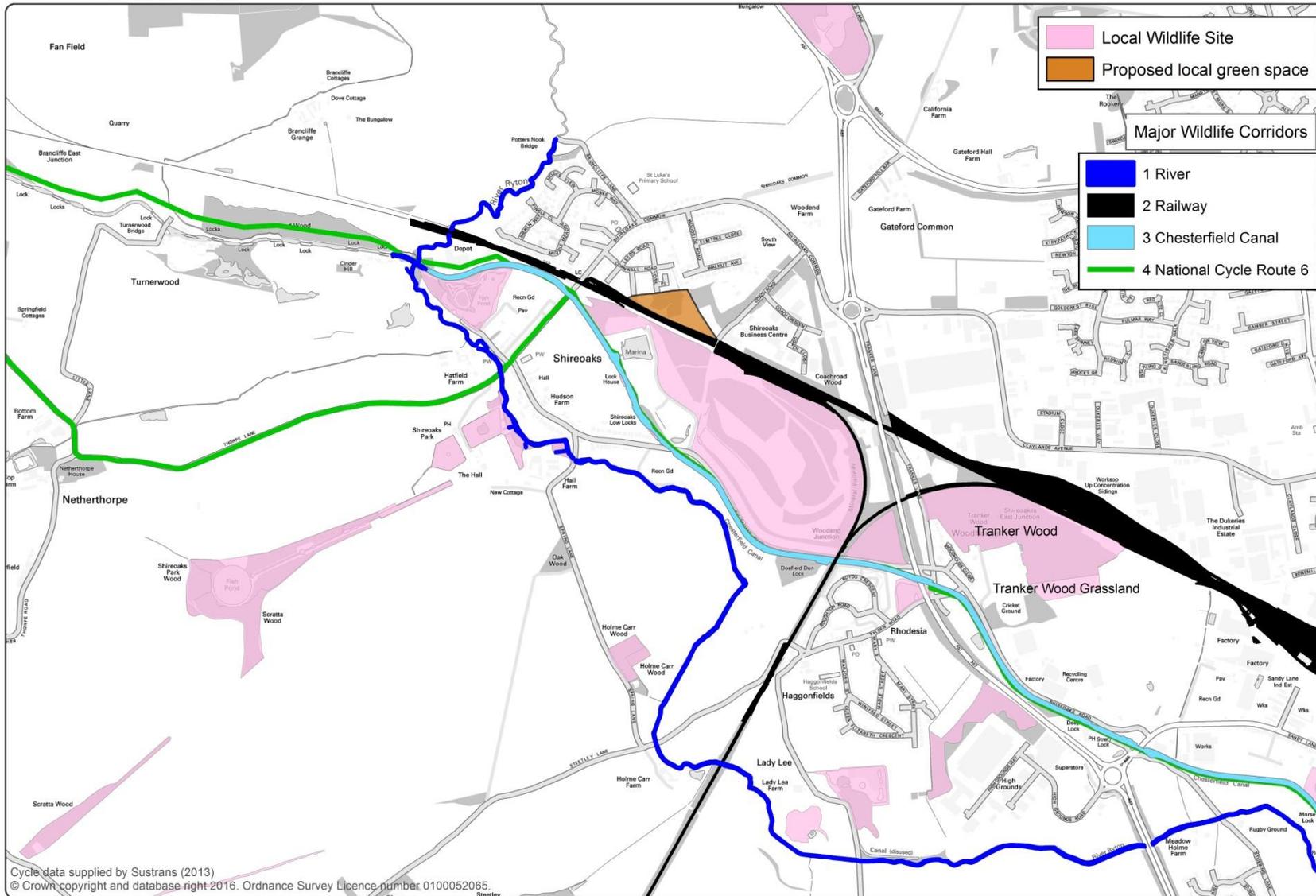
Because many hedgerows in the wider countryside have been removed, become gappy and with less need to keep hedges stock proof, management of hedges is now essential if their integrity and biodiversity is to be retained.

## Appendix D: Local Wildlife Sites within Shireoaks

Ref No	Site Name	Description	Interest	Hectares	Grid Ref x	Grid Ref y
1/47	Shireoaks Park Water Garden	A species rich series of channels and pools edged by valuable woodland - of botanical and zoological interest	Botanical	11.254	454728	380365
2/107	Scratta Woods	A very species rich remnant of old woodland	Botanical	1.847	453954	379511
2/117	Fox Covert, Shireoaks	An interesting habitat mosaic	Botanical Water Beetles/Bugs	8.461	456291	382076
2/123	Oak Wood, Shireoaks	A noteworthy deciduous woodland	Botanical	0.643	455475	380308
2/393	Scratta Hedge	A long length of hedgerow with a most valuable shrub content	Botanical	0.519	454360	379282
2/394	Shireoaks Fishing Pond	A pool and a diverse mixture of adjacent habitats	Botanical	3.019	455196	381141
2/403	Coach Road Plantation	An interesting and varied area of deciduous woodland	Botanical	36.246	462167	377065
2/621	Chesterfield Canal (Shireoaks to Welham)	A long stretch of canal varying in character and quality but always of aquatic and emergent botanical interest and zoological value	Botanical Water Beetles/Bugs	24.689	464021	380803
5/2209	River Ryton	A stretch of river of zoological note	Crayfish	0.887	461885	386243
5/2296	Woodlands	A former colliery site supporting a mosaic of habitats	Bird. Water Beetles/Bugs			
Not yet decided	Coachwood Green	As above	As above			
2/120	Holme Carr Wood	Deciduous Woodland with notable ground	Botanical	10.308	456939	380398

# Appendix D: Map of Local Wildlife Sites & Wildlife Corridors

Shireoaks Neighbourhood Plan



**URS**

Shireoaks –  
Building  
Evidence Base  
Advice

Report

February 2014



UNITED  
KINGDOM

Rev	Date	Details	Prepared by	Checked by	Approved by
1	07/03/2014	Draft report	David Carlisle Principal Planning Consultant Edward Byers Flood Risk Consultant Anthony Whitaker Graduate Environmental Consultant Tom Cole Graduate Planning Consultant	David Carlisle Principal Planning Consultant	Stuart Woodin Technical Director – Neighbourhood Planning

## Limitations

URS Infrastructure & Environment UK Limited (“URS”) has prepared this Report in accordance with the RTPI / PAE - URS Framework Contract and Letter of Instructions SCNP10905 (13/11/13) and SCNP10907 (29/01/2014) under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS.

The conclusions and recommendations contained in this Report are based upon information provided by the RTP / PAE lead Consultant and upon the assumption that all relevant information has been provided is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken in February 2014 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

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## 1. INTRODUCTION

Shireoaks Parish Council is at an early stage in the preparation of the Shireoaks Neighbourhood Plan. The Plan is being developed in the context of the Bassetlaw Core Strategy & Development Management Policies DPD, adopted in December 2011, which superseded the old Local Plan from 2001. However, work on the Site Allocations DPD is ongoing, with consultation on the Preferred Options Document scheduled for February 2014. which will, once adopted, replace the saved policies in the existing adopted Plan (2002 - 2006). The new Local Plan will cover the period from 2011 to 2031.

URS have been engaged to provide a general commentary on the emerging evidence base and specific commentary on the flooding evidence with regards to a key strategic site adjacent to the village. In addition this report attempts to help the group to:

- differentiate between secondary data, primary data and anecdotal evidence;
- recommend what data and material can be considered by the group and what the appropriate policy content might be; and
- understand what data/material/policies might be more appropriate within the Local Plan, taking account of work done by Bassetlaw, The County Council and the Environment Agency (including work on the site allocations document and any work regarding SHLAA site 195).

In this way it is hoped that the report will help the group to determine the appropriate content of the emerging plan (including on the subject of flooding and drainage) to enable them and to use other (non-Neighbourhood Plan) material to best effect as the Parish considers the site allocations document and any future planning applications impacting the Parish.

## 2. URS METHODOLOGY

### Evidence Review

URS Evidence Advice methodology is based on an approach which applies key questions relevant to the emerging Shireoaks Neighbourhood Plan issues and potential policies. Given the early stage of drafting, this review has examined the data underpinning the Bassetlaw Local Plan and identified documents that may help the Parish Council to assemble its evidence base in order to develop the Neighbourhood Plan.

The evidence for neighbourhood planning needs to be 'proportionate' i.e. in relation to the scope of the policy being proposed. Any evidence used should be clearly referenced and presented in an accessible way, both for the purpose of examination and for the benefit of residents reading a plan as well as interested parties such as landowners and developers – all of whom may be impacted by it.

Evidence comes from several sources, including:

- The relevant Local Plan;
- Local Plan evidence base studies (e.g. the Strategic Housing Land Availability Assessment);
- New technical evidence generated by the Neighbourhood Group (e.g. flood risk assessment, parking surveys);

- New stakeholder-derived evidence generated by the neighbourhood (e.g. a survey of local households and businesses); and
- National reports, independent research and the 2011 Census

Our review, as instructed, was to: 1) review the current evidence base underpinning the emerging Neighbourhood Plan (specifically flooding) and 2) to provide support and advice on building the evidence base. In doing this we have made recommendations on key things that the Neighbourhood Group should consider in order to ensure that the policies in the Neighbourhood Plan are as locally specific to the Plan area as possible.

We have set out our general evidence base advice under the key themes and have identified where appropriate, relevant national reports / independent research and relevant district / local level evidence. Links are provided to each evidence source and commentary is provided to discuss its usefulness to the Neighbourhood Group in moving forward with their Plan. We have also included suggestions for additional evidence where appropriate.

### 3. SHIREOAKS FLOOD RISK ANALYSIS

Below is an overview of flooding in relation to the neighbourhood area, the key site highlighted in the emerging work and a discussion around policy implications.

#### Flood risk overview

- Bassetlaw have produced a Water Cycle Study<sup>1</sup>, Strategic Flood Risk Assessment<sup>2</sup> and Green Infrastructure study<sup>3</sup> which provide a useful evidential base to drawn upon when drafting neighbourhood plan flood policy.
- Environment Agency flood zone mapping<sup>4</sup> and mapping included in the Bassetlaw Strategic Flood Risk Assessment (SFRA) indicate that sections of Shireoaks Parish are located in Flood Zone 2 and 3a associated with the River Ryton. This would correspond with historic flooding experienced by residents and noted in the draft flooding background in the Neighbourhood Plan.
- The latest national-scale surface water flood mapping carried out by the Environment Agency, the updated Flood Map for Surface Water (uFMfSW)<sup>5</sup> indicates that there is some potential flood risk from surface water, primarily associated with existing land drainage, ordinary watercourses and other waterbodies.
- The Bassetlaw SFRA does not highlight Shireoaks as one of the villages worst affected by lack of capacity in the public sewer network, which is owned and maintained by Severn Trent Water.
- The Chesterfield Canal represents a residual risk to Shireoaks, however no information on the consequences of a breach in proximity to the Parish has been provided in the Bassetlaw SFRA. As the canal is not classed as a Main River, no fluvial flood zones are provided by the Environment Agency for this watercourse.

1

[http://www.bassetlaw.gov.uk/planning\\_and\\_building/planning\\_policy/local\\_development\\_framework/background\\_studies/water\\_cycle\\_study.aspx](http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/water_cycle_study.aspx)

2

[http://www.bassetlaw.gov.uk/planning\\_and\\_building/planning\\_policy/local\\_development\\_framework/background\\_studies/strategic\\_flood\\_risk.aspx](http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/strategic_flood_risk.aspx)

3

[http://www.bassetlaw.gov.uk/planning\\_and\\_building/planning\\_policy/local\\_development\\_framework/background\\_studies/green\\_infrastructure.aspx](http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/green_infrastructure.aspx)

<sup>4</sup> Flood Map for Planning (Rivers and Sea), Environment Agency website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk). Accessed 06/03/2014.

<sup>5</sup> Risk of Flooding from Surface Water, Environment Agency website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk). Accessed 06/03/2014.

**SHLAA Site BAS0195**

- In the Bassetlaw Strategic Housing Land Availability Assessment (SHLAA) 6, site: BAS0195 is deemed to be suitable for development, with a potential capacity for 180 houses.
- The south-west edge of the site lies within Flood Zones 2 and 3a. The SHLAA indicates the proposed land use for site will be housing, classified as 'More Vulnerable' development in the National Planning Policy Framework (NPPF). The Bassetlaw Site Allocations Preferred Options Document indicates housing, education and employment use. The latter is broadly classified in the NPPF as 'Less Vulnerable' development, and the former two as 'More Vulnerable'.
- More vulnerable development is compatible in Flood Zone 2, whereas more vulnerable development within Flood Zone 3a would be required to pass the Exception Test. This would entail demonstrating the site provides wider sustainability benefits that outweigh the flood risk and that the development would be safe. Less vulnerable development is compatible with Flood Zones 1, 2 and 3a.
- In reality, as such a small section of the SHLAA site is within Flood Zone 3a, it is likely to be relatively straightforward to locate more vulnerable development in areas of lower flood risk (FZ1) – known as the sequential approach to site layout.
- The Sequential and, if necessary, the Exception Test will need to be carried out by Bassetlaw Council for all Allocated Sites within the district.
- Flooding due to surface water runoff has been mapped for a 0.5% AEP (1 in 200 year) storm event, indicating potential flood depths of up to 0.3m (intermediate risk) within the site. This mapping is superseded by the latest EA mapping, detailed below.
- The uFMfSW mapping, the latest national-scale modelling exercise, indicates that a small section of the site is at 'High' risk from surface water flooding, meaning that small areas of the site are at greater than a 1 in 30 chance of flooding in any given year (3.33% AEP). This is primarily, though not entirely, associated with the ordinary watercourse which runs through the site.
- Flood risk from surface water would need to be considered as part of a site-specific FRA for the site. The potential for flood risk from the ordinary watercourse running through the site and connecting to the main river to the west should also be considered; the Environment Agency's mapping will not show any flood zones associated with this watercourse, though flood risk may exist.
- The SFRA states that overall risk from groundwater is low in Bassetlaw, with risk greater in areas adjacent to watercourses.
- A number of historical flooding incidents have been experienced by local residents in Shireoaks and flood risk is a concern for residents.

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<sup>6</sup> Bassetlaw District Council (2012) Bassetlaw Strategic Housing Land Availability Assessment.

**Policy implications**

- There is no policy or relevant flood risk information available from Nottinghamshire County Council (NCC) for Shireoaks. NCC is the Lead Local Flood Authority (LLFA) under the Flood and Water Management Act 2010 responsible for managing local flood risk (from ordinary watercourse, surface water and groundwater) for Nottinghamshire. The Act requires NCC to develop, maintain, apply and monitor a strategy for local flood risk management in Nottinghamshire. NCC is yet to publish its Local Flood Risk Management Strategy.
- No specific reference is made to Shireoaks within the Bassetlaw SFRA, though the site is shown on relevant mapping.
- The policy: No development will be permitted on or adjacent to flood plains which reduces the capacity of, or adversely affects, their floodwater attenuation capacity is in line with the NPPF and Bassetlaw SFRA policy to discourage development in areas of high flood risk.
- The policy: No development will be permitted which adversely affects the natural land drainage capability of Dykes and ditches is in line with NPPF and the Flood and Water Management Act; development must at the very least NOT increase flood risk on-site or elsewhere.
- Policy advising requirement for Flood Risk Assessments (FRA) is detailed in the NPPF and in existing Environment Agency guidance.
- The NPPF prohibits development from increasing runoff from the site. Post-development runoff should not exceed pre-development runoff. Attenuation is required to prevent increases in runoff post-development up to and including the 1 in 100 year storm event including an allowance for climate change.
- With regards to water discharge from the site via the public sewer, a FRA will be required to demonstrate that flood risk from sewers is not increased and discussions will be required with Severn Trent Water as the local sewerage and water undertaker.
- The final policy: Promote natural absorption of surface water runoff by the planting of trees at a level and location as agreed with Shireoaks Parish Council is not referred to in the NPPF or the SFRA.

**4. FLOOD POLICY PRECEDENTS**

Having assessed the seventeen plans to have passed examination<sup>7</sup> we have summarised the examiners comments made in respect of flood risk and associated green issues below. The table may serve to provide ideas for the group in respect of their own emerging flood policies and approach.

Examination report	About the area/policy/plan	Examiner’s Recommendation
<b>Much Wenlock Dec 2013</b>	The town was particularly affected by damaging floods in 2007 and there is a strong local view that	These issues are of major significance in the town, and it is entirely appropriate that the Plan addresses them.  However, as originally drafted the policy did not meet several of

<sup>7</sup> Correct as of March 2014

Examination report	About the area/policy/plan	Examiner's Recommendation
	<p>new development should not contribute to the potential for future flooding.</p> <p>The Much Wenlock Integrated Urban Drainage Management Plan (IUDMP) set out actions to be implemented by Spring 2014 which are designed to reduce the risk of flooding.</p> <p>The group proposed a policy that would preclude anything other than minor development being supported <b>until the measures identified in the IUDMP have been completed.</b></p>	<p>the basic conditions, did not provide clarity to developers on this matter throughout the Plan period, and did not provide a policy basis by which applications could be judged (on <b>surface water run-off</b>) after the implementation of the IUDMP.</p> <p>Recommendation. Modify the policy: <i>...development proposals within the surface water catchment area will be permitted where they can demonstrate that 1) the development is a minor housing or commercial extension, 2) the development will have no detrimental impact on surface water run-off in the town's surface water catchment area; 3) the development is entirely self-sufficient in its ability to manage surface water run-off...</i></p> <p>A flood risk policy is appropriate if it has local support and clearly reflects and responds to recent incidents. It is recommended to refer and include maps of specific areas where the policy will apply.</p> <p>Other policies in the Plan should support flood risk policies (e.g. parking spaces and driveways associated with new development will be required to have permeable surfaces).</p>
<p><b>Broughton Astley</b> <b>Dec 2013</b></p>	<p>A policy was proposed to prevent the development of housing on land where there is a moderate or significant flood risk. Also, a local resident submitted a detailed (well-constructed) comment in respect of flood risk.</p>	<p>No objections were raised by Environment Agency or the LPA with regards to flood risk. The examiner was satisfied that the Neighbourhood Plan sought to direct development away from areas at highest risk of flooding (also in general conformity with the Core Strategy)</p>
<p><b>Kirdford</b> <b>January 2014</b></p>	<p>There is regular localised flooding of roads. The group proposed a policy that requires all new development to have a surface water management plan.</p>	<p>The NPPF states at paragraph 101 that 'a sequential approach should be used in areas known to be at risk from any form of flooding.' Paragraph 104 in the NPPF states that applications for minor development and changes of use should not be subject to the Sequential Test, but should still meet the requirements for site-specific flood risk assessments.'</p> <p>To meet the basic condition, the examiner recommended replacing 'surface water management plan' with '<b>site-specific flood risk assessment</b>'. As measures to address flood risk were identified in the Plan, it is reasonable and necessary that the policy refers to a requirement for appropriate financial contributions towards off-site drainage and water run-off management.</p>

Examination report	About the area/policy/plan	Examiner's Recommendation
<b>Arundel Feb 2014</b>	A representation on the plan referred to flood risk issues and how this has been dealt with in plan preparation.	The NPPF states that: 1) "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere", 2) Local Plans should be supported by SFRA, apply a Sequential Test, and if necessary apply an Exception Test. The NPPF and Technical Guidance do not provide neighbourhood plans details in this respect. However, "a sequential approach should be used in areas known to be at risk of any form of flooding" and "if following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed: <ul style="list-style-type: none"> <li>- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared; and</li> <li>- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and ,where possible will reduce flood risk overall.</li> </ul> Both of these tests will have to be passed for development to be allocated or permitted.  Recommendation. Modify the policy: <i>Land at Ford Road is identified for future allocation through plan review, following the flood risk <b>Exception Test being passed</b>, and subsequently to be delivered in the period 2020-2029</i>

As can be seen from the above precedents, neighbourhood groups have some latitude to build upon NPPF and Local Plan policies for flooding provided the policies are justified, deliverable, based upon evidence and do not needlessly repeat existing policy. The examples above show that it is possible to provide requirements for flood risk assessments (in certain cases), it's possible to influence the form of development and timing of bigger sites dependent on infrastructure improvements.

Given the County Council have not yet developed a flood risk management strategy it would be sensible for Shireoaks to develop a list of projects that could support a future flood policy and be funded by CIL (through the meaningful proportion passed to neighbourhood planning groups). Such a list of flood projects or infrastructure could then inform the District and County on other funding decisions (e.g. capital spending and/or bids for flood and coastal erosion risk management Grant in Aid<sup>8</sup>) or site specific mitigation measures (e.g. section 106 agreements and/or planning conditions) agreed between the District and developers.

For site allocations, the group may wish to explore providing high-level place-making diagrams that steer sensitive uses away from the areas of highest flood risk. It may also be valuable to investigate site specific design solutions that could be encouraged in areas of most risk e.g.

green roofs, water butts, creation of 'rain gardens'<sup>9</sup> etc. Beyond site specific measures it will be necessary to liaise with the County, District, the Environment Agency and water companies to scope how the neighbourhood plan's priorities align with medium to long terms investment

plans. The group may be able to highlight which projects in the neighbourhood area are most needed or understand more clearly the capacity of the existing drainage network and the implications for future housing growth. URS contributed to Defra research which sought to investigate how flooding could be mitigated using the concept of urban blue corridors (Defra, 2010); such an approach may be applicable in Shireoaks (see - [http://randd.defra.gov.uk/Document.aspx?Document=FD2619\\_10152\\_FRP.pdf](http://randd.defra.gov.uk/Document.aspx?Document=FD2619_10152_FRP.pdf)). This research fed into Croydon Council's Local Plan flooding policy which remains an innovative flood policy having been adopted in 2012, aspects of this policy could be explored for applicability in Shireoaks:

#### **Croydon Local Plan: Flooding, urban blue corridors and water management policy**

*The Council and its partners will promote the implementation of 'Urban Blue Corridors', enabling a network of multifunctional spaces and corridors that provide safe routes and storage for flood water within the urban environment.*

*This will be achieved by:*

- a. Supporting schemes that make space for water in flood events;*
- b. Supporting schemes to de-Dyke sections of the River Wandle, Norbury Brook and Caterham Bourne;*
- c. Preserving and enhancing landscape, heritage and culture through protection and access improvements to the borough's ponds, open water and water heritage sites; and*
- d. Maximising opportunities to establish overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas in locations of high surface water flood risk and critical drainage areas.*

## **5. EVIDENCE REVIEW**

The preparation of the Shireoaks Neighbourhood Plan is at a relatively early stage however the Neighbourhood Group has undertaken a number of consultation and engagement activities with the community. The Neighbourhood Group has used this engagement to identify key issues and potential policy options to address them. In our evidence review we have grouped the key issues under themes: environment; community facilities; and movement.

<sup>8</sup> <http://www.environment-agency.gov.uk/research/planning/135234.aspx>

<sup>9</sup> See - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf) AND <http://raingardens.info/wp-content/uploads/2012/07/UK-Rain-Garden-Guide.pdf>

Appendix 1 sets out the main documents and types of data available for the Shireoaks Neighbourhood Plan that may be used to justify the policy proposals. It also comments on the usefulness of these documents and data for the preparation of the Plan.

Where possible, we have also identified types of evidence that the Neighbourhood Group may wish to undertake or commission in order to supplement the existing Neighbourhood Plan evidence base. This is really important as it will provide a level of place knowledge about the Shireoaks that goes beyond the local plan studies.

Based upon the evidence available and from our 'light touch' analysis of this evidence we would draw out the following conclusions:

1. The Vision and Objectives have been founded on the February 2013 survey, outputs from presentations and consultation events, questionnaires received back on suggested draft objectives and completed feedback forms accompanying an early draft plan and sent to all households. This appears to be a robust means from which to arrive at a vision and objectives. However, the group should seek to make the vision and objectives more locally distinct.
2. The environment policies do not reference any secondary data or reports in the reasoned justifications, aside from primary data from surveys. There are no links to District, County or national open space/biodiversity evidence base. The plan indicates that the appendix includes maps of wildlife sites and corridors, the maps were not yet included in the version reviewed. However, these maps will be a useful aid for decision makers if not reproduced elsewhere already. We would urge the group to review our suggested evidence sources in Appendix 1.
3. The community facilities policy references consultation feedback which highlighted priorities but again no secondary data or evidence sources are referenced as a reasoned justification for the policy on community facilities.
4. For the movement policies primary data is also used as main justification for the policies found under this theme. For parking the questionnaire in the Parish newsletter is cited as reasoned justification for off-street car park policy (primarily motivated by the need for visitor car parking). Analysis of possible off-street car park locations (Appendix J) is a useful start for assessing the merits (or otherwise) of the most likely parking locations. This high-level approach would benefit from utilising national and regional best practice methodologies or guidance to arrive at the most sustainable and suitable locations. Similarly the group will need to consider if any of the shortlisted land is already under consideration for alternative uses by the County, District or landowners/developers. NDP policies should be effective (deliverable) as well as being justified. The policy regarding developer contributions to parking is put forward without evidence of an infrastructure audit; we highly recommend the group consider in more detail the wider infrastructure requirements of the village.
5. No evidence is cited for the rail policy and it does not appear to be a planning matter. In terms of footpaths no formal evidence base is cited, only anecdotal evidence of disrepair and dilapidations. A neighbourhood infrastructure audit would provide a robust means for justifying policy or investment on topics such as footpaths.
6. The proposed Woodlands Country Park ambition could perhaps be furthered with the use of the Local Green Space Designation or a Community Right to Build Order for any associated development e.g. visitor café or visitor centre. Please see appendix 1 for further green infrastructure evidence base that can be utilised for this policy.

7. We would strongly recommend that the Neighbourhood Group undertakes a thorough review of the policies in the emerging District Plan, to identify which local policies sufficiently deal with the issues you have identified as key to the Neighbourhood Plan area, and those that you consider would benefit from local refinement or even challenge. This process will help to ensure that the Neighbourhood Plan does not repeat detailed policies which are already contained in the emerging District Plan or in the NPPF.
8. It is important for the Neighbourhood Plan to include policies that are based on objectives that have been developed based on an understanding and evaluation of the area's defining characteristics. This will be particularly important should the Plan include policies that go above and beyond those set out in the emerging District Plan, for example if the Plan proposes additional flood mitigation to that identified in the District/County Plans.
9. It is clear that although the potential policies are presented as discrete options, in practice some of these could be applied in combination and could be consolidated. The policy options require refinement however it is expected that this will be achieved once further analysis of the evidence base has been undertaken, and following further engagement and consultation. The refinement of options will also be needed in order to undertake a meaningful Strategic Environmental Assessment (SEA) of the draft Plan (if screened in) or a broader sustainability review (if screened out). Both approaches will help to satisfy the basic conditions.
10. While undertaking a SEA of the Plan is a procedural requirement, it will provide a key piece of evidence for the Neighbourhood Group to draw upon and will provide a tool for enabling the Neighbourhood Group to identify the most suitable policies for the Plan. In particular the SEA could help to inform the Neighbourhood Group's selection of sites by providing an assessment of the sustainability of each of the proposed sites.
11. The Neighbourhood Group will need to ensure that it draws on relevant evidence, including the SEA, to justify its approach and to demonstrate that any additional policy requirements will not threaten the overall deliverability of the Plan. This will be necessary for any policies that, for example, seek to increase policy thresholds/requirements over and above those set out in the emerging District Plan.
12. From our review of the evidence base produced by the Neighbourhood Group it is clear that flooding is a key issue for the community. We would therefore recommend that consideration is given as to how the Plan might include a design policy that specifically addresses these issues over and above more traditional infrastructure responses. The Neighbourhood Group may wish to focus questions in future consultation around these issue e.g. green roofs, site-specific attenuation. We would also urge that the group continue to liaise with the Lead Local Flood Authority (Nottinghamshire County Council) to ensure work is aligned.
13. Engagement with the local community will provide a valuable source of information for the Neighbourhood Group to draw upon and it is noted that the Neighbourhood Group has already engaged in a number of consultation activities to date. The Neighbourhood Group should ensure that it documents the various engagement and consultation stages it has undertaken carefully and demonstrates how the engagement responses have been analysed and captured. This will be a requirement for the Plan's Consultation Statement; as such doing it as they go along will save the Group time when they reach the formal Consultation Statement stage.
14. In general there is a need for a list of projects/schemes that the NDP will use CIL funding to deliver e.g. flood amelioration schemes. The Plan identifies a number of CIL priorities. Perhaps the Plan should list these (in a similar way to the Bassetlaw IDP) with indicative costs and delivery partners – this could go in Section 10 'Implementation'.

15. We recommend combining all CIL 'meaningful proportion' infrastructure priorities into one policy and append the information to the plan with indicative costs and delivery partners. This will ensure that identified priorities are transparent and deliverable (by not committing to infrastructure that is too expensive for the 'meaningful proportion' to fund).

## 6. RECOMMENDATIONS

1. We recommend that the Neighbourhood Group holds a workshop with Bassetlaw Council to understand how emerging local plan policy will be applied in the future and therefore whether it is 'good enough' for addressing the Neighbourhood Group's ambitions and objectives for the Parish. This will help the Neighbourhood Group to identify which policies to focus on.
2. In drafting the Neighbourhood Plan policies, it will be important that the Plan clearly distinguishes between the policies and the supporting text. The Plan should provide clear referencing / sign posting to the key evidence (this can include primary or secondary data) that has informed each of the policies. This will help to explain the links between evidence and policy and justify the inclusion of the policies. For each policy it would also be helpful to include a section to identify which existing plans, documents or strategies support the policies that are included in the Plan.
3. As part of the SEA process, and prior to preparation of the Draft Plan, the Plan's 'reasonable alternatives' (i.e. reasonable policy options) will need to be tested against the SEA Framework that is developed (where necessary, if screened in). This will enable the plan-makers (i.e. the Neighbourhood Group) to identify any significant effects of the Plan policies - as well as the Plan as a whole - on the environment. The results of the SEA should be presented in an 'Environmental Report' and published for consultation alongside the draft Plan.
4. The Environmental Report will need to explain how the preparation of the Draft Plan was informed by an assessment of reasonable alternatives / why the preferred approach was selected in-light of this assessment. Another benefit of the Environmental Report is that it will allow the community, developers and everyone with an interest in the Plan, to consider the draft Plan's potential impacts on the environment. We recommend that the Neighbourhood Group makes reference to the 'SEA for Neighbourhood Plan Guidance' that URS prepared for Locality last year. This guidance sets out the key stages of the SEA process that the Neighbourhood Group will need to undertake and explains how these link with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012.
5. Additional advice on evidence base sources is available at: <http://mycommunityrights.org.uk/wp-content/uploads/2012/04/Neighbourhood-Planning-Evidence-Base-updated.pdf> "Neighbourhood Planning Developing a Data Driven Evidence Base", Locality.
6. A suggested format for the plan is set out below with recommendations for how to keep the document concise and useable:

- **Context (Where are we now?)** - Portrait of the area and main issues with references to evidence. This should be short and succinct chapter to set the scene. It's important that the vision and objectives appear near as close to the start of the document as possible; therefore much of the detailed evidence should be provided separately in background documents.
- **Vision and objectives (Where do we want to be?)** - Locally specific vision for the future which avoids the use of 'motherhood and apple pie' statements e.g. 'a vibrant and cohesive town'. It is helpful to think about those defining characteristics of the area which you're seeking to capitalise upon. Think about how you would like to describe your ideal area to a complete stranger in about 10-15 years, how you would like to answer the question: 'What is Shireoaks like as a place?' The answer to the question is what you should be working towards in this plan period.
- **Policies (How are we going to get there?)** – To provide a clear direction for applicants including reasoned justifications that references the key findings from the evidence base (SEA, consultation findings and primary/secondary data and reports). Policies should not be confused with aims or objectives and should explicitly direct the decision maker and applicant. The reasoned justification, as well as providing the evidential basis for the policy, can also help to describe how the policy should be applied so that there is no ambiguity for Councillors (for the purposes of the planning committee) or for any Planning Inspector/Judge (for the purposes of planning appeals and legal hearings etc.).
- **Implementation strategy (How will it be delivered?)** – It is common for an implementation strategy/schedule to be included which sets out how the objectives or individual policies will be delivered. It is common to set out expected timeframes for delivery and who the other delivery partners may be e.g. statutory bodies (HCA, English Heritage, Environment Agency etc.) and infrastructure providers (e.g. water companies, national rail, energy companies etc.) Forming a schedule like this will also help to identify if the policies are actually deliverable.
- **Monitoring framework** – A selection of indicators used to measure the success of the policies in meeting the objectives. See Bassetlaw AMR.

7. APPENDIX 1: EVIDENCE REVIEW

Below are a number of main documents and types of data available for the Shireoaks Neighbourhood Plan that may be used to justify future policy proposals.

**Environment**

Evidence link	Brief summary	Comment on usefulness
<b>National Level</b>		
<a href="#">Protecting and improving people's enjoyment of the countryside</a>	List of specific actions to protect and improve access to the countryside and common land/town/villages.	This information is relevant for neighbourhood planning (in rural areas) because provides links to main documents and regulations related to countryside and natural environment improvement.
<b>District/Local Level</b>		
<a href="#">LCA 2009</a>	Assesses landscape within Bassetlaw and describes broad characteristics and predicted trends.	Relevant for identifying physical components of the landscape at Bassetlaw district level, and considers the trends and pressures that may produce change in the future. Useful for supporting conservation policies.
<b>1.</b> <a href="#">Env Sites Assessment 2009</a>	<b>2.</b> Details sites that are recognised nationally/locally of significance for nature conservation.	Useful for identifying sites of importance for nature conservation across Bassetlaw, to form the evidence base for biodiversity endemic to Bassetlaw.
<a href="#">Green Infra Study 2010</a>	Long-term vision for green infrastructure within Bassetlaw, ensuring no net loss of green infrastructure value.	<ul style="list-style-type: none"> <li>Addresses the improvement of green infrastructure across the district, ensuring no net loss of green infrastructure value, Good for data on loss/retention.</li> </ul>

<a href="#">Open Space Report 2012</a>	<p>Locally derived standards for the provision of open space.</p>	<p>Forms the basis of policies in the LDF to readdress deficiencies of these facilities through the planning process. Beneficial for evidencing need for further provision in the Planarea.</p>
<a href="#">NCC Biodiversity Offsetting Strategy 2012</a>	<p>Strategy for compensating loss of biodiversity benefits through conservation activities.</p>	<p>Relevant guidance for how offsetting will be implemented Nottinghamshire. Could be referred to in the NDP to clarify how appropriate mitigation/compensation could be provided.</p>
<p><b>Suggested additional evidence</b></p>		
<a href="#">Bassetlaw AMR 2012</a>	<p>Reviews progress of the Local Development Framework against data for each sustainability indicator.</p>	<p>Useful for providing data to support policies including:</p> <ul style="list-style-type: none"> <li>• Number of designated/non-designated heritage assets at risk</li> <li>• Number of conservation areas and appraisals</li> <li>• Total gains and losses in Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities</li> </ul>
<p><b>Open space survey with local people</b></p>	<p>Seek to identify whether existing facilities adequately meets their needs. Is there a need/desire amongst the community to improve the existing open space provision?</p>	<p>Would assist the NDP group to identify the need/demand for additional open space.</p>
<a href="#">East Midlands Character Area Map</a>	<p>Database defines landscape of each area within the region.</p>	<p>Relevant for identifying the landscape at Bassetlaw district level, ideal for informing landscape policies.</p>
<p><b>Assessment of existing green infrastructure in the Parish</b></p>	<p>This could include a combination of desktop research and walks through the Parish area to photograph assets, noting them on a map and making a record of their condition.</p>	<p>This would help the Neighbourhood Group identify where there is a deficit in green infrastructure and provide justification / evidence of a need for enhancing infrastructure in the village.</p>

**Community Facilities**

Evidence link	Brief summary	Comment on usefulness
<b>National Level Evidence</b>		
<a href="#">Federation of Small Businesses: The Missing Links - Revitalising our rural economy (2012)</a>	This report looks at ways of addressing the key barrier of distance to market. It examines ways in which by improving transport links and providing adequate digital infrastructure, the true potential of the rural economy could be realised.	This report should assist the Neighbourhood Group in considering the key types of infrastructure that may help to strengthen the parishes' economy.
<a href="#">Future Directions in Rural Development (2012)</a>	An assessment/review of the state of the UK and Ireland's countryside communities that provides information and explores possible futures facing rural communities.	The study identifies and analyse issues, opportunities and trends in rural communities relevant to neighbourhood planning processes.
<b>District/Regional Level</b>		
<b>Services and Facilities Study (2010)</b> <a href="http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/service_and_facilities.aspx">http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/service_and_facilities.aspx</a>	identifies the range of services and facilities provided in settlements in Bassetlaw District	Useful to show range of facilities in Shireoaks; however does not place the village in the settlement hierarchy as it is assumed to form part of Worksop (the sub- regional centre of the district). Shows that infrastructure will be needed to support any increase in housing in
<b>Open Space (2010)</b> <a href="http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/open_space.aspx">http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/open_space.aspx</a>	Open Space Audit	Useful to see the quality and quantity of open space and recreation in the area. Can use this to address areas of deficiency in terms of access, quality or quantity.
<b>Playing Pitch Strategy (2010)</b> <a href="http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/open_space.aspx">http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/open_space.aspx</a>	Playing Pitch Audit	Useful to see the quality and quantity of sports facilities. Can use this to address areas of deficiency in terms of access, quality or quantity.

<b>Bassetlaw Infrastructure Study for the Core Strategy and DM Policies (2011)</b> <a href="http://www.bassetlaw.gov.uk/pdf/Infrastructure%20Study%20final%20report.pdf">http://www.bassetlaw.gov.uk/pdf/Infrastructure%20Study%20final%20report.pdf</a>	Details all of the infrastructure requirements for the district.	Lists school capacity in Shireoaks (St Luke's). Identifies a need to improve Green infrastructure between Worksop, Rhodesia and Shireoaks.
<b>Suggested additional evidence</b>		
<b>Assessment of existing infrastructure in the Parish</b>	This could include a combination of desktop research and walks through the Parish area to photograph assets, noting them on a map and making a record of their condition.	This would help the Neighbourhood Group identify where there is a deficit in community infrastructure and provide justification / evidence of a need for enhancing

## Movement

Evidence link	Brief summary	Comment on usefulness
<b>National Level</b>		
<b>Manual for Streets (2007)</b> <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3891/pdfmanforstreets.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3891/pdfmanforstreets.pdf</a>	Guidance and case studies for how the design of streets	Sets out design considerations and evidence that could be used to identify policy interventions or projects in the plan area; or
<b>District/Regional Level</b>		

<p>Nottinghamshire LTP 3 (2011)  <a href="http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/local-transport-plan/ltp3/">http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/local-transport-plan/ltp3/</a>            and Evidence Base Report  <a href="http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=159760">http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=159760</a></p>	<p>Provides policies for transport in Nottinghamshire and transport-related evidence.</p>	<p>Very useful to see what the existing policy environment is like and how the Shireoak NDP can 'add value' or local spatial interpretation to the policies. Very useful section for baseline information for the county and Bassetlaw. Policies for parking, traffic calming, and working with public transport providers all covered. Evidence is pre- Census 2011 so many socio-economic statistics are out of date. Evidence base</p>
<p>Census Data (2011) (search for 'Shireoak Parish')  <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/">http://www.neighbourhood.statistics.gov.uk/dissemination/</a>            Car or Van Availability, 2011 (QS416EW)</p>	<p>Car or van ownership statistics for the Parish, Bassetlaw, East Mids and England.</p>	<p>Useful to know how reliant residents are on the car to meet their transport needs.</p>
<p>Census Data (2011) (search for 'Shireoak Parish')  <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/">http://www.neighbourhood.statistics.gov.uk/dissemination/</a> Method of Travel to Work, 2011 (QS701EW)</p>	<p>Travel to work data for the Parish, Bassetlaw, East Mids and England.</p>	<p>Useful to know how reliant residents are on the car to meet their transport needs; plus to help make a business case to show to Train Operating Companies (Northern Rail?) that run trains through Shireoak</p>
<p><a href="http://www.nottinghamshire.gov.uk/travelling/roads/roadsafety/roadsafety-schools/getting-to-school-safely/20mph-speed-limits-outside-schools/">http://www.nottinghamshire.gov.uk/travelling/roads/roadsafety/roadsafety-schools/getting-to-school-safely/20mph-speed-limits-outside-schools/</a></p>	<p>The Council supports 20mph schemes outside schools – no need for policy as it can be delivered outside of the planning system?</p>	
<p><b>Neighbourhood Evidence</b></p>		
<p>Qualitative evidence of traffic, parking and congestion issues</p>	<p>Summary of parking, speeding and congestion issues in the town.</p>	<p>Menitoned in the supporting text for the plan policies, useful information about local parking, speeding and congestion issues is</p>

<b>Appendix G Car Parking (included at rear of plan document)</b>	Summary of existing parking provision and potential sites for additional car parks.	Useful evidence to highlight capacity and development opportunities
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Suggested additional evidence		
<b>Quantitative survey on traffic issues</b>	Quantitative survey to identify local views on speed limits, traffic calming, stronger village boundaries and HGV restrictions.	This would provide more robust evidence for policies and projects outlined in the plan, with quantitative evidence of parking supply and demand; vehicle speeds; volume of traffic (including split of traffic type) and
<b>Car parking review / Map of parking availability vs location of shops and facilities</b>	A map showing the supply and demand of parking	This map would show strategically where parking is not required/well utilised; and where additional parking would be useful; mapped against important shops and facilities for residents and visitors. Supply and demand for parking could be used to
<b>Data on traffic issues</b>	The group needs to decide if the emerging policy is “good enough” or try to influence what is emerging at a local plan or go further in neighbourhood planning and provide more evidence. This could be in form of additional/different information and analysis of local plan studies or more local data not available at local plan level (e.g. Demand, use aspiration) or fresh national studies not considered by the local plan. Current information on number of local accidents and HGV movements.	

Other evidence considerations

Document	Description
<p>Core Strategy and DM Policies  <a href="http://www.bassetlaw.gov.uk/pdf/Bassetlaw%20Adopted%20Core%20Strategy%20Dec%202011.pdf">http://www.bassetlaw.gov.uk/pdf/Bassetlaw%20Adopted%20Core%20Strategy%20Dec%202011.pdf</a></p>	<p>Key policies:</p> <ul style="list-style-type: none"> <li>• CS2 – Worksop</li> <li>• CS9 – All other settlements</li> <li>• DM9 – Green Infrastructure, Biodiversity &amp; Geodiversity; Landscape; Open Space &amp; Sports Facilities</li> <li>• DM11 – Developer Contributions and Infrastructure Provision</li> <li>• DM12 – Flood Risk, Sewerage and Drainage</li> </ul>
<p>LTP3  <a href="http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/local-transport-plan/ltp3/">http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/local-transport-plan/ltp3/</a></p>	
<p>Parking Standards SPD  <a href="http://www.bassetlaw.gov.uk/PDF/BDC%20Resi%20Parking%20SPD%20-%20June%202012%20FINAL.pdf">http://www.bassetlaw.gov.uk/PDF/BDC%20Resi%20Parking%20SPD%20-%20June%202012%20FINAL.pdf</a></p>	

## Appendix F: Flooding Report

### FLOODING REPORT: SHIREOAKS VILLAGE

#### Preamble

Following a series of flood events in Shireoaks over recent years, this report examines the geological features, background and events that contribute to Shireoaks unique flood related issues.

Bassetlaw Strategic Flood Risk Assessment (SRFA) identifies the level of flood risk in the wider Bassetlaw area from fluvial and other sources but no reference to Shireoaks is made within the document.

Nottinghamshire Local Flood Risk Management Strategy has yet to be finalised by the lead flood authority.

Examination of the Report with Bassetlaw District Council Drainage Engineer was followed by a joint programme of work to map the Shireoaks drainage system in order to identify and remedy flood related issues. Shireoaks Flood Alleviation Management Plan will be jointly produced allowing identified remedial works to be channelled through Bassetlaw District Council Drainage Engineer to the appropriate agencies for action and allow Shireoaks Flood Alleviation Management Plan to compliment Bassetlaw's Strategic Flood Risk Assessment.

#### References

Environment Agency Publications	Flood Map for Planning, Fluvial/Surface Water Ground Water Vulnerability Map Anston Brook Magnesian Limestone Aquifer
Nottinghamshire County Council	Landscape Character Assessment
Bassetlaw District Council	Strategic Flood Risk Assessment
Rotherham MBC	Local Plan
Bassetlaw DC/Shireoaks PC	Joint Examination Shireoaks Open Dyke Surface Water Drainage System
Community /Local Press Publications	Flood History/Photographs
D Sidda – Brancliffe Farm	“ “ “
Keith Gosling	“ “ “

E NHAYKIN, C.ENG, SHIREOAKS NEIGHBOURHOOD PLAN GROUP

## Introduction

Shireoaks village, population approximately 1420, is set within the River Ryton valley and in the lee of Nottinghamshire's magnesian limestone ridge. Geological maps indicate that ground conditions consist generally of a slowly permeable clayey soil above a clay base. The impermeable clay base is shallow in places and rises to the surface in others. The original field drainage system of open Dykes (post 1600) still exists, many of which still form the principal source of land drainage.

## Problem

Extensive flooding to the village has occurred over the years, the earliest published evidence found being from 1922 when 125mm of rain fell in 28 hours. Photographic evidence from the later 1932, then 2007 floods, graphically illustrates the extent to which the village suffered. Currently the village is suffering increasingly from flood related issues both fluvial (river) and surface water flooding.

The River Ryton has burst its banks, causing varying degrees of flooding to the village on five separate occasions since 2000.)

## Hydrology

The magnesian limestone ridge forms the southernmost part of a narrow limestone ridge that extends from Nottingham along the western edge of the county to Oldcotes. Although never more than a few miles in width, this region forms a distinct belt of rising ground. The limestone escarpment has a pronounced dip slope, with an average fall of 90 metres from the western edge of the region to its junction with the overlying Sherwood sandstone formation in the east. A prominent valley has been formed by the River Ryton at Shireoaks.

An aquifer formed beneath land to the east of the magnesian limestone ridge has a known fault line "The Spa Fault" which extends from Kiveton to Shireoaks.

The aquifer surfaces at Brampton north of Shireoaks to form Anston Brook. Streams emanating from higher up the magnesian limestone ridge were diverted in the 18<sup>th</sup> century to create feeder dams at Pebley and Harthill for the Chesterfield Canal which now emerge via canal overflows to form Pudding Dyke.

Pudding Dyke and Anston Brook merge together in Lindrick Dale to form the River Ryton.

At Brancliffe, the limestone ridge gives way to a wide flat clay based landscape which forms the fluvial floodplains around Shireoaks.

## Items of Note

Anston Brook – Currently 7 million extra cubic litres of water per day enter Anston Brook from Anston Sewage Treatment Works outfalls.

Under storm conditions, when the storm tanks are full, storm water bypasses the treatment works and is diverted into Anston Brook via coarse filter beds.

Pudding Dyke – Under storm conditions the canal overflow above Thorpe Top Lock diverts storm water into Pudding Dyke.

The outfall from Thorpe Salvin Sewage Works, Bondhay Dyke and the A57 trunk road surface water run offs, drain into the River Ryton above Shireoaks village.

These are, together with the large catchment area, major factors contributing to fluvial flooding in Shireoaks.

## Recent Development (Bovis Homes 2004-2007)

This development of 150 homes was built on an area that previously provided surface water run-off. The ground levels were raised by approximately 1 metre for this development and an equivalent area excavated on the other side of the River Ryton to form a compensatory flood plain.

As part of a sustainable urban drainage scheme the surface water drainage system was oversized to cope with a 1 in 30 flood related event. Three hydraulic operated water outlets control surface water runoff into the River Ryton during storm conditions.

The creation of a swale in the adjoining farmer's field as a mitigation measure failed to work during the 2007 floods. The swale was therefore unable to satisfy this function. Letters between BDC and the adjacent farmer confirm the matter and can be made available to the examiner if required..

Known drainage dykes were filled in during this development. A number of village residents have subsequently been subject to surface water flooding allegedly as a result of this development.

Surface water flooding problems experienced both on and off the site are still awaiting resolution.

Eight properties and 3 roads on this development are now shown to be at risk of flooding and are shown on the Environment Agency's Flood Plain map.

## Proposed Development Land North of Shireoaks Common

BDC have published a Strategic Flood Risk Assessment (SFRA) Non Fluvial Flood Risk: This is surface water flooding only and is shown for a 200 year event.

This map shows approximately 7 hectares of the proposed development land to the north of Shireoaks Common subject to surface water flooding.

Site investigations reveal a number of factors not previously taken into consideration in this SFRA document.

Land to the south of the proposed development is drained by a system of dykes which cross Shireoaks Common draining onto the proposed development site.

The A57 trunk road surface water run offs drain directly onto the site.

A dyke running across the centre of the site from the A57 drains the site into the River Ryton. This drain is subject to annual flooding.

A private road to Brancliffe Farm was built in the 1730's across this flood plain and to ensure safe access and the road was constructed approximately 1 metre above existing ground levels.

During the 2007 floods, sections of this road were underwater and a section was washed away.

### Open Dyke Drainage

The historic pattern of open dykes around Shireoaks originally discharged all surface water into the River Ryton.

Housing developments completed in the 1960's built on higher ground to the East of Shireoaks Common rely on soakaways as a means of surface water drainage.

A series of 4 open dykes originally drained the higher ground of Shireoaks into the River Ryton. Only 2 of these remain.

One of the principal remaining open dykes draining the village runs from Shireoaks Common alongside the railway, under both the railway and canal emerging to cross Steetley sports field discharging into the River Ryton adjacent to Bethel Terrace – this dyke is culverted in several areas.

The other dyke draining the higher ground to the northeast of the village crosses Shireoaks Common, runs down old Shireoaks Common before crossing the field currently proposed for further development, to drain into the River Ryton.

An earlier dyke running the length of Brancliffe Lane from Shireoaks Common to the River Ryton is now only partially visible having been filled in during housing development by North Homes in the 1990's.

Later developments by Persimmon and Bovis Homes destroyed remaining drainage Dykes in the area.

Examination of the remaining dykes reveals mature trees, shrubs and debris impeding water flow. See also note on state of open dykes site visit 2014 on Neighbourhood Plan web site.

### Conclusions

The natural flood plains around Shireoaks are an essential element in the defence of the village against fluvial flooding.

Neglect of the existing open dyke drainage system contributes to the current surface water flooding problems.

Maintenance and expansion of existing flood defences need to be taken into consideration to mitigate the potential threat from climate change.

This report is produced without prejudice and has been compiled from information supplied by local residents and is supported by photographic evidence, where appropriate. It forms the basis for ongoing consultations with Bassetlaw District Council in order to formulate a Shireoaks Flood Management Scheme.

## Appendix G: Shireoaks Village Flood Related Events

EVENT	DATE	LOCATIONS	EVIDENCE	RESOLUTIONS	RESPONSIBLE AUTHORITY
River Ryton overflows 125mm rain in 28 hrs	1922		Priories Historical Society		
Storm Event River Ryton bursts its banks	1932 21/22 May	Fluvial (river) flooding of fields to north, west and south of the village, Brancliffe Lane, Shireoaks Row, Shireoaks Road, Bethel Terrace & Steetley Lane worst affected	Photographs Priories Historical Society Brancliffe Lane Shireoaks Row/Road Bethel Terrace Steetley Lane	None known	Environment Agency Notts CC Bassetlaw DC
River Ryton overflows Heavy rain after a wet June	1958 2 July		Priories Historical Society		
River Ryton bursts its banks	2000		Worksop Guardian		
Storm Event 1 mth's rain in 2 days River Ryton burst its banks	2001	As above  Road closures in place throughout the village	Worksop Guardian Press Release Photographs Bethel Terrace	None known	Environment Agency Notts CC Bassetlaw DC
River Ryton burst its banks	2003		Worksop Guardian		
Storm event River Ryton burst its bank	2007	As above	Photographs Copies of Press Release?	None known	Environment Agency Notts CC Bassetlaw DC
Period of Heavy Rainfall River Ryton burst its banks	2012/ 13	A combination of fluvial and non-fluvial flooding Areas affected:- Bethel Terrace – fluvial Shireoaks Road – non fluvial (surface water ) Shireoaks Row – Drains Shireoaks Row Gardens – non fluvial (surface water) Shireoaks Common – non fluvial (surface water)	Photographs – Bethel House Correspondence Shireoaks Parish Council, Bassetlaw DC, Notts CC & Environment Agency	Shireoaks Road – Ryton House, Hudson's Farm Proposed improvements to Highway drainage outfall Shireoaks Road – Woodend Proposed improvements to highway drainage	Notts CC
		Cartwright Street – non fluvial (surface water)		Shireoaks Common – Proposed new drain outfall	

## Appendix H: Flood Mitigation Plan

### SHIREOAKS VILLAGE FLOOD MITIGATION AND MANAGEMENT PLAN

#### Shireoaks Open Dyke Drainage System

Meeting 29<sup>th</sup> January 2014

Ian Davies, Drainage Engineer BDC

Eric Haykin, Shireoaks NP Group

The purpose of this meeting was to carry out a joint walking survey of a plan of the Shireoaks Open Dyke land and Surface Water Draining systems previously submitted to BDC by E Haykin of the Shireoaks NP Group. The intention was to confirm their location and function, and to identify areas in need of further investigation or remedial action to reduce the potential risk of flooding to the village.

The River Ryton, canal viaduct, railway Dyke and Potters Bridge on Brancliffe Lane were examined together with Bovis Homes compensatory flood plain.

This work followed the previous survey in November as indicated in email of 29<sup>th</sup> November 2013.

#### **North East Dyke System**

The system was found to be running free from approximately Coachwood Road to

No 98 Shireoaks Common.

- 1 Three road gulleys on the left hand side approach to Shireoaks village were blocked and surcharging creating holes and hollows in the grass verge. Action NCC
- 2 Traffic passing through surface water at these locations presented a hazard.
- 3 Surface water was standing on the garden of No 102. (Investigated under 4) Action BDC
- 4 The open section of dyke fronting Francis Field is to be deepened and the Culverted section from Francis Field to No 98 Shireoaks Common is to be water jet cleaned and a camera inserted to verify its condition and locate any unknown land drain connections.

Action BDC

- 5 The water is Culverted across Shireoaks Common to open dykes running alongside Mr Blagg's field (site of proposed development site 195). Crossing to be located and proved.

Action BDC

### **Old Shireoaks Common**

A twin drainage system, part open dyke, part culverted on each side of the now disused old road carries surface and land drainage to a point where it crosses site 195.

- 1 A road gully at the head of this system is blocked and required jetting out. Action NCC
- 2 A 900 mm manhole located on a crossing between the twin drainage systems needs lifting and investigating.

Action BDC

- 3 The location of the now Culverted drainage system where it crosses site 195 needs establishing.

Action BDC

### **A57 Worksop Bypass/Site 195 Boundary**

The first of two outfalls located carrying surface water from the A57 bypass road ran approximately 100 m across site 195 via an open dyke to a headwall before crossing the site in a 375 mm diameter culvert.

Location and condition photographed - BDC

The second surface water outfall was from the A57 bypass/Gateford Road/Woodsetts Road roundabout.

This consisted of a 900 mm diameter concrete outfall discharging directly into the open dyke which runs all the way across site 195 to discharge into the River Ryton.

Location and condition photographed - BDC

### **Site 195, A57 to Brancliffe Lane**

This open dyke system carries surface water from the A57, Shireoaks North East drainage system, land drains and is joined by open dykes delivering surface water from across the county boundary with South Yorkshire.

This system was widened and deepened following the construction of the A57 Worksop bypass and is maintained by Mr Blagg, the landowner. The route of the open dyke was walked. The discharge point and headwalls of the 300 mm diameter culverts from both the first A57 outfall and the Shireoaks North East Drainage Systems were located – both were flowing freely into the open dyke.

Location and condition photographed

Further open dykes from Fox Covert and the A57 in South Yorkshire feed into the open dyke on site 195. Both were flowing freely.

Photographed and located - BDC

### **Notes on site 195**

The open dyke was carrying up to 1m depth of water and was in places very slow flowing indicating minimum fall. Mallard ducks were disturbed from the dyke.

Standing water was observed in all low lying areas on the site.

### **River Ryton/Dyke Confluence**

The river was running high and coloured commensurate with the prevailing weather conditions. The river had backed up the open dyke hence its slow flow at this point.

Photographed - BDC

### **Potters Bridge Brancliffe Lane**

Both the damaged bridge parapets and a section of the road washed away in the 2007 floods had been repaired by Mr Sidda (landowner).

The bridge was photographed from upstream and downstream - BDC

### **Compensatory Flood Plain (Bovis Homes)**

Approximately 20 acres of land on the South Yorkshire side of the River Ryton was sold by the landowner to Bovis Homes and excavated to create a compensatory flood plan. It is understood this filled during the 2007 flood prior to the river being able to overflow into it. Further investigation may be necessary.

The site was photographed - BDC

**Note** Numerous self-set trees now populate the site

### **South East Dyke System**

This system drains surface water from the southernmost point of Shireoaks Common and is culverted into an open dyke system by the Sheffield to Lincoln railway. It also may drain surface water from the Cornwall Road estate properties and the old Colliery Baths drainage system.

**Note** A proposed new drain from Shireoaks Common to Far Clay Grove contained in NCC 2013/14 programme of works would reduce the flow in the open dyke.

**Question** Would the proposed diversion of surface water from Shireoaks Common onto the Bovis estate compromise the estate's existing SUDS system which was only designed for a 1 in 30 flood event?

### **Open Dyke System - Railway embankment**

Though heavily congested with self-set trees, the dyke was seen to be deep and free flowing. The open dyke was followed to beyond the station waiting room and photographed.

Beyond this the open dyke has been culverted for approximately 200m, probably by Bovis builders.

At this point the culverted Dyke crosses the railway, an access road and the Chesterfield Canal.

It was not possible to locate the crossing point due to the dyke being culverted and the remains of coppiced trees and garden waste deposited on the embankment.

Action – Bovis Homes are to be contacted by BDC

### **Open Dyke System – Shireoaks Cricket Ground and Ranmoor Piscatorial Fishing Ponds**

The open dyke system was located in thick undergrowth in the corner of the cricket ground adjacent to the canal bank – photographed BDC

The open dyke was followed to the cricket pavilion where it was culverted for approximately 20m before entering land owned by the Ranmoor Piscatorial Society. The open dyke then ran

100m before being culverted back across the cricket ground emerging adjacent to Bethel Terrace. A 50m run of open dyke brought the dyke to the cricket ground access road where it was culverted across the road to discharge into the River Ryton.

The River Ryton was high and the Dyke could not be seen

The area was photographed - BDC

**Note:** There are a number of pinch points that will benefit from further investigation.

### **Chesterfield Canal/River Ryton viaduct**

The triple arched viaduct allows the River Ryton to flow under the canal, its centre arch is silted up and needs clearing out. A single arch takes the main river flow, however a second arch itself heavily silted up was also flowing due to the high river level.

Photographs were taken at both sides of the viaduct – BDC

Action Canal & River Trust

### **Sheffield to Lincoln railway Dyke**

A single arch Dyke takes the river under the railway and in the current winter conditions the river level was halfway up the arch. In flood conditions the restriction could be serious potentially backing the river up adjacent to the Bovis housing estate.

Photographed – BDC

**Note** The survey results will be discussed at the Bassetlaw Drainage Coordination meeting on

12<sup>th</sup> Feb involving BDC, NCC, EA and STWA.

The next stage meeting to further the Shireoaks Village Flood Mitigation and Management Plan will be planned following this meeting.

Eric N Haykin

30.1.2014

## SHIREOAKS FLOOD ALLEVIATION AND MANAGEMENT SCHEME PROPOSALS

Shireoaks Parish Council is provided with a flood resilience pack.

Suitable communication lines between BDC and SPC are established.

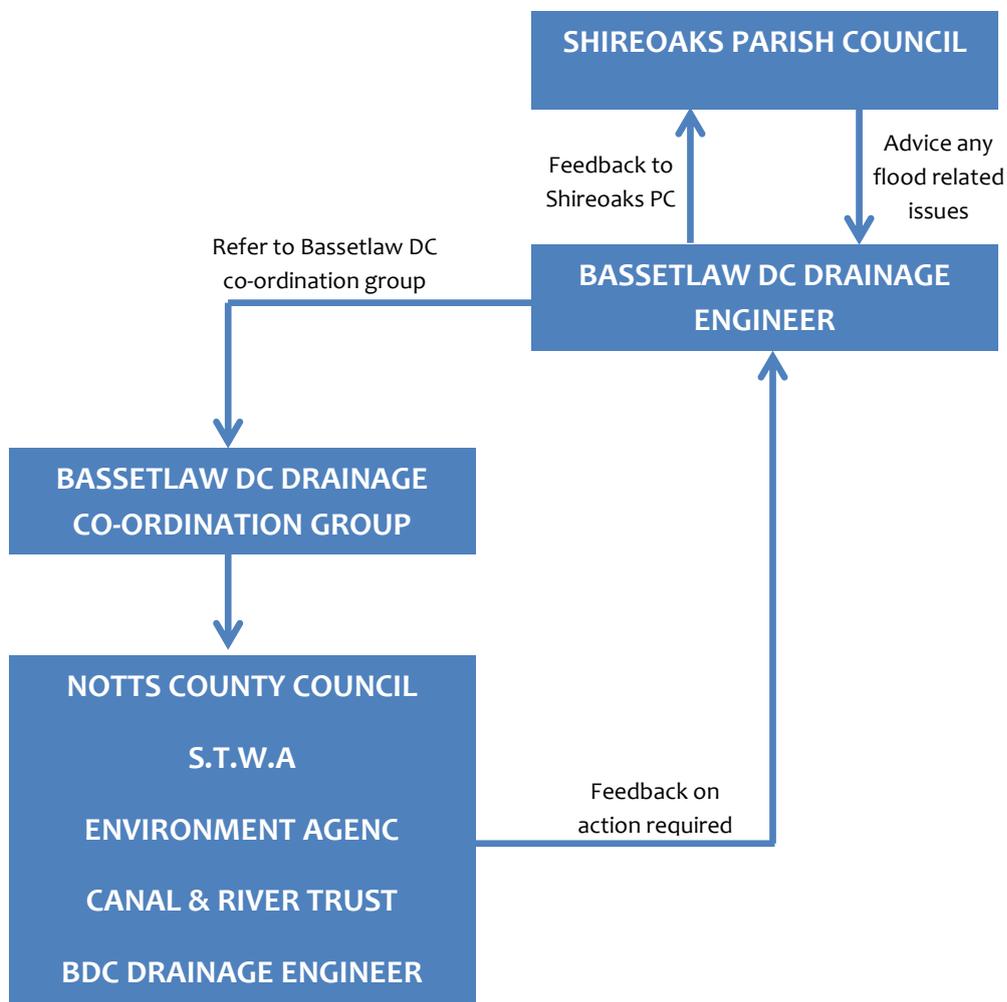
BDC to forward in to SPC bad weather early warning communication from environment agency/lead flood authority.

A full route and condition survey of all main watercourses in the parish is undertaken.

Proposals and costings are produced for identified remedial works.

Responsibility, funding and timescales are established.

An agreed monitoring feedback system is adopted.



Notts County Council are lead Flood authority

BDCs Drainage engineer is Chairman of Bassetlaw Drainage Co-ordination Group

## OUTSTANDING REMEDIAL WORKS

	<b>Action</b>
104 Shireoaks Common (surface water flooding) (CCTV survey required to establish cause)	BDC
Blocked road gullies between Coach Road and Francis Field ) to be Blocked road gully opposite Francis Field ) cleared Blocked road gully opposite No 35 Shireoaks Common )	BDC
Dyke in front of Francis Field to be deepened. Culverted section from Francis Field to No 98 Shireoaks Common to be water jet cleaned and CCTV surveyed to verify condition and connections	BDC
Individual surface water flooding problems. Brancliffe Lane/Cartwright Street /Far Lane Grove	BDC
Shireoaks Common/Far Clay Grove. Relief drain to be installed	NCC
Hudsons Farm – Drainage system surveyed October 2014. Follow up action to be determined by BDC	BDC
Shireoaks Road – Surface water flooding midway between Marina Drive and Doe Field Dun Lock. Drainage improvements to be investigated	BDC/NCC
Chesterfield Canal River Ryton Viaduct - Triple arch viaduct heavily silted up	Canal & River Trust

Eric N Haykin

December 2014

## Appendix I: Community Consultation Statement

An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. And many of our policies expressly call for community involvement designed to understand local views about development proposals before planning applications are submitted. Where a policy in this Plan includes a requirement for a Statement of Community Consultation to accompany a planning application this must, as a minimum, include the following:

1. An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, were consulted on the development proposals in a timely fashion
2. The means used to involve and engage with local people in consultation, using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending events in person
3. A record of the views expressed by local people and the Parish Council
4. An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and the Parish Council.

## Appendix J: Analysis of Existing and Proposed Off-Street Car Parks

1. Car park at Monks Way. This site is for parents and visitors to St. Luke's Primary School and is owned by Nottinghamshire County Council. The car park will accommodate 12-15 cars. It is also sometimes used by walkers as it adjoins the public footpath running along Brancliffe Lane.

**Conclusion:** *The site is remote from most of the features that draw visitors to the village, so it has little potential as a public car park.*

2. Car park at Shireoaks Row, near the level crossing. A former public house car park, now divided into two parts by concrete blocks and understood to be in two ownerships. It is crossed by two undefined public footpaths, one leading to the canal towpath, the other to the path that goes to Marina Drive. It is also crossed by a private vehicular right of way to the adjoining house (Station House), as well as a right of way to the electricity sub-station at the rear and an easement for underground cables. The land is currently used for rail commuter car parking and casual short-term parking.

**Conclusion:** *The site is central in the village, next to the canal and close to the Woodlands area and the marina. Its location is therefore excellent. However, it is small and is affected by both private and public rights of way, so its potential for use as a public car park is very limited.*

3. Land at Bethel Terrace. A rough-grassed area adjoining the River Ryton. Access is from Bethel Terrace, a narrow, sub-standard road shared with houses and having an awkward access to Thorpe Lane very close to the junction with Shireoaks Row/Shireoaks Road. The land is divided into two distinct car parks, one belongs to the cricket club and the other belongs to Ranmoor Piscatorial Society.

**Conclusion:** *The site is remote from most of the features that draw visitors to the village, and therefore it has limited potential as a public car park. It also has poor access shared with houses and is not well suited to car park use in both road safety and amenity terms.*

4. Village Hall car park, off Shireoaks Road. A paved area at the side of the village hall, used in conjunction with the various activities that take place in the hall. The access to Shireoaks Road is narrow (one car width) and has limited sightlines for emerging drivers.

**Conclusion:** *The use of the car park by the wider public could adversely affect the village hall, and its access restrictions limit its wider use as a public car park*

5. Shireoaks Sports and Social Club car park, off Shireoaks Road. A limited paved area with overspill parking on adjoining grass, used by patrons of the licensed club, the football pitch and the bowling green.

**Conclusion:** . This site is very convenient for Marina Drive and the proposed Country Park. Use of the Clubs overspill car park by the general public could generate a potential income stream for the Sports & Social Club.

## **OTHER POSSIBLE CAR PARK LOCATIONS**

1. Railway Land off Shireoaks Common. A level site on the north side of the railway line, with a gated access from Shireoaks Common next to the level crossing. The northern boundary of the site is defined by the public footpath running from Shireoaks Common to Coach Road. The land, owned by Network Rail, contains one building and is still in railway use. The site could accommodate 50+ cars, depending on where the eastern boundary is drawn.

The site is central in the village, close to the canal, shops and café. It is also convenient for the Woodlands and Coachwood Green areas and Shireoaks Marina. Its location is therefore excellent.

The existing access from Shireoaks Common is a simple gateway directly adjoining the level crossing, which has poor visibility to the right for emerging vehicles. However, the removal of some trees and bushes would allow the formation of a new access directly to the north of the existing one, which would have much better sightlines. The access would be regularly obstructed by traffic queuing for the level crossing.

An alternative access might be possible from the end of Leeds Road to the north of the site. In traffic terms this would have a good approach from Shireoaks Common via Cornwall Road. However, Cornwall Road and Leeds Road are residential roads, and the safety and amenity of the residents would be put at risk by introducing traffic to and from a car park.

An access from Leeds Road would have to cross the public footpath that forms the northern boundary of the site, raising the possibility of objections from the public. There is also a strip of land, 8-10ft wide, between the footpath and the end of the carriageway on Leeds Road. This land is maintained by the adjoining householders and may be part of their property.

**Conclusion:** The location is excellent, but direct access from Shireoaks Common, even with improved visibility, would be unsatisfactory because of the proximity of the level crossing. The alternative access from Leeds Road is not considered to be a viable proposition.

2. Land at rear of existing car park off Shireoaks Row. This is rising ground formed by colliery spoil, now sparsely overgrown. It is bounded to the south by the Chesterfield Canal, and to the north by a public footpath linking Shireoaks Row with the Woodlands area and Marina Drive. The land is owned by Nottinghamshire County Council as a part of the restored Shireoaks colliery

site, and is designated green space. The site could accommodate 50+ cars, depending on where the eastern boundary is drawn.

The site is central in the village, close to the canal, shops and café. It is also convenient for the Woodlands and Coachwood Green areas and Shireoaks Marina. Its location is therefore excellent.

The land would have to be levelled down to (or near) the level of the existing car park, requiring the removal of a large quantity of colliery spoil and formation of a batter to retain the rest of the raised area. This would be costly, both for the works on-site and for the disposal of the material elsewhere.

There might be some overlooking of the bungalows on St. Luke's View which are at a lower level. However, there is substantial tree and shrub planting along the canal which would screen the car park. Any shortfall in screening could be overcome by additional planting.

Given the location adjoining the existing car park [described in Item 2], and the limited potential of that car park on its own, there is obvious merit in combining the two sites. The sub-station, and the cable routes to and from it, would have to be accommodated. The access to Station House would have to be protected, as would the pedestrian accesses to the Woodlands area and the canal towpath.

The existing access from Shireoaks Row would require some alteration to create a more formal arrangement. Although close to the level crossing, this is a long-established and well-used access, capable of being altered to provide an improved level of safety.

**Conclusion:** *This is an excellent location with a potentially good access and few amenity problems, which would have to be developed in collaboration with the owners of the existing car park.*

3. Land adjoining St Luke's churchyard, Shireoaks Row. This is level ground forming Shireoaks cottage gardens in private ownership. The area adjoining the churchyard is mostly derelict, and the boundary of the site could be drawn so as to avoid actively used allotments. The land is believed to be in various ownerships. The site could accommodate 50+ cars, depending on how the boundaries are drawn.

The site is central in the village, and quite close to the canal, shops and café. It would also be very convenient for church-related car parking. The access to Shireoaks Row could be designed to a good standard.

The site is overlooked by the houses on the opposite side of Shireoaks Row, but its use as a car park would be unlikely to cause a significant nuisance to residents.

**Conclusion:** *This is an excellent location with no physical obstacles to car park use and little in the way of amenity problems.*

4. Land at Hatfield Farm, Thorpe Lane. This land fronts on to Thorpe Lane and adjoins the farm access road. It is a level, grass-covered area currently used for storing farm machinery and other items. There is a substantial stone wall along the Thorpe Lane frontage, and a hawthorn hedge alongside the farm access road. The land is presumed to be owned by the owners of Hatfield Farm. It would accommodate 50+ cars, depending on how the boundaries were drawn.

Access from Thorpe lane would be unsatisfactory owing to the proximity of the farm access road and the demolition of the stone boundary wall. Access would have to be from the farm access road, by arrangement with the landowners.

The land adjoins the River Ryton and is in the flood plain, so is likely to be affected occasionally by flooding. This ought not to preclude its use as a car park.

**Conclusion:** *The site is well located for church-related parking, and has no physical obstacles or amenity issues. However, it is some distance from the centre of the village, so it would be less attractive than Sites 2 and 3 for leisure visitors.*

5. Land within the curtilage of St Luke's Church. This land has vehicular access from the Village Hall car park.

**Conclusion:** *This land has clear potential for church related car parking*

# Our village,

## Shireoaks Neighbourhood Plan Village Appraisal 1



Level Crossing



Long Row



St Luke's Church



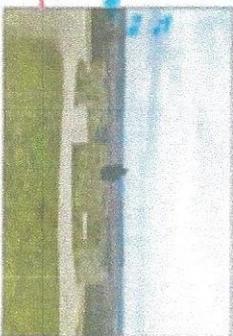
The old village



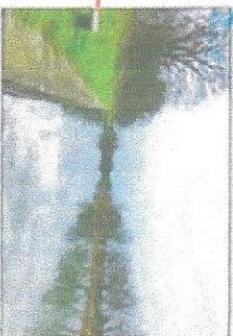
Village entrance and play field



The Marina



Woodlands viewpoint



Chesterfield Canal

## Appendix L: Projects in the Plan<sup>17</sup>

The projects do not form part of the planning policies of the neighbourhood development plan.

### **Project I**

*The Parish Council will support the Friends of Woodlands to develop the proposed Country Park to provide leisure and recreation facilities along with a visitors centre to develop the tourism potential of the site.*

### **Project D**

*Support and preserve existing Local Wildlife sites at Chesterfield Canal, Shireoaks fishing pond and Shireoaks Park Water Garden. (Others as and when identified)*

*Create new Local Wildlife sites at the proposed Woodlands Country Park and Brancliffe Lane. (Others as and when identified)*

*Create a new hedgerow and wildflower meadow along Shireoaks Road to enhance habitat and biodiversity between the proposed Woodlands Country Park and Chesterfield Canal corridor.*

*Install bird boxes at strategic locations around the village improving nesting habitat, conserving existing and encouraging new species*

### **Project A**

*Support 'Friends of Woodlands & Coachwood Green' to create a major green infrastructure node on the former Shireoaks colliery site by enhancing its biodiversity and wildlife value through a Natural England Environmental Stewardship Scheme and designate the whole site as a proposed Country Park to encourage further positive use of the site.*

### **Project E**

*To work with Bassetlaw District Council, Nottinghamshire County Council, the Environment Agency and Severn Trent Water to produce a flood alleviation and management plan for Shireoaks. This will generate a list of schemes that will be funded as and when Community Infrastructure Levy monies are generated from all development in the Plan area.*

### **Project H**

*The Parish Council will work with Nottinghamshire County Council to upgrade the footpaths in particular leading from the car park on Shireoaks Row to Marina Drive, and from Shireoaks Common to Coach Road. Such upgrading should include a durable surface not less than 1.8m wide. In the case of the path from Shireoaks Row to Marina Drive it should also include lighting where it does not affect residential amenity or the character and appearance of the area it runs through.*

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<sup>17</sup> In order of priority based on community consultation

*The Parish Council will continue to seek a way of creating a bridleway from Thorpe Lane to the County Boundary, connecting with the existing bridleway running from Cinderhill to Brancliffe and Lindrick.*

### **Project F**

*The Parish Council will work with landowners to facilitate the provision of additional, conveniently located car parking in the village centre to support the economic vitality of the village*

### **Project B**

*In conjunction with landowners, developers, Nottinghamshire Wildlife Trust and the local authority enhance and extend the Coach Road wildlife corridor from the Woodlands site to the River Ryton through the proposed Shireoaks Common development site 195. This will create both a wildlife corridor, woodland buffer zone and give a visual distinction between Shireoaks and Gateford communities.*

### **Project G**

*To work with Nottinghamshire County Council to provide more effective signage of the weight restriction at the junction of Shireoaks Road and Thorpe Lane and of the low bridge near Woodend in order to minimise infringements of the rules and to enhance road safety and the amenity of residents.*

*To work with Nottinghamshire County Council to slow traffic down particularly near Shireoaks Row in the interests of road safety and residential amenity.*

### **Project C**

*Create an area on the River Ryton flood plain at Brancliffe Lane incorporating a tree planting program to increase the effectiveness of this area as a flood plain.*

### **Project J**

The Parish Council will encourage applicants submitting development proposals to actively engage in consultation with the Parish Council and the community as part of the design process at the pre application stage. In consulting with the community it will be considered best practice for the applicant to follow the guidelines set out in Appendix I.

## Appendix M: SHMA 2014

### **Strategic Housing Market Assessment 2014: assessment of implication for housing type for development in Shireoaks Parish**

The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (NPPF). The 2014 Strategic Housing Market Assessment (SHMA) provides evidence at a district level that up to 2031 the proportion of older households will increase from 25% to 38%. The SHMA states that 'this may create significant demand for specialist accommodation' The SHMA identifies a likely need 'to support demand for bungalows and could potentially support some increase in the need for affordable housing. ..Based on the evidence we would expect the focus of new market housing provision to be on 2 or 3 bedroom properties.'