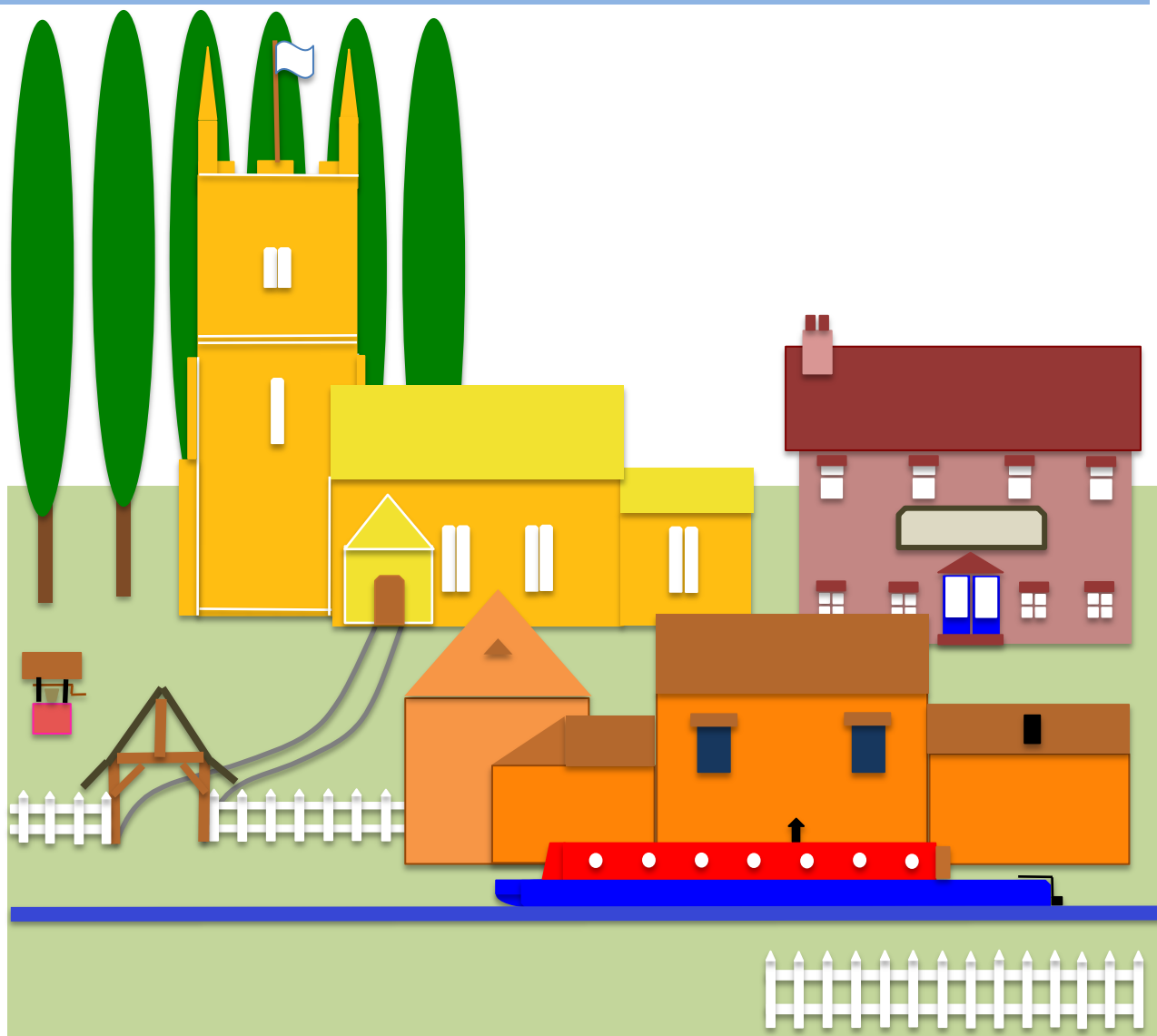


Clarborough & Welham

Neighbourhood Plan



Clarborough & Welham

Neighbourhood

Development Plan

2016 – 2031

Your village, your plan, your

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Foreword by the Chairman of the Parish Council, Cllr Phil Gibson

Within this document lies the vision of how the people of Clarborough and Welham see the development of their villages during the next 15 years.

Through the work done by the Clarborough & Welham Neighbourhood Plan Steering Group this Plan reflects those ideas and suggestions which both Parish residents and businesses have said are important to them. All of the suggestions, which have reflected the views of many people, are included in the Plan wherever this has been practically possible. In some cases the ideas, though representative of the views of those people, have fallen outside the scope of a Neighbourhood Plan.

This document, then, is an amalgam of ideas and suggestions that have evolved in collaboration with local people. Some difficult choices have had to be made to ensure that we get enough development to secure additional benefits for the community.

I would like to thank all of those people who have supported the work going into this document; those who attended meetings; returned questionnaires; hosted meetings and, of course the members of the Steering Group who have organized the whole thing.

This Plan gives those living and working in the Parish a unique opportunity to say what any development in the Parish should look like. The Plan has the side effect of providing the funds for village development beyond any new build via the Community Infrastructure Levy (CIL) payments made by developers. With a Neighbourhood Plan in place these payments to the Parish Council will be considerably higher than without such a Plan.

I feel we have an interesting and challenging future set out in this document and I hope everyone will take the opportunity to support it and work with the Parish Council to implement it when 'made' at the Referendum.

Parish Councillor Phil Gibson

Chairman

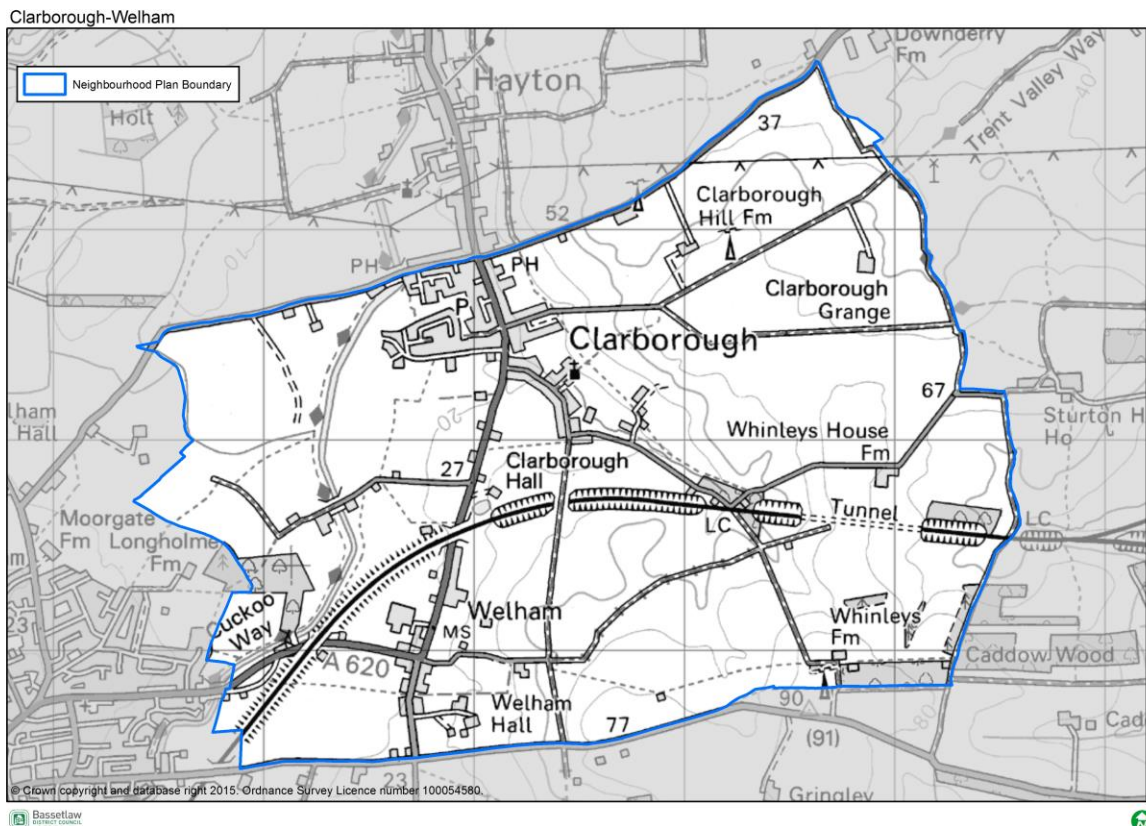
Clarborough & Welham Parish Council

All policies should be read in conjunction with District wide adopted planning policies. No Neighbourhood Plan policy should be applied in isolation; account will be taken of all relevant policies.

1 What is the Clarborough and Welham Neighbourhood Plan?

- 1 The Clarborough and Welham Neighbourhood Plan (ClaWe NP) has been prepared by and for the local people of Clarborough and Welham villages that make up the Parish. The Neighbourhood Plan boundary is the same as the Parish boundary.
- 2 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Map 1 below was designated as a Neighbourhood Plan area and Clarborough and Welham Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan on 12 December 2013.
- 3 The Parish Council appointed a Steering Group on 15 April 2013 to be responsible for the day to day preparation of the Plan reporting back to the Parish Council at each subsequent meeting.

Map 1: The Clarborough & Welham Neighbourhood Plan Area



- 4 This Neighbourhood Plan is a legal planning policy document. Once it has been 'made' by Bassetlaw District Council, it will form part of the suite of district wide adopted planning policies. Planning applications must be

decided in accordance with district wide policies unless material considerations indicate otherwise.

- 5 This Plan will run from 2016-2031 and will be used by councillors and officers at Bassetlaw District Council in assessing planning applications and by developers when preparing planning applications for submission.
- 6 Planning policy has always been formulated at district level and Bassetlaw District Council continues to have a legal duty to provide this. Both this Plan and Bassetlaw's planning policies must be in general conformity with the National Planning Policy Framework (NPPF).

2 Why do we need a Neighbourhood Plan?

- 7 As part of previous work to identify sites for its future development, BDC consulted the local community on the development of the Broad Gores Site for housing. This is a 3.4 hectare site, owned by BDC, 1.3 acres of which is within the development boundary.
- 8 There was sustained opposition to these proposals due, in part, to the scheme being imposed with minimal local input.
- 9 The Parish Council took the opportunity provided by the Localism Act 2011 to take control over the future growth of their area by doing a Neighbourhood Plan that would propose some development to get investment into the villages but on the basis of substantial consultation with local residents and businesses first.
- 10 The consultation on the Broad Gores site raised awareness of the opportunity the site presented for development to support the improvement of the land up to the canal for community benefit.
- 11 The opportunity to produce a Neighbourhood Plan allowed the Parish Council to focus on several areas of concern which are cited in their area designation application and remain key themes in this Plan:
 1. Improving car parking provision at the village hall and for use by the school;
 2. Supporting existing businesses including pubs and shops;
 3. The need to encourage local business growth;
 4. Improving recreational facilities;
 5. Protecting key environmental sites;
 6. Providing housing to meet local needs; and
 7. Increasing protection against flooding.

- 12 The ClaWe NP is an expression of the desire of local people to have some development so long as it brings with it benefits that will sustain the villages.
- 13 As the Neighbourhood Plan process has gained momentum other opportunities have been identified which will:
 1. promote the redevelopment of a cluster of former industrial premises adjacent to the A620 in Welham;
 2. maximise the potential of the Chesterfield Canal where it comes through Clarborough village for recreational use;
 3. encourage tourism.
- 14 The Neighbourhood Plan has enabled the residents and businesses of Clarborough and Welham Parish to be proactive, devising policies that will benefit the area in the long term. There is recognition that this will only come on the back of some development, but as part of a process where local people have been involved from the start. The Plan as presented provides genuinely exciting ideas for reinvigorating the Parish.
- 15 As Bassetlaw District Council has an adopted Community Infrastructure Levy policy this Neighbourhood Plan will also look to maximise the planning gain by securing funding directly for the local community from development in the Parish. With a Neighbourhood Plan in place the Parish Council will be able to secure 25% of the CIL monies, which will be invested in the improved provision of community facilities and environmental improvements.

3 How does this Plan fit within the Planning System?

- 16 Planning policy has always been formulated by Bassetlaw District Council and this body will continue to have a legal duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan if they wished.
- 17 This Neighbourhood Plan, when 'made', will form part of the statutory development planning policy documents and will have significant weight in the determination of planning applications.
- 18 In 2015 the adopted district policies are those in the 2011 Core Strategy. The Core Strategy is being reviewed and will be superseded by a new Local Plan. Until this Local Plan is adopted the Clarborough and Welham Neighbourhood Plan (ClaWe NP) must be in general conformity with the Core Strategy.¹

¹ See examiner's report on Cringleford Neighbourhood Plan for legal view that conformity is legal not absolute.

- 19 Clarborough is classed as a Rural Service Centre in BDC's 2011 Core Strategy. Rural Service Centres 'offer a range of services and facilities and the access to public transport that makes them suitable locations for limited rural growth.'
- 20 Welham is classed as 'unsuitable for growth' as it has very limited services or facilities.
- 21 In 2012 the National Planning Policy Framework required planning policies to be written in the context of a presumption in favour of sustainable development and to support rural communities to thrive. The NPPF also provides a definition of sustainable development showing the importance of balancing the economic, social and environmental costs and benefits.
- 22 This Plan has been drafted in the context of the National Planning Policy Framework, the Core Strategy and local studies commissioned by the Parish Council to support the policies in this Plan.
- 23 This Neighbourhood Plan covers the period until 2031.

4 Consultation

- 24 Early in the development of the Neighbourhood Plan, the Steering Group were helped by a Planning Aid England Consultant to develop an Engagement Strategy. This has formed the framework for all consultations – see *Appendix A, page 63*.
- 25 The concerns of residents and businesses have been fundamental to the formulation of the policies within the Neighbourhood Plan. Before drafting any objectives or policies the Steering Group consulted their local residents on 22 occasions using 13 different consultation methods including public meetings, drop in sessions, working in the primary and secondary schools and piggy backing onto existing community events.
- 26 The Steering Group then produced an early draft Neighbourhood Plan, launching a consultation on these initial objectives and policies. It was only after this that a planning consultant was brought in to assist in writing the Plan.
- 27 The Plan is entirely the product of an open and inclusive approach, which has enabled local people to move from strong opposition to any development to support for a range of policies that will ensure that Clarborough and Welham grow sustainably in the 21C.
- 28 The Steering Group wrote an Engagement Strategy which describes all these events in detail. The report is included in the Consultation Statement and is

on the Neighbourhood Plan web site. 558 responses from local residents have so far been received; this input has directly involved the shaping of this Plan. This is the total number who have:

- been at meetings the Steering Group have attended;
- attended meetings the Steering Group have arranged;
- returned questionnaires; and
- contacted the Steering Group individually by telephone, email or Facebook.

- 29 In addition there are those who have informally discussed the Plan with individual members of the Steering Group. There is no record of how many individuals have been involved in more than one of the different forms of contact.
- 30 The effort to engage with the community has been helped by the clear branding of all Neighbourhood Plan documents to ensure they are clearly distinguishable from any initiative from Bassetlaw District Council.

5 What is special about Clarborough and Welham?

- 31 Clarborough and Welham Parish is located 2 miles north east of Retford. It comprises two villages whose centres are 1 mile apart; the Parish extends to 900 hectares and the western boundary runs up to the built edge of Retford. There are 4 farms, 3 of which are isolated on the higher terrain on the eastern side of the Parish. In addition there are a number of residents working one or more individual fields either through ownership or rental.
- 32 The Chesterfield Canal meanders through the western part of the Plan area, which is flat. However, further to the east the landform is strongly undulating with several high points (90 metres above sea level at its highest).
- 33 The Sheffield to Lincoln Railway line traverses the Plan area. Two railway bridges cross the A620, one on either side of Welham².

Historical Development

- 34 Clarborough was mentioned in the Domesday Book and has been primarily an agricultural settlement for hundreds of years. It nestles in the flat plains before the land rises up to Clarborough Hill where a windmill stood in 1753 (and burnt down in 1896).

² The railway bridge to the north is too low for some lorries and despite the multiple signage on the A620, almost daily lorry drivers have to back up 300m through Welham village onto a blind 90° bend when they realise they can't get through. The manoeuvres required to turn HGVs produce danger to other road users and congestion for residents.

- 35 St John the Baptist Church, Grade 1 listed, is located to the east of the village and was built in the 13C although it is likely that a church was on the site before this time. Next to the Church is the old Victorian School House (built in 1870's) and the Old Vicarage (Grade 2 listed). There are a total of 15 listed buildings in the villages (see *Appendix F, page 74.*)
- 36 The Chesterfield Canal SSSI was opened in 1777 to transport minerals and iron from Derbyshire to the River Trent. (The Canal Bridge on Smeath Lane is listed.) The two pubs in the village (one by the Canal) still serve local people and are testament to the impact the canal has had on the village.
- 37 See Map 2, page 52, Heritage Assets Clarborough.
- 38 Since 1945 Clarborough and Welham have increasingly served as dormitory settlements rather than solely agricultural villages. There was an influx of workers into the area in the late 1950's when the Cottam and West Burton Power Stations were built. The demand for housing changed the size and structure of Clarborough, much of the building taking place to the west of the A620. Two new estates between Big Lane and Smeath Lane were built in the 1960s and the early 1970s.
- 39 Development in the 20C has shifted the whole balance of the village north and west
- 40 Map 4, page 54, shows how Clarborough has developed over the 20C and 21C.
- 41 Welham, also mentioned in the Domesday Book, is a hamlet to the south of Clarborough. It is so named due to a well located at Well House on Bone Mill Lane. In the early 1700's it was considered the waters had medicinal properties and a spa was built (still part of Well House).
- 42 The oldest part of the village is accessed where the A620 turns a sharp corner and heads north. Additional dwellings that are classed as part of the village are part of ribbon development along the A620 running north to Clarborough. Given its size Welham has an impressive array of listed buildings, 17C Welham Grange, Welham Park House and Welham Hall (two manor houses dating from the early 19C.)
- 43 Whinleys Farmhouse situated at one of the high points in the Plan area is also a listed building.
- 44 Map 3, page 53, shows the heritage assets in Welham.

Flood Risk in the Plan Area

- 45 The floods of 2007 had a significant impact in Clarborough. Water ran off the higher land to the east of the village, causing considerable damage to a number of properties. Although Main Street in Clarborough was particularly badly affected, flooding caused by the run off from the higher fields in the east of the Plan area continues to cause problems for residents on Main Street, Church Lane, Big Lane and Little Lane. It also caused the closure of the A620 for over 12 hours due to accumulated flood water in the dip in the road under the low railway bridge between Clarborough and Welham.
- 46 The 2007 floods delayed the construction of the new primary school off Hillview Crescent. The school building was redesigned to lift it higher and also to provide landscape contouring to deflect future floodwaters. Unfortunately this also caused the reduction in the size of the school, which was only rectified in 2015.
- 47 Section 16 provides more information on the problems with flooding in the Plan area.

Economic down turn

- 48 During the recent economic downturn the Kings Arms pub, The Gate Inn pub and the Post Office/shop on Main Street were all closed. However, by 2015 both pubs had reopened and an outreach post office had returned to the village hall. A Spar village shop opened in 2014 and is well supported by the surrounding communities.
- 49 Improved transport, both public and private, and the proximity to Retford also provide access to increasing employment. The faster rail connections from Retford make London to Retford only a 90 minute journey. This continues to ensure that Clarborough and Welham are attractive locations for people who work well away from the area.

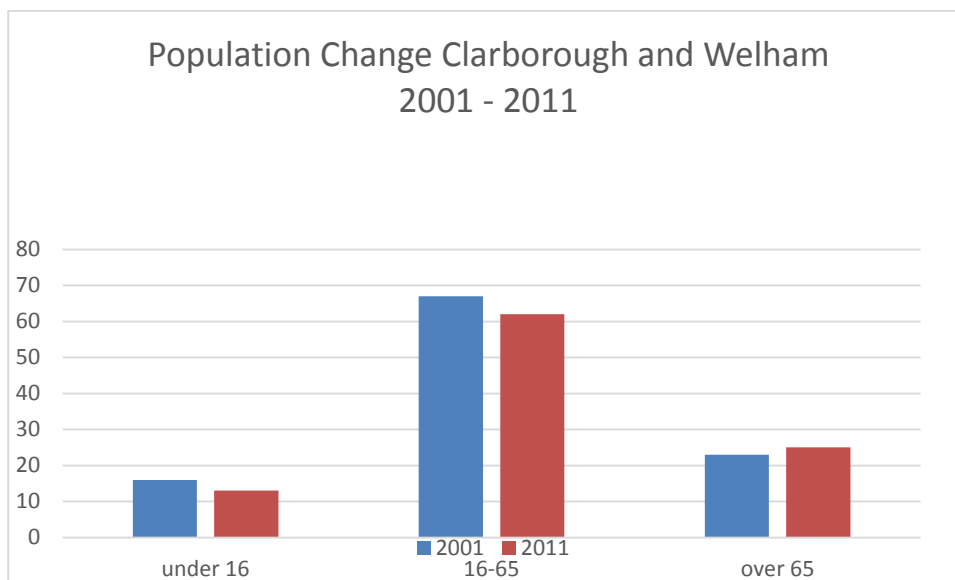
Clarborough and Welham today

- 50 The parish has a total population of 1088 residents in 498 dwellings. This is a slight decline from 2001 when the population was 1,111.
- 51 Table 1: Sets out a range of statistics to help to build up a picture of the Parish.

Table 1: Clarborough and Welham Today: Key Statistics ³			
Demographics		Clarborough and Welham	Bassetlaw
Total Population		1088	112,863
Population aged under 16		13%	20%
Population aged 16 – 64		62%	61%
Population aged 65 +		25%	19%
Housing		Clarborough and Welham	Bassetlaw
Total No of Dwellings		498	54,933
Housing Tenure	Owner Occupied (inc. with mortgage or owned outright)	80%	74%
	Socially Rented	8%	12%
Housing Type	Detached	62%	36%
	Semi-detached	27%	36%
	Terraced	11%	21%
Households with no children		26%	22%

³ Source Census 2011 and Rural Area Profile

Figure 1: Population Change Clarborough and Welham in 2001 and 2011



What are the statistics telling us?

52 Figure 1 shows that currently 25% of Clarborough and Welham's population is over 65, this was a 2% increase on 2001. In line with the district projections it is expected that the proportion of over 65's will increase significantly over the Plan period.

53 Table 1 shows that 62% of the dwellings in the Plan area are detached compared to 36% across the district. Detached houses are usually larger and more expensive. These are not suitable for either young people looking for starter homes⁴ or older people looking to downsize.

Amenities

54 Within the Plan area there are two pubs, a village shop, a primary school, a village hall, a children's play area and playing fields. Clarborough Tunnel Nature Reserve is a Site of Special Scientific Interest and is approximately a 1.5 mile walk from either village. The tow-path along the Chesterfield Canal is a long distance walking route that is also highly valued by local people as a recreational asset. There is also an extensive network of footpaths, bridleways and tracks around the two villages.

55 Map 5, page 55, shows the community assets in Clarborough and the Development Boundary.

⁴ A lack of suitable starter houses was identified in the community consultations with Parochial Church Council (7 March 2014), WI (10 March 2014), Public Consultation meeting (17 March 2014) and Consultation Questionnaire sent out in Village Newsletter (July 2014) as a significant concern.

Public transport

- 56 Clarborough and Welham are serviced by only 5 bus services to Gainsborough and 7 to Retford daily. These do, however finish at 17.57 to Gainsborough and 15.28 to Retford. These include school services. There are no Sunday services. (Data as at 1 May 2016) A number of important community transport providers are based in Bassetlaw, including Bassetlaw Community Car Scheme, a voluntary car scheme which does require pre-booking and pre-registration with the Action Centre in Retford.
- 57 Expanding Community Transport and related services i.e. taxi buses to complement the local bus network is important and is identified as a project in *Appendix B, page 68, Transport*.

6 Clarborough and Welham today: Challenges and Opportunities

- 58 Early on in the process, with the support of Planning Aid England, the Steering Group prepared a SWOT analysis which highlights the issues facing the community. These comments were supported in the ensuing consultation undertaken with the community.
- 59 Consultation in secondary schools specifically highlighted the difficulty for young people in being able to cycle or walk safely to Retford.

Table 2: SWOT Analysis

Strengths	Weaknesses
<p>Good Primary School Rural nature of the villages Easy access to the countryside Easy access to UK by road, rail & air Easy access to Retford Footpath Network Village activities Community Spirit Shop 2 pubs Tranquility Church with active community</p>	<p>Poor public transport (none in the evenings) Flooding Smeath Lane HGVs Parking on some residential roads Untidy 'wasteland' – BDC land, Big Lane, Little Lane, Pinfolds Farm Roadside drains blocked / not maintained Mobile Phone signal Accessibility to Retford limited without a car</p>
Opportunities	Threats
<p>Land available for development Potential for small scale businesses Tourism Development of BDC land for allotments, marina, school parking, outdoor education, "village green", wildlife meadow, footbridge over the beck. Footbridge over the canal Improve footpaths Improve access to Retford by cycle and foot Information on services, e.g. 'dial a ride'.</p>	<p>Unsympathetic housing development – too many, too large Flooding Ageing population (and impact on housing availability and services for the young and working population) HGVs – increasing size Lack of public transport –frequency and early finish Broadband for Businesses Poor mobile telephone cover Water supply service interruptions</p>

60 The key issues raised in the initial consultations and in discussion with the Steering Group are set out below:

Table 3: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
If there is new housing it must be suitable to meet the needs of local people; older people wanting to downsize into smaller market housing and young people wanting their first home.	The Neighbourhood Plan enables greater community influence to require specific housing types (based on local evidence of need).
Lack of community facilities (i.e. open space)	The Neighbourhood Plan can lever in more investment via the Community Infrastructure Levy and contribute to the provision of additional community amenities. Allocating development on the Broad Gores site to enable the provision of more open space and increasing accessibility to the Chesterfield Canal as part of this scheme is an example of this.
The risk of flooding and the need to ensure that new development does not exacerbate the problem in the centre of Clarborough	The Neighbourhood Plan can require new development (on the Broad Gores site and any infill development) to meet specific design and landscaping standards where local evidence shows a flooding problem.
Lack of car parking in parts of Clarborough	This Neighbourhood Plan process has enabled the community to come up with creative solutions to maximise existing car parking at the Village Hall rather than consider the need to provide new car parking.
The need to support local businesses and to create a planning policy framework that encourages new rural businesses to be established	The Neighbourhood Plan can have policies that allow small scale business growth outside the development boundary. It can also support a more flexible approach to home working and using dwellings to provide overnight accommodation.
The limited walking and cycling routes particularly into Retford	The Neighbourhood Plan can work with landowners and others to explore ways in which these routes and connections can be improved or extended.

7 Community Vision

- 61 This vision has been prepared and endorsed by the community and is based on the extensive consultation from December 2013 until September 2014. It is a shared vision that highlights what local people want Clarborough and Welham to be like. As such it complies with paragraph 69 of the National Planning Policy Framework.

Community Vision

In 2030 Clarborough and Welham will still be two separate but mutually supporting villages. Their heritage will have been protected and their access to the countryside improved and extended.

Designed to a high quality and carefully located, development will have benefited local people bringing with it suitable housing, additional community facilities and recreational activities for young and old alike. Access to Retford will have been improved to enable people to walk or cycle safely into the town.

The community will have a vibrant spirit due to the continuing presence of pubs, a shop, a school, the Village Hall and local businesses that provide local services and some local employment.

8 Aims and Objectives

- 62 The Aims and Objectives cover different themes that local residents have highlighted as priorities for the Plan to address; they are the basis upon which the Neighbourhood Plan policies have been prepared.
- 63 The objectives cover a range of economic, social and environmental issues which, together, will ensure that Clarborough and Welham can grow sustainably. The objectives reflect the key issues for the community and the changes the local community wants to see.

Housing	
Aim	Address local housing needs within the Parish wherever possible.
Objective 1	To meet the local requirement for smaller houses for downsizing and for starter homes.

Design	
Aim	To ensure new development is sympathetic to the character of the villages and maintains or improves the setting of the villages within the countryside.
Objective 2	To provide Clarborough and Welham specific design guidance for developers and to require new development to integrate with the existing settlements.

Community Facilities	
Aim	To improve the provision of indoor and outdoor facilities within the villages.
Objective 3	To support the improvement of the Village Hall, a village green and allotments as part of the development of the Broad Gores site.
Objective 4	To provide additional recreational space and facilities for young people and others based on local need (This includes such things as climbing frames for older children).

Flooding	
Aim	Reduce the risk of flooding within the villages.
Objective 5	To ensure the design of new development does not increase the flood risk in the area
Objective 6	To identify the causes of flooding and those areas where flooding significantly affects the quality of life of local people and to encourage proposals that address this.

Environment	
Aim	Extend and improve the access to and quality of public open space and rights of way across the Parish.
Objective 7	To maximise the opportunity created by the development of the Broad Gores site to provide additional recreational space for local people.
Objective 8	To create a village green for Clarborough, a green corridor between the canal and Main Street and a green corridor between Welham and Retford
Objective 9	To identify opportunities where environmental improvements would enhance the enjoyment of the Parish for local people and/or contribute to improving the biodiversity of the Parish.
Objective 10	To maximise the potential of the Chesterfield Canal SSSI, protecting its biodiversity whilst promoting its usage.

Transport	
Aim	To create a safer environment within the villages by reducing the amount of through traffic and providing alternative cycling and walking connections to Retford.
Objective 11	To secure better connections to Retford for walkers and cyclists.
Objective 12	To encourage proposals that enhance pedestrian and cyclist safety and movement along the A620.

Employment	
Aim	Within the context of its rural setting, to encourage new businesses to prosper and to support existing local employment to provide local, sustainable, job opportunities.
Objective 13	To provide a positive planning policy framework for business growth particularly relating to home working.
Objective 14	To ensure broadband connections are fast and reliable and up to national averages.

Tourism	
Aim	Maximise the potential of the area as a tourist destination.
Objective 15	Use the development of the Broad Gores site as the catalyst for the provision of a canal side green space to generate a focal point for canal goers.
Objective 16	To provide a positive planning policy framework for the development of tourist accommodation (particularly bed and breakfast accommodation) to meet the shortfall in provision in Retford as well as to support additional tourist activities within the Parish.

Status of Projects and Actions

- 64 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the plan policies which will play a key part in the implementation of this Plan. Some of these actions relate to improving communications between local groups and/or working with other interested groups to develop Projects that will benefit the local area. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in *Appendix B, page 68*.
- 65 Because of the Community Infrastructure Levy Charging Policy and the opportunity this creates to lever in other public funds, development in the Plan area will bring with it additional investment in the local community (although the amount of CIL is directly related to the amount of local development that occurs). 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.

9 Neighbourhood Plan Policies

- 66 The Neighbourhood Plan Policies will be used to deliver development in Clarborough and Welham up to 2031.
- 67 The policies of the Neighbourhood Plan are formulated from the Vision, Aims and Objectives and will contribute to the delivery of the growth requirements in Bassetlaw.

- 68 When development is proposed within Clarborough and Welham by developers, private individuals or other organisations, these policies will be referred to alongside those contained in the adopted Plans prepared by Bassetlaw District Council, Nottinghamshire County Council and the Government when planning decisions are made.

10 The Need for Sustainable Development in Clarborough and Welham

Justification

- 69 It was clear from the response to the original consultation by the Local Authority on the proposal for the Broad Gores site that a large estate would be unacceptable to the local community. Feedback from the consultation for this Neighbourhood Plan has remained consistent on this.
- 70 However, the temporary loss of both pubs, the local shop and the post office was a reminder of how fragile the local economy is. Consultation feedback also showed there was significant concern about the lack of smaller dwellings for starter homes for young people and for older people to downsize. Local people recognise the value of having some development within the village.
- 71 The site that was proposed for development by BDC remains the site most acceptable to the community for some modest growth. This is because it is a vacant site within the centre of the village and local people can see the potential of the site for wider community benefit.
- 72 This Plan allocates one site for residential development as it is considered that this scheme supports the economic, social and environmental needs of the Plan area.
- 73 Across the Plan area sustainable development means:
- a) The delivery of housing that meets local needs.
 - b) Flexible planning policies that encourage small scale local business growth, outside the development boundary where necessary, for the provision of new business premises or the adaption of residential properties to accommodate some business use (including encouraging overnight accommodation bed and breakfast etc).
 - c) The promotion of cycling and walking routes across the Plan area but particularly into Retford.
 - d) The creation of publicly accessible green spaces for community benefit.
 - e) Policies that maximise the tourism potential of the area as a way of bringing in investment for the benefit of the people and the local environment.
 - f) Promoting a public transport network

- 74 This Neighbourhood Plan provides a framework for decision making on planning applications as is required in the National Planning Policy. The Broad Gores scheme brings tangible community benefits.

11 Key Principle: Pre-Application Consultation on Major Development

Justification

- 75 This Plan is a reflection of the community's need to have greater involvement and influence in shaping the growth of the Parish between 2016 and 2031. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 76 Ensuring the community are involved at an early stage in the planning process will be of benefit to developers as issues can be discussed and resolved at an early stage in the inception of the scheme.
- 77 This community knows its area and people want to be involved constructively to ensure that the Broad Gores site is designed to a high quality. The key principle of pre application for major development applies across the Plan area so that any major development⁵ over the Plan period will require pre application consultation in accordance with this Plan.
- 78 Pre Application Consultation should involve the following:
- a. 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.
 - b. 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.
 - c. A record of the views expressed by local people and the Parish Council.
 - d. 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.

⁵ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

Key Principle: Pre-application Consultation on Major Development

1. Applicants submitting major development proposals are strongly encouraged to actively engage in consultation with the Parish Council and with the community as part of the design process at the pre-application stage.
2. In consulting with the Community it will be considered best practice for the applicant to follow the guidelines set out in paragraph 78.

12 Policy 1: The Development of the Broad Gores site

Justification

- 79 The main driver for this Neighbourhood Plan was the opportunity it gives to shape the extent and nature of development of the Broad Gores site. It also provides the community with the facility to allocate some smaller housing to meet local needs as well as providing development for the provision of:
- Allotments, additional open space and a Village Green, for recreational use.
 - Provide moorings for up to 15 boats.
 - Flood mitigation measures.
 - A footbridge and green pedestrian link that enables easy pedestrian movement from the proposed open space through the new development and connects the site to the main amenities in the village.
- 80 All infrastructure requested through the planning application process is part of the negotiation with the developer and has to be considered in the context of development viability (see para 173 of the NPPF).
- 81 There will be some Community Infrastructure Levy benefits which may assist in delivering some of the above infrastructure, however CIL revenue is windfall in nature and is directly related to the level of local development.
- 82 The CIL contribution will be used as a lever to seek additional funding from public sector and national funding bodies. The Parish Council will work with the community to develop projects in accordance with the objectives in this Plan.
- 83 BDC may allocate monies from their element of the CIL contributions for other initiatives like a contribution towards improved public transport services which would be supported by the community. This would be supported by this Plan however such negotiations will be agreed between BDC and the developer and based on viability.

Broad Gores Description

- 84 The site is shown on Map 6, page 56, (also refer to Map 5 page 55 showing the location of the Development Boundary in relation to the site).
- 85 The Broad Gores site extends to 3.44 hectares and is mostly in the ownership of Bassetlaw District Council but with approximately 0.2 hectares alongside the canal that is owned by the Parish Council. The Chesterfield Canal runs along the north-west boundary. There is a small play area alongside the canal.
- 86 1.3 hectares is within the development boundary the remaining 2.14 hectares was used for arable farming until autumn 2014. A public right of way crosses the site connecting the southern extent of Broad Gores with the play area and then Smeath Lane to the north.
- 87 It has been agreed by the landowners, Bassetlaw District Council, that approximately 2 hectares of land will be transferred as a gift to the Parish Council as part of the negotiations for the disposal of the site. This is dependent on completion of the Neighbourhood Plan.

Community Comments

- 88 Consultation with residents, businesses and visitors between December 2013 and April 2014 raised many issues in relation to the aspirations and concerns within the community. If this site were to be developed it could address a number of those aspirations particularly:
- Provision of allotments;
 - Increased green space and enhancing biodiversity;
 - Provision of more play area;
 - A small number of houses for young people and older people;
 - Potential to provide moorings for boats;
 - Parking for Clarborough Primary School.
- 89 As the Neighbourhood Plan has developed the community have decided that the issue of car parking is not something that should be addressed as part of this scheme. Work is on-going to improve access to the Village Hall car park instead.
- 90 The skate park, whilst loved by young people, was considered too close to two dwellings on Smeath Lane following Environmental Health assessments made by Bassetlaw District Council. Despite measures taken by the Parish Council to reduce the noise problems further assessment still showed noise above permitted levels. The Parish Council reluctantly closed and had the skateboard park dismantled. Due to the parameters established in the noise assessments it is unlikely that the park will be reinstated even if the whole site is developed.

The Chesterfield Canal SSSI

91 The Chesterfield Canal SSSI is widely recognised as a tourist attraction of national significance. It is 'one of the most beautiful and varied waterways in England. Every yard of the canal can be walked on the towpath known as The Cuckoo Way.'⁶

92 The Canal and River Trust Business Plan for 2014-17 has six strategic goals, three of which are:

To enrich people's lives.

To yield economic benefits for local communities and the nation.

To provide special places that people value, sustainable environments and routes.

These ... strategic goals operate interactively to deliver, together, our strategic vision of Living Waterways that transform places and enrich lives.

93 Bassetlaw District Council's Marina Study 2010 noted that:

1. 'lack of moorings is suppressing tourism demand through this medium' this is considered 'unhealthy';
2. Clarborough's 'local' section of the canal has a significant advantage in that is part of 9 miles of lock-free water;
3. Section 4 of the Study highlighted the steady rise in demand for marina facilities, and that in the local area moorings only occasionally become available;
4. Based on national projections, the Chesterfield Canal SSSI should have 300 moorings but only has facilities for 160 and virtually no holiday-hire boats and no service facilities;
5. This issue will be exacerbated when the fully restored Chesterfield Canal SSSI is linked via the River Rother to the Sheffield & South Yorkshire Canal producing a cruising ring.
6. The National Cycle Route (NCN6) from York to Derby enters Bassetlaw in Worksop via the Chesterfield Canal towpath, which makes it accessible along the canal towpath from Clarborough.

94 Employment opportunities in the village are limited at present. Policies 8 and 10 deal with this specifically. However, as part of the proposals to develop this whole site it is suggested that the canal should be widened opposite The Gate Inn to provide up to 15 mooring berths (end on).

95 The community support the creation of moorings in Clarborough as it would increase trade and support the pubs and village shop.⁷

⁶ <http://www.chesterfield-canal-trust.org.uk>

⁷ Questionnaire Consultation in July 2014 via Village Newsletter received 75% support.

- 96 Increased investment by providing moorings would not only create a tourist destination but also generate additional income for local businesses. The additional investment would enable the canal to undergo environmental improvements in accordance with the canal's status as a Site of Special Scientific Interest.
- 97 The scheme would maximise the potential of the Chesterfield Canal SSSI making it a focal point for canal goers. The involvement of the Canal & River Trust in managing the canal works would include a long-term biodiversity plan to protect and enhance the canal corridor.
- 98 For more information about the environmental value of the Chesterfield Canal SSSI please see Section 18 Improve Green Infrastructure and the Natural Environment.
- 99 Approximately 2.28 hectares of the western part of the site will be protected as open space, to be used as a Village Green for the residents of the Parish.

A Footbridge and Green Corridor

- 100 The community consultation was resounding that securing a safe direct pedestrian link from the west of the site along a well landscaped green corridor and over a footbridge to the play park, football field and Village Hall was a really important element of any proposal. Local people can see a real benefit in getting this pedestrian route and it will be negotiated as an important part of any planning permission that a footbridge and a high quality landscaped access through the site are part of any proposal for the development of Broad Gores Site.

Housing Design on the Broad Gores Site

- 101 Residents will support the development of the Broad Gores site if it brings with it significant community benefits. This includes the need to establish safe, direct pedestrian routes to the village centre for the shop, school and Village Hall. Connections between the new and existing housing are also considered important to support a well-integrated community.
- 102 Further detail about the design requirements for residential development is set out in Policy 2.
- 103 Proposals for any development on the Broad Gores site should reflect the variety of housing types, styles, building materials and densities that are evident in the village.
- 104 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document "Successful Places a Guide to Sustainable Housing Layout and Design". The Parish Council support the approach adopted in this guidance and will expect development across the Plan area to be in accordance with the design principles within it. There are particular aspects of the SPD that

this Plan would like to draw to the attention of developers as local people consider them to be of paramount importance for the housing on the Broad Gores site.⁸

105 *Appendix C, p7*, identifies the paragraphs of particular importance. The diagrams below, taken from the SPD are used to highlight the preferred boundary treatment with the one on the left being much more suitable than the one on the right.



106 The SPD is full of examples of good design. The open layout as shown below would be suitable given the relationship of Broad Gores to the proposed open space and the canal.



Housing Type on the Broad Gores Site

107 The location of the Broad Gores Site in relation to the village centre in Clarborough makes it particularly suitable for residents who may have limited mobility or do not possess a car. Given the demographic trends and government analysis that reveals that 60% of the increase in all households by 2033 will be headed by someone over 65, design that reflects the needs of older people will be encouraged. The housing type considered suitable to meet local needs across the Plan area is discussed in more detail in the section on Housing Types.

⁸ *Community Consultation 3 November 2014.*

- 108 In parts of the parish non-fluvial flooding (i.e. surface water run off flooding) is such an important issue that Policy 6 deals with flood attenuation and the design of development to reduce the incidence of flooding.
- 109 The scheme has been tested for viability and the provision of approximately 38 dwellings would meet local need and would enable BDC to secure an adequate return whilst also providing significant opportunities to maximise the benefits of the canal in this part of the village.
- 110 The element of the housing that will be Affordable Housing (i.e. housing for people in need) will be based on BDC's own standards and will be agreed as part of the planning application process between the developer and the Council.

Open Space

- 111 The consultation showed that if the Broad Gores site were to be developed, the community would strongly support the provision of public open space as part of it.
- 112 As part of the development proposals for the Broad Gores site it is proposed to allocate approximately 2 hectares of this as an open space. It is envisaged that when clearly defined and established this could become a designated Local Green Space.
- 113 Ideally a village would have an attractive public open space, which might include a village green with all the main community buildings close by. Clarborough has evolved around Main Street with the Church to one side and the primary school on the other with no village green.
- 114 Over the years newer housing has been built in two separate areas between the old village on Main Street and the Chesterfield Canal SSSI to the west. Access has been from Smeath Lane to the north and Big Lane to the south and the Broad Gores site has remained undeveloped in between.
- 115 This land, which is in public ownership, includes a small play area. To the west, the land is bounded by the canal and agricultural land and to the east it narrows but could be linked through to the public playing field and the village centre by the installation of a footbridge over Clarborough Beck.
- 116 There is the potential to create a new open space within the Village by linking the existing playing field with this new area. The proposed open space may include allotments and access for servicing them. The community consultation for this Plan revealed strong support for the provision of allotments within the Plan area.

- 117 The furthest point of the site (the boundary on the west is only 400m or 5 minutes walk) from the village hall and will be easily accessible from all parts of the village by the existing public right of way that runs across the site.
- 118 Significantly, this open space would improve access to the Chesterfield Canal (the SSSI which runs along its north-western boundary). It also provides a green corridor to link the existing village amenities (Village Hall, school, play park, football field, shop, King's Arms public house) on Main Street to the canal, potential new canal moorings and The Gate Inn public house. It would also link the two existing housing areas and give pedestrian access into the school.
- 119 As well as footpaths and a cycle way, the open space area could include seats, a play area for older children and other recreational equipment and information signs. An area of wild flowers; tree and shrub planting, a flow balancing pond to assist flood alleviation and a wildlife pond could also be created.
- 120 This new open space in Clarborough would give the village an improved identity and a focal point for recreation. It would provide improved recreational facilities for the village and, together with a potential mooring, it would attract visitors into the village to make for a more vibrant community.
- 121 When defined and established it is intended that this new open space should be designated as a Local Green Space in accordance with the criteria in paragraph 77 of the NPPF.
- 122 The site proposed as a new open space is shown in Map 7, page 57.

Policy 1: The development of the Broad Gores site: housing, open space and canal side community facilities

1. The following development is proposed on the Broad Gores Site in accord with the indicative Plan (as shown in Map 7 page 57):
 - a) The development of approximately 38 houses on the eastern part of the site; and
 - b) The provision of approximately 2 hectares of open space between the proposed new housing and the Chesterfield Canal SSSI; and
 - c) Development to realise the tourist potential of the Chesterfield Canal SSSI, which may include the provision of additional moorings.
2. All development proposals will be required to demonstrate that they do not impact harmfully on the significance of the Chesterfield Canal as a Site of Special Scientific Interest.
3. Proposals for residential development will be required to demonstrate that:
 - a) boundary treatments and aspects are appropriate to a rural setting; and
 - b) the layout maximises opportunities to integrate into the village through creating new connections and improving existing ones and allows for easy, direct movement to and from the village centre and surrounding area, whilst not creating a through route for traffic between the two existing sections of Broad Gores. This should include the provision of a footpath and associated footbridge via a green corridor through the site; and
 - c) The development includes a variation of styles and types to reflect the existing character of the village, except where it includes a group of housing of a particular type to meet local need, for example retirement housing.
 - d) An area of approximately 2 hectares between the proposed residential development and the Chesterfield Canal SSSI is made available as public open space.
4. On the area identified as open space:
 - a) New development will not be permitted unless it is consistent with its predominantly open and undeveloped character; and
 - b) Opportunities to improve public access and recreational use that supports the flow and function of the Chesterfield Canal SSSI will be encouraged; and
 - c) The development of the canal moorings should be part of a comprehensive management plan for this section of the Canal; and
 - d) Proposal which conserve, enhance and/or restore the biodiversity of the area will also be encouraged.

13 Policy 2: Design of Residential Development

Justification

123 Due to Clarborough's economic evolution from a mainly agricultural settlement to a village supporting workers in nearby towns, cities and even London, the village has evolved incrementally over time. There is no one housing design or material that recurs throughout. Rather its character comes from its mixture of housing types and styles.

124 Where development has evolved over time one of the pleasures of walking around the village is this variety of styles, which combines with the glimpses of open countryside.

125 However, there are small pockets of housing with a specific style (for example parts of Church Lane in Clarborough) and where such a character is clearly distinguishable, new development should respect the character of its surroundings.

126 Densities also vary across the village reflecting this mix of housing types and styles.

127 In addition to the SPD, this Plan also encourages the use of Building for Life 12 (BFL12) by developers in the preparation of their planning applications. BFL12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. (It is not to do with the national technical standards for construction that are delivered via building regulation.) It can be used at all stages in the design process to check that new development is meeting the standards required.

128 Bassetlaw's 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.'

129 BFL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

- Integrating into the neighbourhood;
- Creating a place; and
- Street and home.

130 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should:

- Secure as many 'greens' as possible
- Minimise the number of 'ambers' and;
- Avoid 'reds'.

131 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. The industry standard for high quality design is 9 greens and no reds.

132 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. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the location of the Broad Gores site at the centre of Clarborough and adjacent to the Chesterfield Canal (which is a Site of Special Scientific Interest) and the open countryside.

Policy 2: Design of Residential Development

- 1. Proposals for residential development will be required to demonstrate that:**
 - a) the design has thoroughly considered the local character in terms of street types, building detailing, colours, shapes and materials, landscaping and relationships between public and private spaces; and**
 - b) the development enhances the distinctiveness and quality of the village.**
- 2. For major development, applicants will be required to produce a report to demonstrate how their scheme accords with Building for Life 12 standards. Schemes will be expected to meet the industry standard of no red scores and 9 green scores unless it can be demonstrated that this cannot be achieved for reasons of viability or the specific characteristics of the site.**

14 Policy 3: Housing Types

Justification

133 The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)

134 A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities⁹. Ensuring that the villages of Clarborough and Welham have a more balanced provision of house types to meet the needs of young and old, and of people on different incomes is an important aim of this Neighbourhood Plan.

135 Planning Practice Guidance on *Housing and Economic Development Needs Assessments* identifies that planners should seek to consider the needs of specific household groups.

136 Consultation focused on the need for market housing in the Parish. It is recognized that across Bassetlaw there is also a need for affordable housing but the community considered that this was adequately addressed in the District Council policy (the affordable housing target is 25% in Clarborough: Core Strategy Policy CS8)

137 National, district wide and local evidence supports the Neighbourhood Plan Policy 4 Housing Type as follows:

- a) Generation Stuck: Report 2016¹⁰, based on a Yougov Poll, 33% of home-owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
- b) Government policy states that 'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'.¹¹
- c) SHMA 2014 covering Bassetlaw's Housing Market Area: 25% of households is headed by someone over 65 across the district and this will increase by 13% by 2033. The SHMA identifies a likely need 'to support demand for bungalows'.

⁹ NPPF para 69

¹⁰ Generation Stuck Report at <http://6c6ad24b91280faab9ef-a33e598b21c2445c4eca86a9b4f92e58.r96.cf3.rackcdn.com/ILC-downsizing-report.pdf>

¹¹ Laying the Foundations: Government Strategy 2011 at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

- d) Clarbrough and Welham Parish has a much older population at 25% over 65 compared to the District 19%.
- e) 62% of all dwellings were detached compared to 36% across the district (although analysis of house size based on bedroom numbers suggests they are not all large homes)
- f) 26% of households in Clarbrough and Welham have no children compared to 22% in the district.
- g) Average selling price 2015-2016 was Welham £304,000, Clarbrough £199,000,¹² Bassetlaw £149,000¹³
- h) Clarbrough and Welham Parish is within the Clayworth Ward. The SHMA 2014 includes this area within Rural East. The SHMA calculated a housing size requirement between 2013 and 2031 as follows:

Table 70: Market Housing Size Requirements (2013-31)

Sub-Market	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Worksop	4%	40%	47%	9%	100%
Retford	7%	50%	20%	23%	100%
Rural North West	1%	29%	53%	17%	100%
Rural South West	3%	38%	50%	10%	100%
Rural East	2%	28%	40%	30%	100%
DISTRICT	4%	39%	41%	17%	100%

Source: Housing Market Model

138 *Appendix G, p 77*, provides a more detailed analysis of the data to support housing type Policy 4.

139 There is evidence from the local consultation to show that the demand for smaller market dwellings is increasing. There is also local concern about the need to continue to attract families and younger people to the Parish to maintain the existing facilities like the school and the shop.

140 The SHMA analysis shows that 35-40% of the market dwellings provided should be 2 bed. Currently only 20% are 2 bed; reflecting the location of the Parish in the Rural East Sub-Market this should increase to 28% and development on the Broad Gores site should provide a mix of house types but particularly address the current shortfall in 2 bedroom properties.

141 The Broad Gores site is well located in relation to the centre of Clarbrough and a scheme that included houses for older people or suitable for starter

¹² Zoopla on 17.3.16

¹³ Proviso Property Web site 17.3.16

homes would be particularly encouraged as it responds to the wishes of the community and would meet demonstrable need.

Policy 3: Housing Type

- 1 Planning applications for housing are required to deliver a housing mix that reflects the demonstrable need for smaller dwellings, particularly two bedroom, and a limited number of 4+ bedroom market dwellings.**
- 2. Developers should show how the most up to date published assessments of housing need at either a district or local level have been taken into account in the housing mix proposed.**

15 Policy 4: Infill Development

Justification

142 It is possible that, over the Plan period, sites within both the villages will come up for redevelopment. The low density housing which is a feature of parts of both settlements lends itself to such infill opportunities. The cumulative effect can change the character of the area.

143 The NPPF para 53 supports policies to resist inappropriate development of residential gardens where this would cause harm to the local area.

144 Development on infill plots is still expected to respect the surrounding character and densities in accordance with policy DM4Bi of the Core Strategy and to be in accordance with the design policies in this Plan.

145 Although the character of the two settlements is varied there are pockets of distinguishable and specific character (for example parts of Church Lane, Clarborough). In these locations the design must be sympathetic to this character.

146 Applicants are also encouraged to use the Supplementary Planning Document “Successful Places a Guide to Sustainable Housing Layout and Design” already referenced to provide the community with the assurance that the highest standards of design are being adhered to.

147 Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these infill sites will be in the centre of the village, smaller dwellings suitable for older people or those with

mobility issues will be particularly supported. Equally, smaller properties in the centre of the village would also be suitable for young people looking to own or rent their first property.

148 A small restricted gap should be comparable in size and scale to the plots of adjoining properties and should be able to accommodate the number of units proposed. The dwelling should be of a similar size, scale and massing to those in the area with amenity circulation space comparable to adjoining properties.

149 Bassetlaw's Green Infrastructure Study 2010¹⁴ states that land drainage capacity problems are exacerbated by infill development. Any further infill development in areas of high flood risk must not exacerbate flooding issues. (see also the section on reducing the risk of flooding).

Policy 4: Infill Development

- 1. Applications for residential development on infill and redevelopment sites in Clarborough and Welham will only be supported where the proposals are of a high design quality and where such development meets the following criteria:**
 - a) Fills a small restricted gap in an existing frontage or on other sites within the built up area of the village where the site is closely surrounded by buildings; and**
 - b) It is in keeping with the character of the area particularly in relation to historic development patterns and building plot size.**
- 2. Proposals that include smaller dwellings to meet local need on infill sites that are within safe walking distance of local amenities will be encouraged.**

¹⁴ See BDCs web site: Green Infrastructure Study page 23

16 Policy 5: Reducing the Risk of Flooding

Justification

- 150 Part of the Plan area is low lying; both Clarborough and Welham sit at the bottom of an escarpment which rises to 75 metres above sea level at various points to the east. During heavy rain there is significant surface water run off along Pinfold Lane and Shady Lane in Welham and along Clarborough Hill, Miller's Court and Church Lane. This run-off floods onto Main Street in Clarborough. Flood water has caused considerable internal damage to a number of properties on all the roads as mentioned, as well as on Big Lane and Little Lane.
- 151 Map 8, page 58, shows the water courses and areas that experience significant and regular¹⁵ surface water. The Bassetlaw District Council's Strategic Flood Risk Assessment 2009 gives further detail within the Parish. (Maps 9 & 10, pages 59 & 60)
- 152 A watercourse runs down from near Whinleys Farm and through Clarborough village as shown on Map 8, page 57. However it is not always adequate to take away the water that runs off the surrounding hills. Historically the village has suffered from periodic flooding; in more recent years the village has suffered frequent significant flooding

¹⁵ *At least once every year.*

- 153 The Core Strategy notes that *'it is clear therefore, that, especially with the effects of climate change and the increase in housing numbers (resulting in greater surface water run off), measures need to be put in place to ensure that new development is located in areas at the least risk of flooding.'*¹⁶ Similarly it will be important to ensure that existing drainage and sewage issues are not exacerbated by new development pressures.'
- 154 The construction of the primary school was delayed and the design was reconfigured, reducing the size of the school when the site flooded as construction started.
- 155 The inadequacy of the drainage in Clarborough is such that DM12 of the Core Strategy lists Clarborough as a settlement where development would only be supported *'where it demonstrated to the Council's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.'*¹⁷
- 156 Government guidance now requires 'all major development to ensure that sustainable urban drainage systems for the management of run off are put in place.'¹⁸
- 157 Severn Trent Water noted in its response to the draft Neighbourhood Plan that *'greater emphasis needs to be paid on the consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.'*
- 158 A URS Report found that 'there is no policy or relevant flood risk information available from Nottinghamshire County Council (NCC) for [the District]. 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.'¹⁹
- 159 It is likely that flooding has been caused by the cumulative impact of the growth of Clarborough in particular (and less so in Welham) in the last 40 years combined with the climate change.

¹⁶ Core Strategy para 5.44

¹⁷ Core Strategy Policy DM12b

¹⁸ Written statement HCWS161

¹⁹ URS Shireoaks Building Evidence Base March 2014

- 160 In September 2015 BDC conducted a Topographical Survey of the village in preparation for remedial action which is planned for about 2020.
- 161 Any new development must not add to a problem which is already acknowledged.
- 162 Map 12, page 62, shows all the public and private drains in the vicinity of the Broad Gores Site.
- 163 Neighbourhood Plan Policy 5 provides a local framework which, as it is in conformity with the NPPF, should be used to bolster policy DM12 and will sit under and support NCC's Local Flood Risk Management Strategy when it is produced.
- 164 Policy 5 requires specific flood attenuation measures and mitigation to reflect the issues raised in DM12 and sets out locally acceptable solutions.

Policy 5: Reducing the Risk of Flooding

- 1. Development, which is consistent with other development plan Policies within Clarborough and Welham, will be supported where it can be demonstrated that the scheme will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.**
- 2. Development in flood sensitive areas and those which feed into flood sensitive areas will be designed and constructed to prevent any increase in the level of flood risk on the site.**
- 3. The development proposed should be self-sufficient through the incorporation of Sustainable Urban Drainage Systems.**
- 4. Development will only be permitted where it does not result in the loss of an open watercourse.**
- 5. Development which utilises permeable surfacing will be encouraged.**

17 Policy 6: Improve Green Infrastructure and the Natural Environment

Justification

- 165 At the national level, the Natural England Landscape Character Assessment shows that the villages of Clarborough and Welham lie on the boundary between two distinct Landscape Character Areas. To the east of Clarborough and Welham is National Character Area 48 – The Trent and Belvoir Vales. The Trent and Belvoir Vales is characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. It is a low-lying rural landscape with relatively little woodland cover. To the west is National Character Area 39 – The Humberhead Levels. The Humberhead Levels is a flat, low-lying and large scale agricultural landscape.
- 166 At the county level, the Bassetlaw Landscape Character Assessment, which is part of the adopted Local Development Framework, shows that to the west of Clarborough and Welham lies the Idle Lowlands (the southern extension of the Humberhead Levels) and to the east lies the Mid Nottinghamshire Farmlands. The villages of Clarborough and Welham are located within the Mid Nottinghamshire Farmlands Policy Zone 04, with the Idle Lowlands Landscape Policy Zone 08 to the west.
- 167 The Mid Nottinghamshire Farmlands Policy Zone 04 has a very good landscape condition and the overall Landscape Policy for the zone is 'Conserve' which is the highest category within the assessment. The Landscape Actions for the Policy Zone in which the village of Clarborough and Welham are located are as follows:

Policy Zone 04

Landscape

Conserve historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary

Conserve and enhance woodland/plantation blocks, seek to reinforce green infrastructure and habitat creation where appropriate

Conserve the biodiversity and setting of the designated SSSIs and SINCs, seek to enhance where appropriate

Conserve permanent, improved and unimproved pasture

Built features

Conserve the open rural character of the landscape by concentrating new development around the existing settlement of Hayton and Clarborough at the west boundary of the Policy Zone and small scale development of appropriate design around existing hamlets

Conserve and respect the local brick vernacular in any new development.

Contain new development within existing field boundaries

168 The Idle Lowlands Landscape Policy Zone 08 to the west also has a very good landscape condition and the overall Landscape Policy for the zone is 'Conserve'. The Landscape Actions for this Policy Zone are as follows:

Policy Zone 08

Landscape features

Conserve permanent pasture and seek opportunities to restore arable farmland to pastoral

Conserve and enhance tree cover and landscape planning generally to improve visual unity and habitat across the Policy Zone

Conserve the ecological diversity and setting of the designated SINC, seeking to enhance where appropriate

Conserve the historic field pattern, maintain existing strong hedgerow structure, restore and reinforce poor hedgerow boundaries where necessary and reinforce with additional hedgerow trees as appropriate

Conserve network of drainage ditches

Built Features

Conserve the open rural character of the landscape by concentrating new development around the north-eastern fringe of Retford

Conserve and be sympathetic towards the local architectural style in any new development

Conserve and respect the character, setting and historic integrity of Bolham Hall and Manor House

Contain new development within existing field boundaries

Create woodland areas to contain and soften built development, preferably in advance of new development

169 Natural England classifies the agricultural land around the two villages as good to moderate.²⁰

170 Green Infrastructure is the umbrella term used to describe all the different elements that form the network of natural and semi natural open spaces within and around our towns and villages and open countryside. Green Infrastructure covers a variety of types of spaces including woodland, parks and gardens, green lanes, public rights of way, church-yards, sports facilities, water-courses.

171 Bassetlaw's Green Infrastructure Survey 2010 identifies two Sites of Special Scientific Interest (SSSI) and six Sites of Important Nature Conservation (SINC) within the Plan area. (see *Appendix D, p 71*) The Survey identifies a lack of corridors of 'strategic value' that connect these green assets. All the

²⁰ See natural England web site and
file:///C:/Users/Helen/Downloads/10-111e%20East%20Midlands%20Region%20250k%20ALC.pdf

designated green assets are listed in full at *Appendix D, p 71*. The Survey supports the improvement and extension of the network of footpaths and bridle paths that cross the Mid North Nottinghamshire Farmlands and the Plan area in particular. Claborough and Welham Parish is fortunate then to have the Chesterfield Canal SSSI, the Cuckoo Way and the Trent Valley Way running through its area.

- 172 Claborough Tunnel (SSSI) is an 8.5 hectare site managed by Nottinghamshire Wildlife Trust. As part of their Idle Valley Project (approximately 3.5 miles to the west) the Wildlife Trust aim to link the Reserve to the footpaths and bridleways with a loop to the canal. The ClaWe NP supports this project and will focus any available resources to assist with its implementation (see Projects at *Appendix B, p 68*).
- 173 The Chesterfield Canal SSSI is managed by the Canal and River Trust. Proposals for the provision of canal moorings at the Broad Gores site must not have a negative impact on the biodiversity of the canal corridor. The promotion of a scheme to provide moorings and maximise the potential of the canal as a recreational space must not diminish this highly cherished and extremely rich natural asset. There is more about the Canal in Policy 10: Promoting Tourism.
- 174 The Landscape Character Assessment identifies the limited provision of green infrastructure assets in the wider area beyond the Parish boundary compared to other parts of the district. This emphasises the need to make the most of these assets and to support other organisations such as the Chesterfield Canal Trust and the Nottinghamshire Wildlife Trust in their environmental programmes.
- 175 Map 11 page 61, shows the green infrastructure assets in the Plan area. A detailed action plan has been prepared by the Neighbourhood Plan Steering Group. See *Appendix E, p 72*.

Policy 6: Improve Green Infrastructure and the Natural Environment

- 1. All development outside the development boundary which is directly related to improving or extending cycling, walking or bridleways will be permitted where the proposals:**
 - a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study; and**
 - b) are for enhancing, understanding or protecting the biodiversity; and**
 - c) for improving access to the local wildlife sites as identified on Map 11, page 61; and**
 - d) are consistent with other development plan Policies.**
- 2. Proposals that create cycling and walking routes to Clarborough Tunnel and the Chesterfield Canal SSSI will be particularly encouraged.**
- 3. Where applicable, development proposals will be expected to demonstrate how they protect and enhance existing green infrastructure assets affected by the development and show the opportunities taken to improve linkages both to existing and new green infrastructure assets and to residential areas.**

18 Policy 7: Supporting Local Businesses

Justification

176 The Parish is a rural environment. Farming has historically provided the economic cornerstone of the area although, in reality, since the mid 20C the largest employers have been the power stations and the manufacturing, financial and retail services in nearby towns and cities. There are 26 businesses situated within the Parish²¹. 9.6% of the Parish's residents are self-employed compared to a district average of 8.3% and local people are more skilled and more qualified than the district average.²²

177 Maximising the Parish's economic potential will be crucial for the sustainability of the area in the future. Given the age structure of the Parish, it is important to encourage businesses to establish themselves in the Plan area. Increasing the strength of the local economic base is an important objective of this Plan.

178 The early stage of consultation with villagers identified that there was support for encouraging employment opportunities within the villages. At that stage (April 2014) there were 4 elements to the consultation about employment:

- identifying sites for extending businesses or for new businesses;
- a positive framework for the growth of other businesses including home-based working;
- internet connections that are fast and reliable;
- the use of electronic communication to inform the wider community about Clarborough & Welham.

179 In all four areas over 75% of respondents to the survey supported these aims. The difficulties for villagers without transport, and for young people in particular, to find employment in the area are powerful reasons to include a policy that supports small scale employment.

²¹ Large majority are home based

²² ONS Census 2011

180 Policy 7 takes a criteria based approach with a presumption in favour of small-scale development reflecting local views on the need to encourage economic diversification. This is also in accordance with the NPPF para 28.

Policy 7: Supporting Local Businesses

- 1 The conversion of redundant farm buildings to employment uses will be supported where:**
 - a) There would not be any unacceptable environmental impacts that could not be overcome;**
 - b) The structural integrity of the original farm building is retained.**
- 2 Proposals for the development of employment uses will be supported where the scheme meets the following criteria:**
 - a) development is principally for B1 or B2 use; and**
 - b) the scale, design and form is in keeping with its surroundings;**
 - c) the nature of the operation does not affect the amenity of the surrounding area; and**
 - d) it will not create or exacerbate environmental or highway safety problems; and**
 - e) the site is within or adjoining the existing development boundary of Clarborough or the built-up area of Welham.**

19 Policy 8: Better Broadband

Justification

181 The desire to work from home is driven by digital technology, an ageing population reluctant to commute and an increase in self-employment generally. Given the socio demographics in the Parish the availability of high speed broadband will become increasingly important to local people wishing to continue working at home.

182 A recent study done by the Office of National Statistics showed that in the UK 13.9% of the population sometimes work from home (3.5% work from home all the time). Significantly for Clarbrough and Welham, this study showed that growing numbers of home workers tend to be self-employed, older, live in rural areas and earn more than the rest of the population. Across the UK 38% of those over 65 who are working, worked from home compared to 5% of 16-24 year olds. In the Plan area 3.9% of people aged 16-74 work from home compared to a district average of 3.2%.

183 The “Better Broadband for Nottinghamshire” submission has proposed the delivery of superfast broadband to the locations serving all residential, business and public premises by the end of 2015. However, experience elsewhere suggests that this timetable may not be adhered to. New business development, which may well be at a distance from the existing villages and settlements must be able to access superfast broadband when available in the Parish.

184 Policy 8 is intended to ensure that all developers consider the connectivity requirement of their proposals at an early stage. The world of telecommunications is changing rapidly. However, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering better connectivity. This policy is intended to ensure that where new housing development, or the redevelopment of roads and utilities, takes place the opportunity is taken to contribute to the provision of ducting for communication purposes and that these opportunities are maximised to benefit the local community.

185 A better broadband connection will increase the opportunity for home working. This can also bring various benefits to a village like Clarbrough including reduced car usage (especially at peak times) and increased vibrancy in the village in the day time (especially if commercial opportunities like the pubs can provide social and business facilities.)

186 The Parish Council supports the growth and development of small businesses and home working.

187 Neighbourhood Plan Policy 9 supports development that allows the local business economy to thrive over the Plan period.

Policy 8: Better Broadband

- 1. All new development should demonstrate how it will contribute to, and should be compatible with, current digital connectivity where practicable.**
- 2. Proposals that provide access to superfast broadband to serve properties and business developments in the Parish will be supported.**
- 3. Where there is no current access to the superfast broadband network, residential developments should be designed to facilitate connection when it is made available.**

20 Policy 9: Promoting Tourism

Justification

188 This Neighbourhood Plan provides a positive planning policy framework for the development of tourist accommodation (particularly bed and breakfast accommodation) to meet the shortfall in provision in the Retford area as well as to support additional tourist activities related to the creation of canal side facilities in the centre of Clarborough (e.g. interpretation centres).

189 This section focuses on the potential role of tourism and the opportunities that have been identified through the community consultation and the findings of local studies that support this approach.

190 A number of district and wider consultations have taken place over the past 4 or 5 years leading to the establishment of North Nottinghamshire Place Board (see below). These consultations have identified tourism as one of the key priorities for developing business and employment potential within the Parish and wider area.

Key factors include:

- Connections to national road routes such as the A1 and M1 which pass close to the area.
- East Coast mainline rail links through Retford (3 miles from Clarborough).
- Doncaster/Sheffield Robin Hood airport within easy (30 min) reach²³.

²³ <http://www.robinhoodairport.com>

- Vast range of tourist attractions within 10 – 15 miles everything 'Robin Hood', Pilgrim Fathers, Cresswell Crags and Clumber Park. Further afield the road and rail links give relatively easy access to York and Lincoln, London and Scotland.
- Rich walking infrastructure such as the Mayflower Trail, a circular tour of 38-40 miles visiting the historic villages and sites of Pilgrim Fathers' Country, those relating to the Chesterfield Canal and the footpaths infrastructure in the wider area such as the Cuckoo Way and Trent Valley Way.²⁴
- Local shopping experiences in major cities within easy reach (Sheffield, Nottingham, Doncaster, Lincoln) are complemented by Retford only 2 miles away which is being promoted by both North Nottinghamshire Place Board and also Totally Locally Retford.

191 Whilst there are several bed-and-breakfast venues in the Retford area there is no tourist accommodation within the Neighbourhood Plan area. Neither of the village pubs has accommodation facilities which means that for significant tourist groups, such as walkers, cyclists, those using the canal or those wanting cheaper options such as bed-and-breakfast, the Parish lacks all such facilities.

192 Retford Business Forum has also identified a lack of local accommodation as an issue when larger events are organised for businesses.

Policy 9: Promoting Tourism

- 1. Development will be particularly encouraged where it enhances the offer of tourist facilities by:**
 - a) extending the offer of accommodation for visitors or;**
 - b) providing facilities which provide information on and interpret the Plan area.**

²⁴ <http://www.nottinghamshire.gov.uk/enjoying/countryside/walking/>

21 Other Aspirations

193 This section sets out the issues that were developed as part of this Neighbourhood Plan process and for which there was considerable community support. They have not become policies either because they relate to matters that are beyond the scope of a Neighbourhood Plan or because they are not currently deliverable.

194 They are recorded, however, as they reflect the aspirations of the community and their implementation will contribute to achieving the vision for this Neighbourhood Plan. Where practicable, the Parish Council will continue to seek ways of progressing these areas of interest or concern.

Community Buildings

Justification

195 There is one Village Hall for both Clarborough and Welham. It is used every day and is occupied every weekday morning and afternoon, 4 evenings per week, with the smaller Halford Room used 2 mornings and 1 afternoon per week for the Post Office. In addition there are monthly evening meetings by WI and Parish Council. From September to February rehearsals for the Village Pantomime take place on the spare evening each week.

196 One of the aspirations of the community is to fund the extension of the current Clarborough Village Hall. Once this Neighbourhood Plan is 'made' the community will receive 25% of the Community Infrastructure Levy (CIL) funds for any new development within the Parish. The money raised from CIL may be used in part to fund improvements to the village hall. This is listed as an action at *Appendix B, p 68*.

Traffic

Justification

197 Throughout the community consultation the inadequacy of A620 to cope with the large number of heavy goods vehicles that use it was one of the biggest complaints. There is a constant problem with high sided vehicles missing the numerous warning signs for the low bridge where the train line crosses between the two villages.

198 Nottinghamshire County Council installed a second low bridge warning gantry in 2016. At present, and for the foreseeable future, the high-sided vehicles are routed down Tiln Lane (Retford) and Smeath Lane, having to go over a Listed and very small humped back canal bridge.

- 199 A bypass taking through traffic going from Retford to Gainsborough has been discussed for many years and is supported by some residents. However, highway planning is classed as a strategic matter and is not within the remit of a Neighbourhood Plan. An action in *Appendix B, page 68*, is to continue to lobby Nottinghamshire County Council to address these significant transport issues which could include altering the signage and working with hauliers.

Create a Walking and Cycling Route into Retford

Justification

- 200 Given the proximity of both villages to Retford and the topography (mainly flat) the provision of a safe cycling and walking route between the town and the Parish is strongly supported by the community, especially by young people.
- 201 Improved non-vehicular mobility will enable everyone including older people and children to walk and cycle. The benefits of 'incidental exercise' to health and wellbeing are well evidenced.
- 202 It has not been possible to progress this idea further, however, it remains an aspiration of the Parish Council and the local community to promote a safe walking and cycling route to Retford.
- 203 The Parish Council will continue to seek ways of working with the Highways Authority and others to create a shared footpath and cycling route into Retford.

Residential Development on Former Industrial Premises at Pinfold Farm, Welham

- 204 The community in Welham recognise the need to provide some development if they are to secure resources to implement other proposals in this Plan. The former industrial premises on land at Pinfold Farm, Welham has an extant permission for 9 dwellings. This site is adjacent to Welham Hall and Welham Grange, both Grade 2 listed buildings. The derelict state of the site remains an eyesore and the issue was raised during various consultations for this Plan.
- 205 This Neighbourhood Plan supports the implementation of this scheme where it delivers dwellings designed to a high quality in keeping with their rural location.

Energy and Water Efficiency of New Development

Justification

206 The villages of Clarborough and Welham offer residents a quality of life that is reflected in their house prices and land values. The average asking price in Welham according to Zoopla is £365,000, reflecting the size of the properties available. The average house price in Clarborough is £157,000. The average house price in Bassetlaw is £143,000. It is reasonable to expect that new development should not only achieve a high quality of design but also of energy efficiency.

207 Requirements to achieve sustainable homes now form part of the national technical standards that will be implemented as part of the Building Control process rather than through planning policy. However the consultation on this Plan revealed considerable support for development that seeks to incorporate the use of renewable energy technologies and other low energy techniques in the construction of new dwellings.

208 In commenting on a draft of this Plan Severn Trent Water recommend that all new development considers the following water efficiency measures.

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

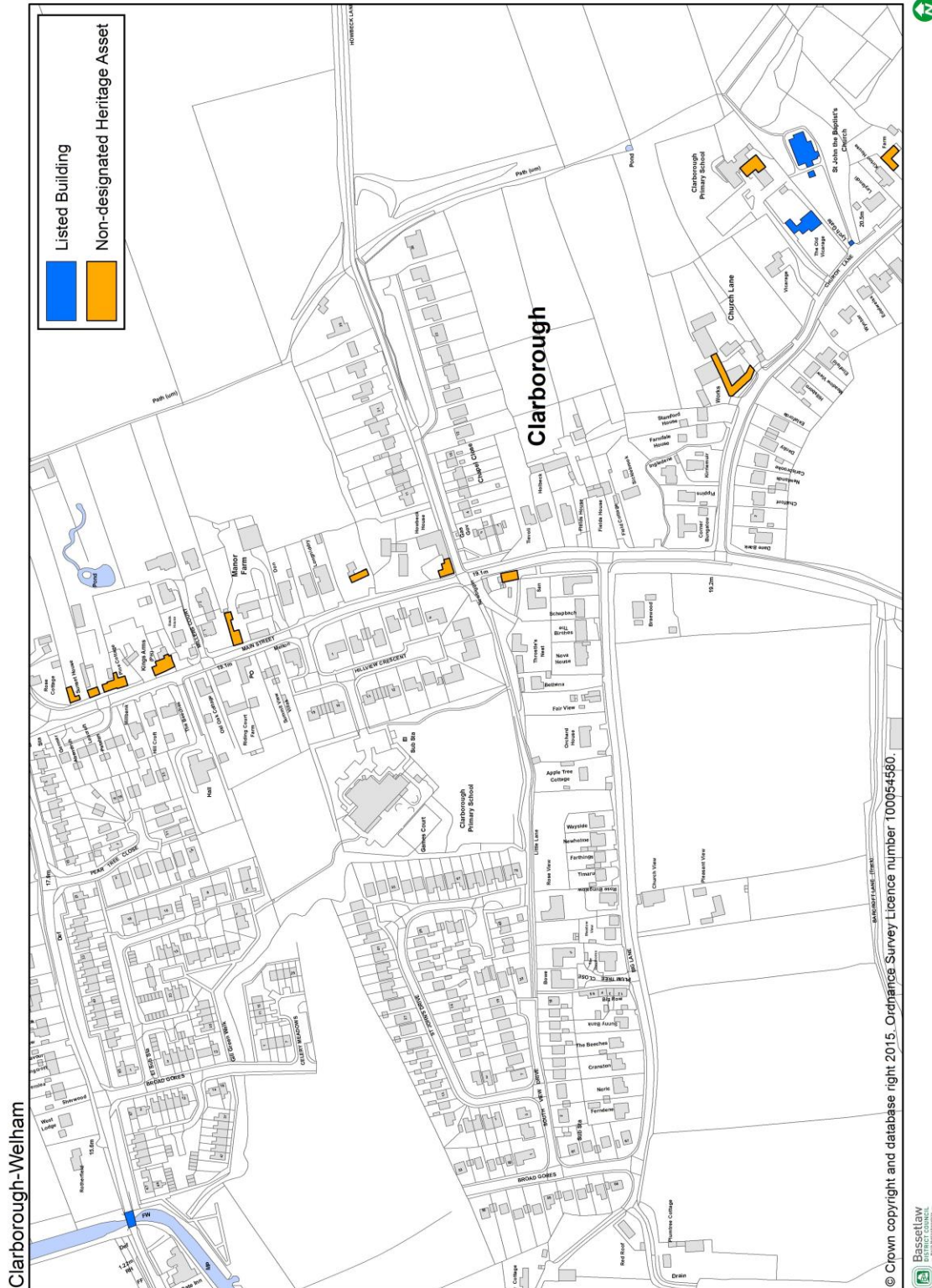
209 This Plan supports such measures which are in accordance with the principle of promoting sustainable development in the Parish.

22 Implementation and Review

- 210 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Clarborough and Welham Parish Council will also be actively involved, for example as part of the pre application process as outlined in Policy 1. Whilst Bassetlaw District Council will be responsible for development management, Clarborough and Welham Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 211 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. The need for additional education and health provision as a consequence of new development is expected to be delivered as part of the usual Local Plan process.
- 212 As Bassetlaw District Council has an adopted Community Infrastructure Levy (or its successor) this could be a substantial source of funding for Clarborough and Welham. The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other government initiatives as they become available.
- 213 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to the environmental improvements.
- 214 Not all enhancements will be deliverable on the back of development, but as part of the implementation of this Plan, the Parish Council will actively seek external funding (e.g. Lottery) to bring forward particular projects. (See Appendix B, page 68, for the list of projects/actions). 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 practical to complete them.
- 215 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 stakeholders as required by legislation.

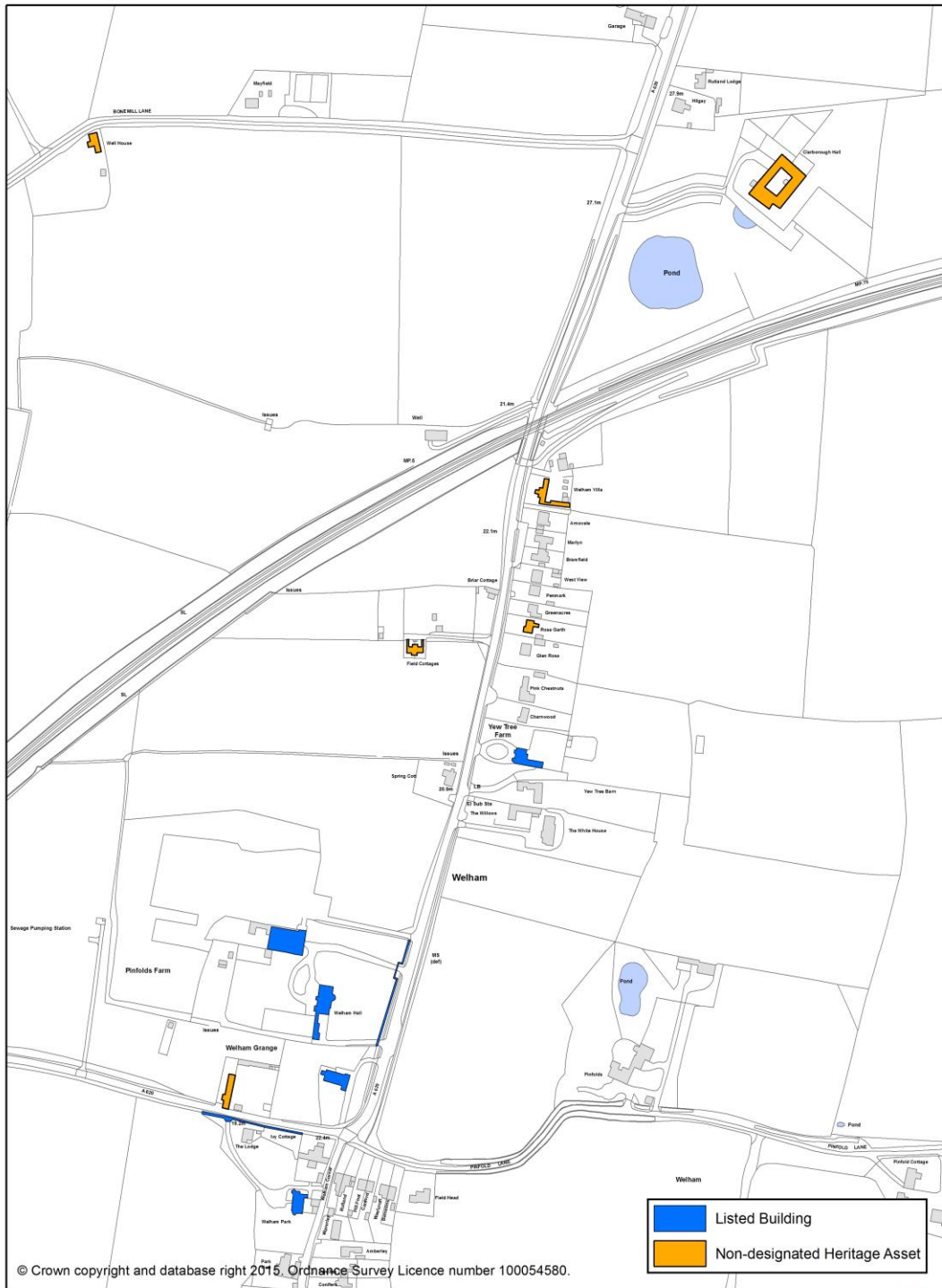
Maps

Map 2: Heritage Assets Clarborough

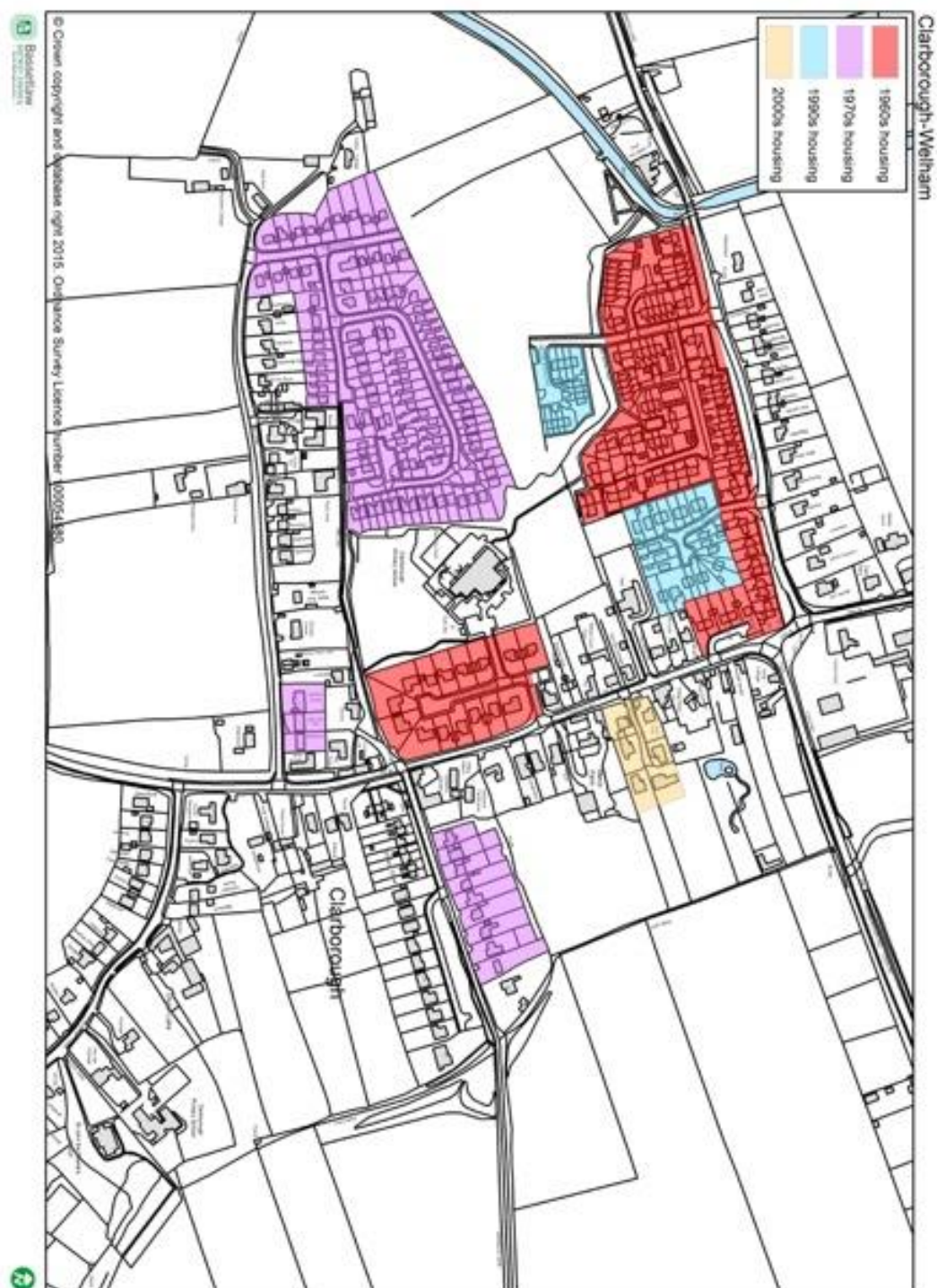


Map 3: Heritage Assets in Welham

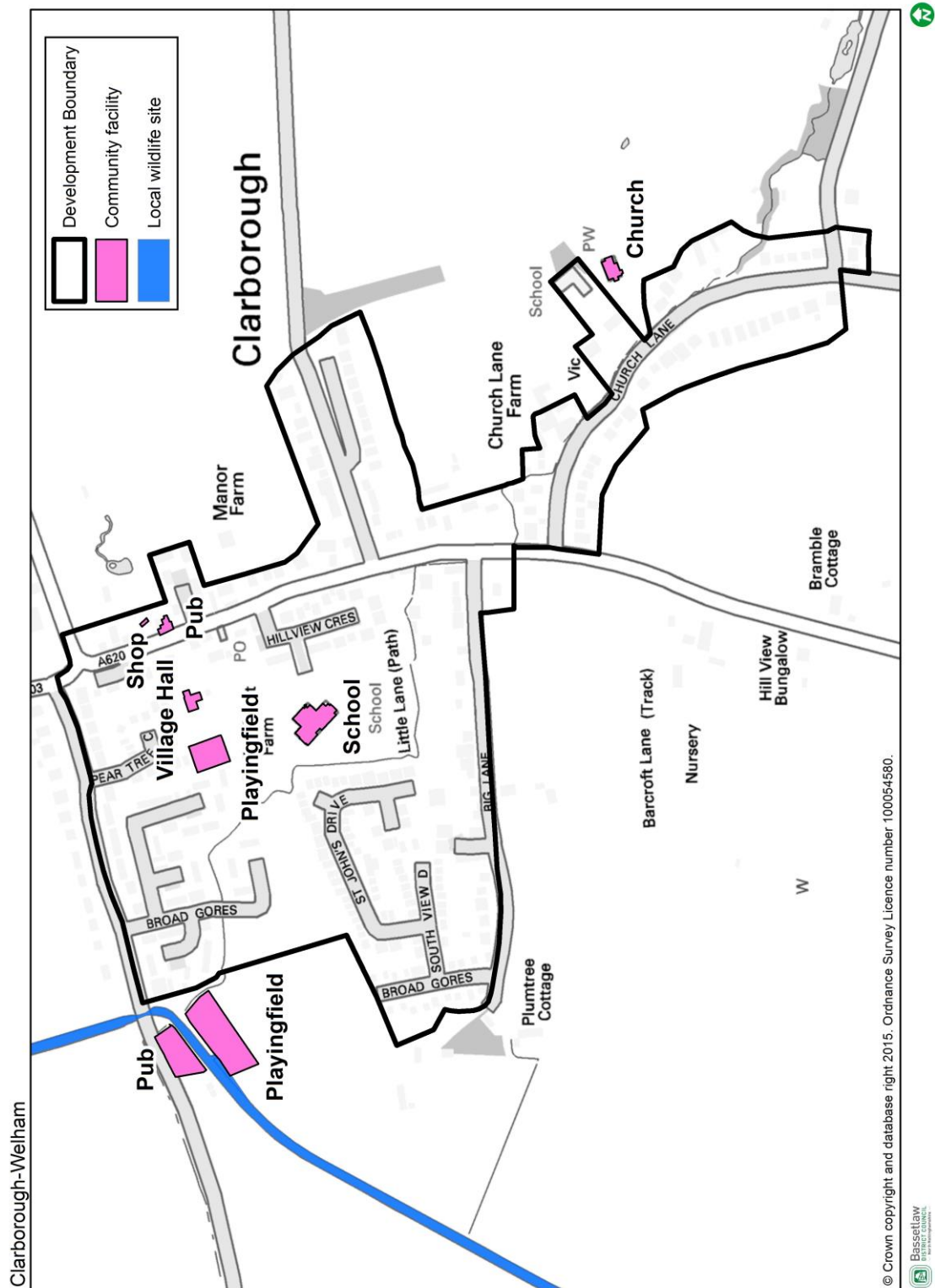
Clarborough-Welham



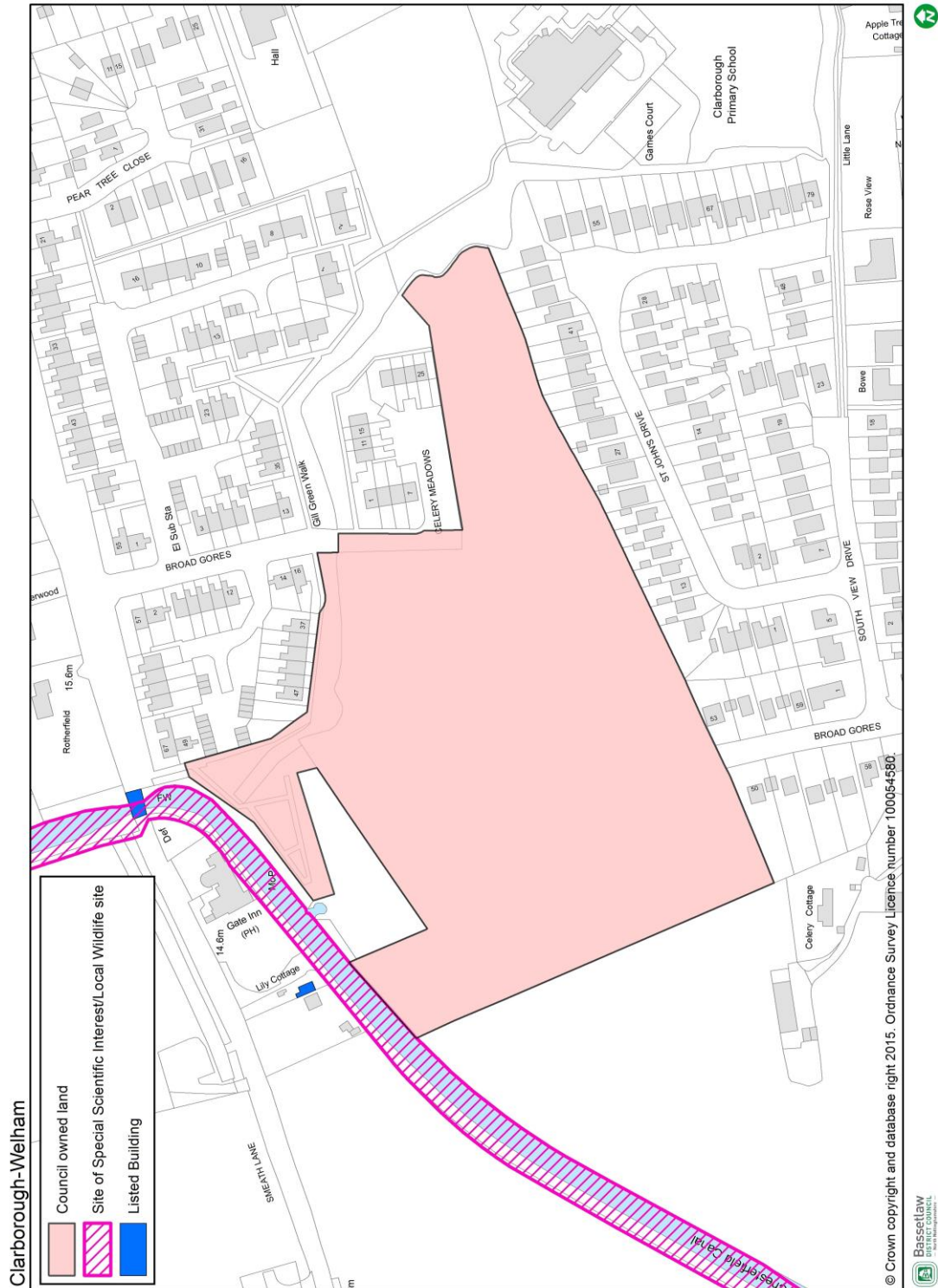
Map 4: Housing Development in Clarborough 20 and 21C



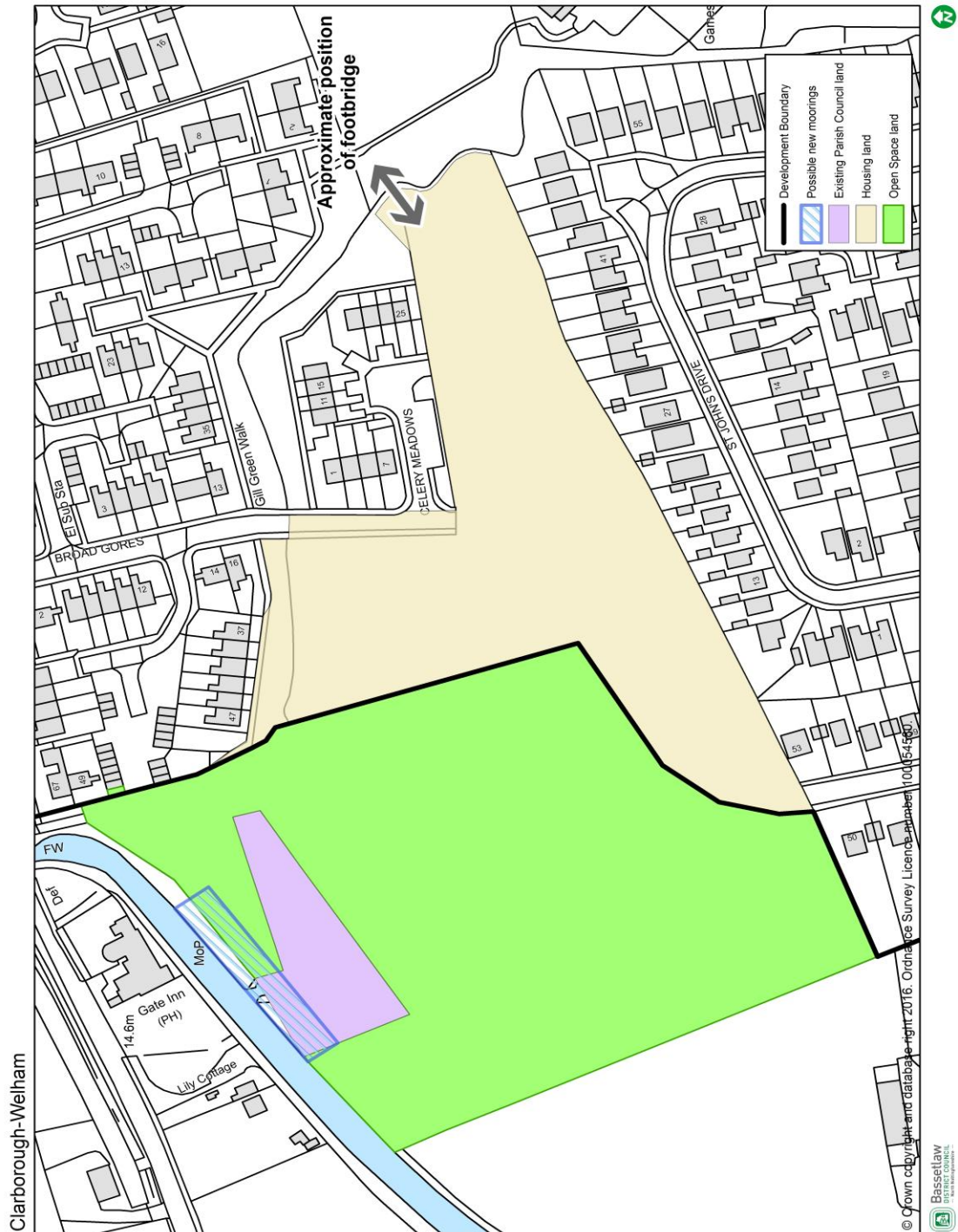
Map 5: Clarborough Village showing Development Boundary and Community Assets



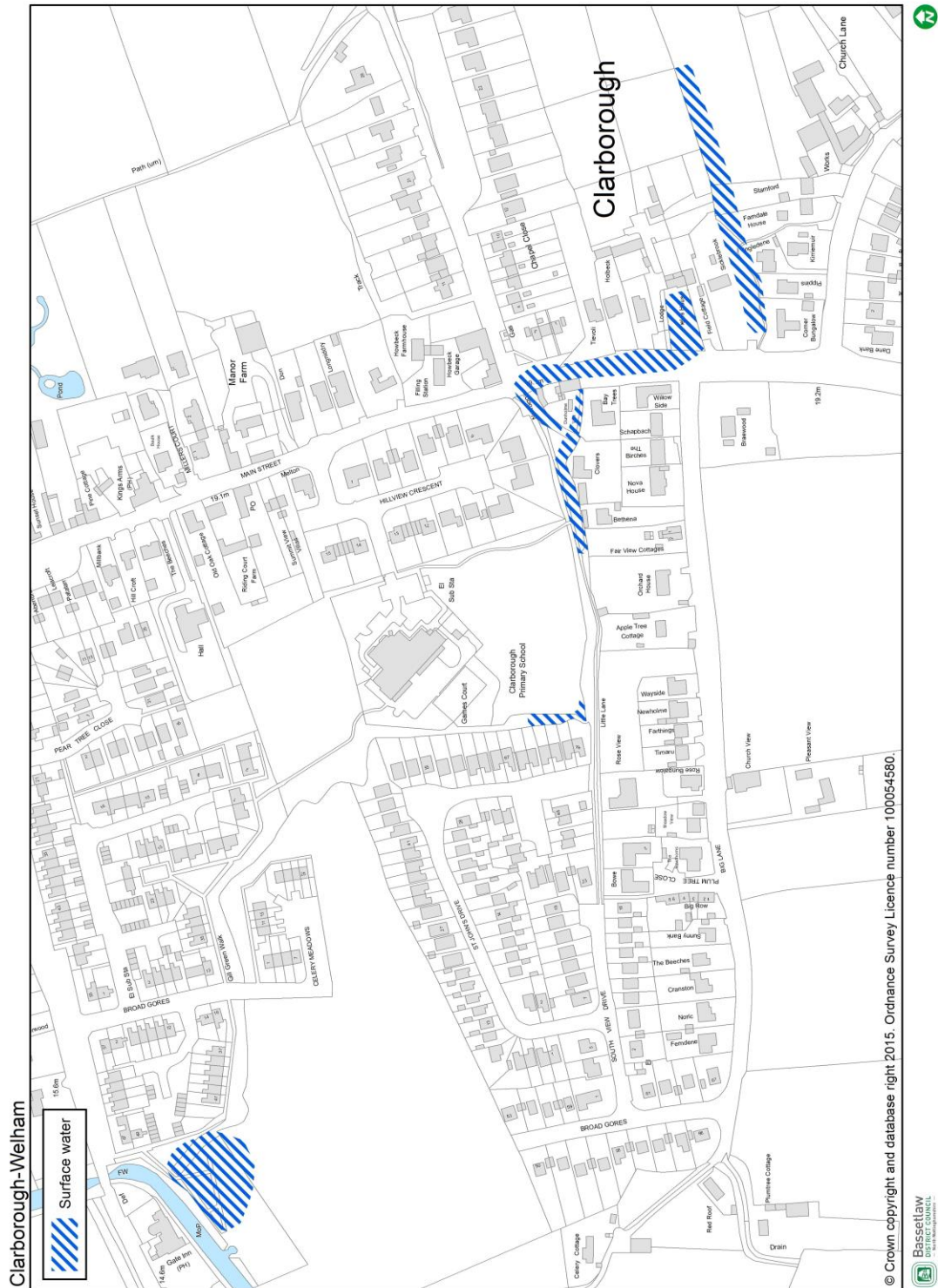
Map 6: Bassetlaw District Council land, Clarborough
- Broad Gores site



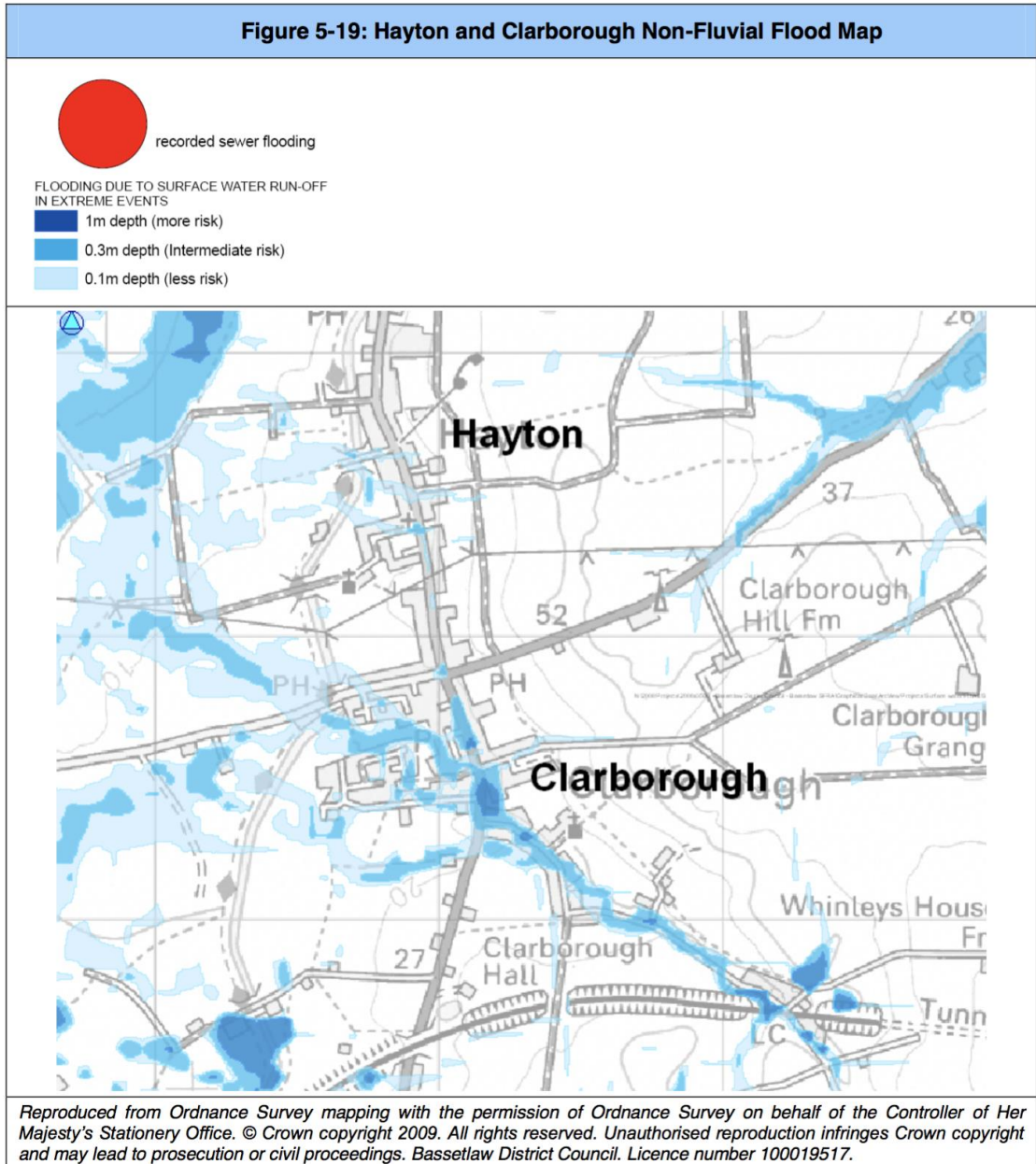
Map 7: Broad Gores Site showing potential layout



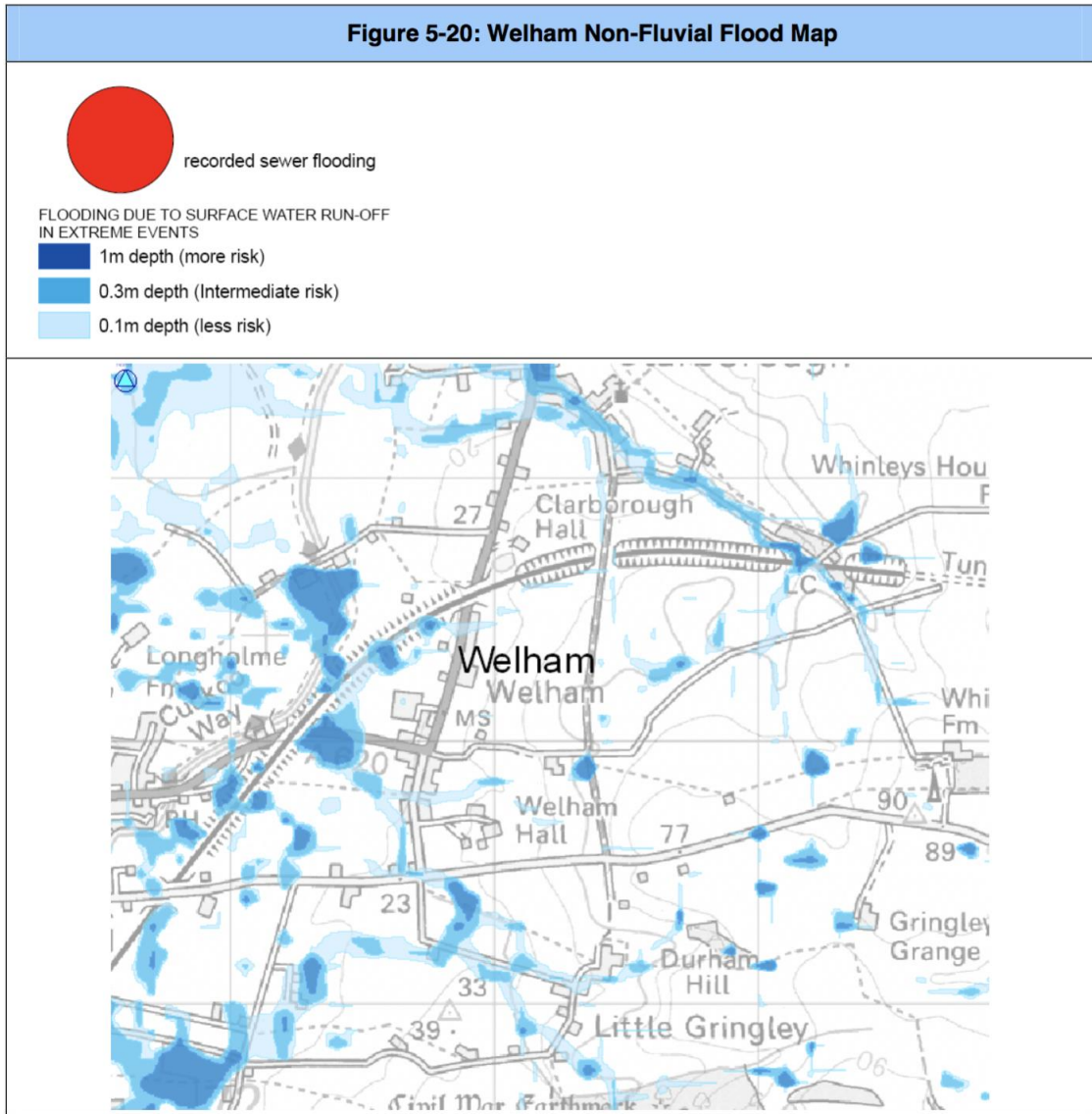
Map 8: Areas at Risk of Flooding



Map 9: Flood Risk Assessment for Hayton & Clarborough
(from BDC Strategic Flood Risk Assessment 2009)

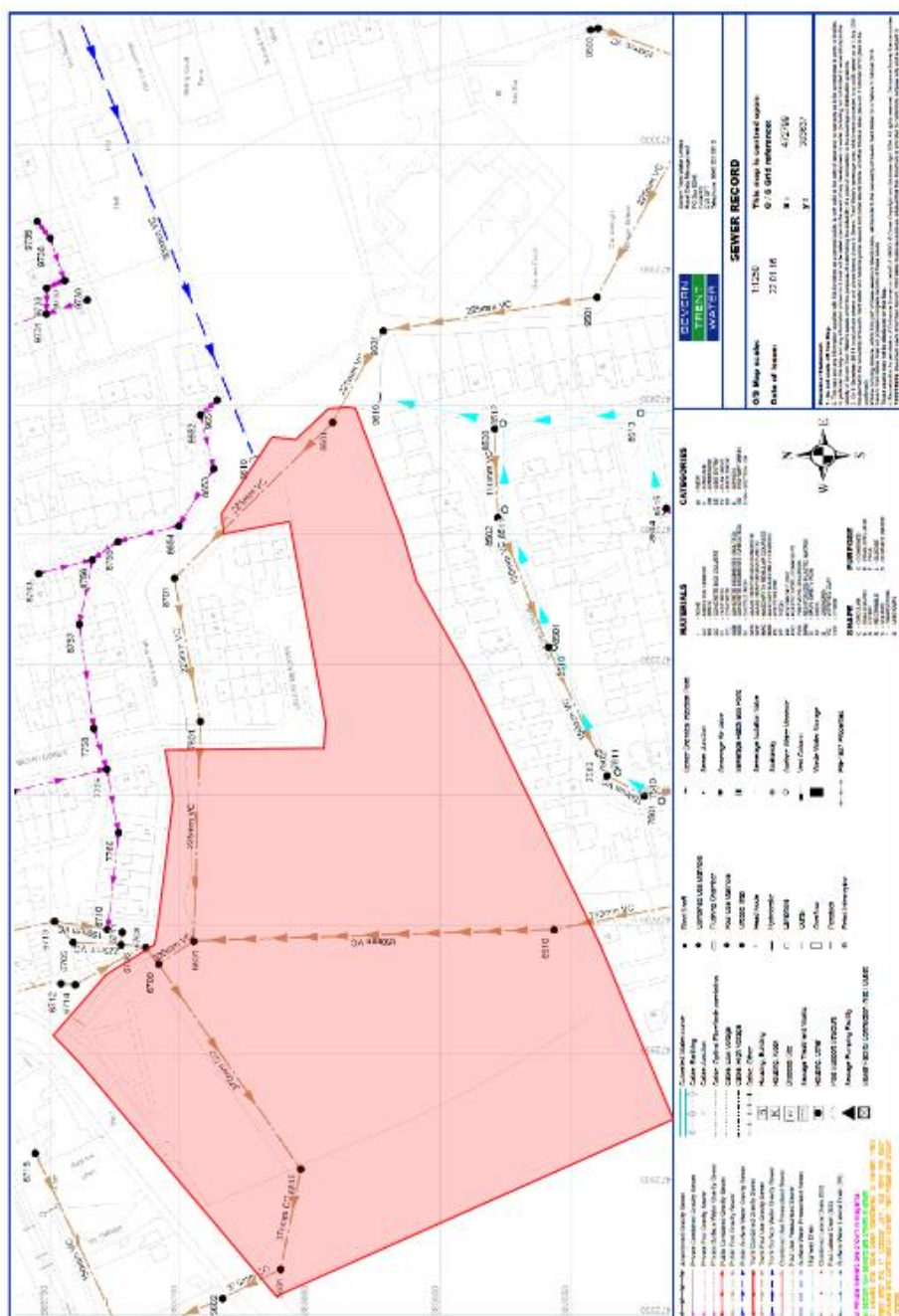


Map 10: Flood Risk Assessment for Welham
(from BDC Strategic Flood Risk Assessment 2009)





Map 12: Sewer Record (Severn-Trent Water)



23 Appendix A: Engagement Strategy

The purpose of this Engagement Strategy is:

- To identify initial issues of interest to residents and businesses in the Villages
- To hear of concerns
- To identify problems associated with living or working in the Villages
- To identify opportunities for the prosperity of the Villages.
- To develop an on-going process of engagement with residents and businesses which will support the further stages of creating a Neighbourhood Plan.

The Engagement Strategy is set out as a table that identifies different groups, the method for engaging with the group, where and when the engagement will take place and how views will be recorded and used in the development of the Neighbourhood Plan.

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
1	Residents: In general and including Elderly Youth Disabled Low income	1 General Awareness raising: Banner o/s the Village Hall An 'A' Board Pull-up display unit	Village Hall Ad hoc events Starting asap		Design & buy banner, 'A' board and pull-up display units.
		2 Specific events. Pub Drop-ins Coffee Mornings Pantomime (February Half-term)	Village Hall and 2 Pubs Mid-February	Identify issues and concerns for Draft NP Identify ideas and opportunities for Draft NP	
		3 Written communication 1/4ly Village newsletter Retford Times Community page Flyers Posters	On-going communication Already started		Needs plan as to content in step with project plan

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
2	Businesses: Identified so far: Farms; 2 pubs; Farm Shop & Nursery; Caravan Site; Agricultural Machinery Sales; Taxi Firm; Temporary Post Office; Builder; Repair Workshop;	Letter to raise awareness Invitation to a Business Breakfast Arrange 'experts' to be at Breakfast from BDC, NCC, (Planners, Economic Development Officers – see Stakeholders 7 below.	The Gate Inn or Kings Arms End February	Identify issues for draft NP Build a network for on-going consultation during drafting of NP	Businesses need to be researched and listed with full details including proprietor, address, nature of business . . . Sturton involved experts – find out who and how
3	Young People: (Year 7 – 12 +)	Hire the Youth Bus Liase with Youth Workers Engage with Scouts and Guides Student-led project with Facebook, Twitter or other social media	Various Beginning March	Identify issues and concerns for draft NP Identify ideas and opportunities for draft NP	
4	Voluntary & Community Groups: Church Gardening Club Indoor bowls IT Group Village Ventures Village Hall Committee Women's Institute	Already sent letter explaining NP Offer to address the Group Repeat offer and meetings to hear ideas and opportunities	Partly Complete Various Restart February	Identify issues and concerns for draft NP Identify ideas and opportunities for draft NP Build a network for on-going consultation	Needs a project plan in itself

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
	Over 50's Keep Fit Sure Start Others				
5	Stakeholders: Canal & RiverTrust Notts Wildlife Trust Natural England Notts Geo & Bio Diversity Centre Environment Agency	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Stakeholder's premises or homes in Clarborough Beginning March	Identify issues for draft NP Build a network for on-going consultation during drafting of NP	Needs a project plan
6	Service providers, Voluntary Sector: Who? Charities	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Service Providers' premises or homes in Clarborough Beginning March	Identify issues for draft NP	
7	Service Providers, Public Sector: Health Watch Education Authority	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Service Providers' premises or homes in Clarborough Beginning March	Identify issues for draft plan Identify ideas and opportunities for draft NP	

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
8	Landowners: Who? Farmers – see No. 2 Businesses	Letter explaining progress with NP Request to consultation meeting with lead or local representative and 2 Steering Group members	Landowners' premises or homes in Clarborough Beginning March	Identify issues for draft plan Identify ideas and opportunities for draft NP	
9	Local Authority Departments: BDC – various departments (Paths, Refuse, Lighting, Parks) NCC – Highways, Economic Development, Water (flooding)	Letters to each section Request to consultation meeting with lead or local representative and 2 Steering Group members	LA offices Beginning March	Identify issues for draft NP Identify ideas and opportunities for draft NP	This needs to be 2 way traffic to pick up the plans within the 2 Councils that can be relevant to NP
10	Statutory / Essential Service Providers: Network Rail Electricity Water Gas Telephone infrastructure	Letters to each service Request to consultation meeting with lead or local representative and 2 Steering Group members	Providers' offices End March	Identify issues for draft NP Identify ideas and opportunities for draft NP	
11	Neighbouring Parish Councils: Clayworth N&S Wheatley Sturton-le-Steeple Others?	Letter to each PC Request to address a PC meeting	PC meetings in villages March & April	Identify issues for draft NP Identify ideas and opportunities for draft NP	

	Who are we engaging with?	Methods for this group	Where & When	Method of using feedback	Comments
12	<i>MP John Mann and County & District Councillors</i>	Letter to each person Request to consultation meeting with MP / Councillor and 2 Steering Group members	Constituency Office Council Building April	Identify issues for draft plan Identify ideas and opportunities for draft NP Build a network for ongoing consultation during drafting of NP	

24 Appendix B: Projects/Actions

Listed under the objective theme

Employment

Action

1. Encourage the use of electronic communication to inform the wider community about the neighbourhood.

Environment

Action

1. Identify the local demand for allotments and where these could be sited.
2. Work with the Canal and River Trust and the Chesterfield Canal Trust to develop the banks of the canal as wildlife habitats and as part of an improved green infrastructure for the villages.
3. Work with the Nottinghamshire Wildlife Trust to develop and improve the Clarborough Nature Reserve for use by the local community.
4. Work with other bodies to achieve the environmental improvements set out in *Appendix E, p 72*.

Community Facilities

Action

1. To work with young people to identify the type of additional outdoor space and equipment they would like.
2. Work with the Clarborough and District Community Association to identify ways to improve Clarborough Village Hall to increase its capacity.

Transport

Action

1. Examine the possibility of improving the ability of HGVs to turn in Bone Mill Lane.
2. Work with Nottinghamshire County Council and public transport providers to increase links between the villages and Retford.
3. Work with Nottinghamshire County Council and local landowners to develop a safe footpath / cycleway between the villages and Retford.
4. If high-sided vehicle drivers continue to ignore warning signs then look at other safety provision.
5. Work with Nottinghamshire County Council and other agencies to provide an alternative route for the A620 to by-pass the villages and alleviate traffic in Tiln Lane, Retford as well as Smeath Lane, Clarborough.

Tourism

Action

1. Work with the Canal and River Trust to encourage the development of mooring and related facilities along the canal in Clarborough.

Flooding

Action

The Parish Council will

1. Work with local farmers and landowners to implement flood mitigation measures.
2. Undertake a survey of the village to determine where flooding has affected private and public properties over the last 15 years and the extent to which those properties have been affected.
3. Work with residents to determine an approach to reduce or eliminate this flooding
4. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, to identify the causes of the flooding in the Parish.
5. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, in proposing solutions to the causes of the flooding in the Parish.
6. Work with BDC, Nottinghamshire County Council, Environment Agency, DEFRA and any other agencies which are able to assist, in putting into effect measures which enact those solutions.

25 Appendix C: Extracts from Bassetlaw District Council's Supplementary Planning Document

Supplementary Planning Document 'Successful Places a Guide to Sustainable Housing Layout and Design' points to highlight

Page 42	Green and blue infrastructure should be incorporated within the overall design (e.g. Clarborough Beck)
Page 45	Courtyard layout – this could reduce the need for parking in the front of houses adjacent to the leisure area
Page 51	Informal loose knit layout rather than a close knit urban scheme
Page 53	Very important that the scheme be eco-friendly. Construction techniques incorporating promoting energy saving will be encouraged. Energy efficient construction required
Pages 54/55 -	The boundary between the development and the open space should be softened (see pictures page 26).
Page 63	The provision of car parking will depend on the house type. However smaller dwellings (preferred) may suit well landscaped courtyard parking.
Page 67	Provision of storage for refuse bins, outdoor toys and cycles must be incorporated in the design.

26 Appendix D: List of Sites of Special Scientific Interest (SSSI) and Sites of Important Nature Conservation (SINC)

List of SSSIs within the Plan area (sites of special scientific interest)

- 1/81 Clarborough Tunnel (8.53 ha) - species rich calcareous grassland and scrub
- 1/82 Chesterfield Canal (29.81ha, 20 km Retford to Misterton) – Brackish aquatic plant community.

List of SINCs within the Plan area (sites of important nature conservation)

- 1/81 Clarborough Tunnel – as above
- 1/82 Chesterfield Canal – as above
- 2/467 Whinleys House Farm Grassland – ridge and furrow field with notable species.
- 2/629 Hutchinsons Holt (6.215 ha) – unmanaged woodland with dense understorey.
- 2/631 Clarborough Gypsum Pits (0.639 ha) – calcareous scrub and grassland on a disused gypsum quarry.
- 5/129 Blue Stocking Lane (1.167 ha) – Green Lane with species rich grassland and hedgerows.

List of SINCs just outside the Plan area

- 1/83 Caddow Wood, north (4.006 ha, to the east) – Neglected coppice wood, floral interest.
- 1/462 Hangingside Lane and Hollinhill Lane (0.869 ha, to the north)
- 2/466 Muspit Lane (0.892 ha, to the east) – Roadside verge and ditch.
- 2/622 Maumhill Wood (to the east) – Broadleaved wood on Mercia Mudstone clays.
- 2/630 Caddow Wood, south (11.378 ha to the east) – discontinuous and open old woodland.
- 5/128 High House Road Verges (to the east) – neutral grassland, ditch bank and species rich hedges.

Information extracted from Bassetlaw's "Green Infrastructure Survey"

27 Appendix E: Identified Environmental Improvements to be implemented over the Plan period

i) Tree Planting

1. Encourage and help local farmers/landowners to plant and/or retain hedgerow trees and small blocks of trees on farmland.
2. Encourage and help landowners to plant trees within and around the edges of Clarborough including BDC and Parish land.
3. Encourage and help landowners to replace and plant parkland trees around Welham.
4. Encourage and help plant and/or retain trees along
 - a) The Chesterfield Canal SSSI ;
 - b) The Railway Line;
 - c) Footpaths and bridleways.

ii) Visual Improvements

1. Within the villages, continue to keep grass verges neat and short mown. (ie. at least 6 cuts per year)
2. Encourage more regular litter picking on all road verges, especially the A620 and Leverton Road.
3. Fences in Clarborough - plant hedges to soften appearance of high boarded fences backing on to Main Street. Remove chain link fence at Howbeck Lane/Main Road junction.
4. Railway Depot - improve entrance by painting and/or planting a hedge in front of the high galvanised steel palisade fence.
5. Pinfold Farm, Welham. – Encourage early development and/or
 - a) Replacement of temporary sheet metal fence at entrance;
 - b) Re-erect or remove collapsed close boarded boundary fences;
 - c) Plant trees/shrubs around site in advance of housing development;
 - d) Use or re-use waste material on the site.
6. Sheds on small-holding near the railway bridge near Hop Pole public house - Improve or screen with planting.

iii) Improvements for Biodiversity

1. Work with the Chesterfield Canal Trust to develop the banks of the canal as wildlife habitats.
2. Work with the Notts Wildlife Trust to develop and improve Clarborough Nature Reserve.
3. Work with BDC and Drainage Authority to make sympathetic improvements to the Clarborough Beck including any flow balancing ponds that may be required.
4. Encourage local farmers and landowners to:
 - a) Conserve permanent and improved pasture.
 - b) Seek opportunities to restore arable farmland to pastoral.
 - c) Conserve and enhance tree cover and planting to improve landscape and habitats.
 - d) Conserve and enhance ecological diversity of SSSIs and SINCs.
 - e) Conserve, restore and reinforce the historic field pattern of hedges and hedgerow trees.
 - f) Conserve network of drainage ditches.

- g) Improve and extend 'headland' areas within arable fields.
- h) Link woodlands to improve field margins, hedgerow management and provide wildlife corridors.

iv) Improved Access to the Countryside

1. Establish short, hard surfaced, circular walks (mostly on existing public footpaths) within and immediately around Clarborough and Welham to encourage more walking, especially amongst the young, old or less fit people in line with government policy:
 - a) Across Bassetlaw District Council land at Broad Gores.
 - b) From the rear of Clarborough Church to Howbeck Lane.
 - c) Across Fields from Big Lane to Bone Mill Lane.
 - d) Canal Towpath from Bone Mill Lane to Smeath Lane.
 - e) Shady Lane from Welham to The Hop Pole layby.
 - f) Bridleway in Welham, from Pinfold Lane to Little Gringley Lane.
2. The Parish has an extremely good network of footpaths, bridleways and tracks giving very good access to the countryside. However, In some places, poor drainage combined with use in wet weather by tractors, 4 wheel drive vehicles and horses has resulted in some areas becoming severely damaged and almost impassable when wet. Encourage owners to repair with stone if necessary:
 - a) Parts of Blue Stocking Lane track.
 - b) Rathole Lane track, in part, just to the south of the railway.
 - c) The footpath through Hutchinson's Holt.
 - d) Market Hill bridleway.
 - e) Bridleway from Pinfold Lane to Little Gringley Lane.
 - f) Parts of Shady Lane footpath.
3. Create a new footpath route connecting Market Hill and Whinleys Road with Clarborough Nature Reserve, using the existing track.

28 Appendix F: Listed Buildings

Below is a list of buildings lying within the Plan area which have 'listed' status. This has been supplied by the Heritage and Conservation team at Bassetlaw District Council.

List Entry

These buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- | | | |
|----------|---|---|
| 1 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | The Old Vicarage
045691
The Old Vicarage, Church Lane, Clarborough
II
01-Feb-1967
SK 73403 83277 |
| 2 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Chest tombs west of St John the Baptist
1045692
St John the Baptist Church, Church Lane
II
04-Dec-1985
SK 73443 83275 |
| 3 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Lily Cottage
1045693
Lily Cottage, Hayton Smeath
II
04-Dec-1985
SK 72580 83711 |
| 4 | Name:
List Entry Number:
Grade:
Date first listed:
Grid Reference: | Welham Park House
1045694
II
04-Dec-1985
SK 72716 81915 |
| 5 | Name:
List Entry Number:
Location:
Grade:
Date first listed:
Grid Reference: | Gate and Railing at Welham Park
1045695
Gate and Railing at Welham Park
II
04-Dec-1985
SK 72657 81983 |

- | | | |
|-----------|---|---|
| 6 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Welham Grange
1045696
Welham Grange, Main Street
II
01-Feb-1967
SK 72747 82018 |
| 7 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Welham Hall
1045697
Welham Hall, Welham Main Street
II
01-Feb-1967
SK 72738 82083 |
| 8 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Coach House at Welham Hall
1045698
Coach House at Welham Hall, Welham Main Street
II
01-Feb-1967
SK 72718 821309 |
| 9 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Whinleys Farm House
1045699
Whinleys Farm House Whinleys Road
II
04-Dec-1985
SK 74938 82857 |
| 10 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Boundary Wall, Railing and Gate, Welham Hall
1212061
Location: Boundary Wall, Railing and gate, Welham Hall
II
04-Dec-1985
SK 72789 82073 |
| 11 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Ivy Cottage Yew Tree Farmhouse
1212103
Ivy Cottage, Main Street, Welham
II
01-Feb-1967
SK7290082283 |
| 12 | <i>Name:</i>
<i>List Entry Number:</i>
<i>Location:</i>
<i>Grade:</i>
<i>Date first listed:</i>
<i>Grid Reference:</i> | Chesterfield Canal, Whitsunday Pie Lock
1268483
Whitsunday Pie Lock Bridge 60 at SK 7216 8204
II
22-Apr-1996
SK 72165 82063 |

- 13** *Name:* **Church of St John the Baptist**
 List Entry Number: 1370125
 Location: Church of St John the Baptist, Church Lane
 Grade: I
 Date first listed: 01-Feb-1967
 Grid Reference: SK 73462 83279
- 14** *Name:* **Lych Gate of St John the Baptist**
 List Entry Number: 1370126
 Location: Lych Gate at Church of St John the Baptist
 Grade: II
 Date first listed: 04-Dec-1985
 Grid Reference: SK 73390 83243
- 15** *Name:* **Clarborough Top Bridge 62**
 List Entry Number: 1417409
 Location: Clarborough Top Bridge 62, Clarborough, .
 Grade: II
 Date first listed: 03-Jul-2014
 Grid Reference: SK7265983784

29 Appendix G: Summary of Data to Support Housing Type Policy

The Clarborough and Welham Neighbourhood Plan includes a housing policy that requires housing development ‘to meet the demonstrable need for smaller market dwellings’. This statement is intended to provide additional justification for this approach.

The following analysis is based on the format advocated in ‘Housing Needs Assessment at Neighbourhood Plan Level’ produced by AECOM for Locality. It can be found at <http://mycommunity.org.uk/wp-content/uploads/2016/01/Housing-needs-assessment-at-NP-level.pdf>

The tool kit advises that *‘The Government’s planning practice guidance (PPG) states that establishing future need for housing is not an exact science. As such, no single approach provides a definitive answer. However, a process that gathers a wide range of relevant data, and then makes balanced, reasonable judgments on the basis of that data, is likely to be on the right lines. the PPG explicitly states that you can also use the guidance to identify specific needs relevant at neighbourhood level, but that any assessment should be proportionate.’*

Planning Practice Guidance on *Housing and Economic Development Needs Assessments* identifies that planners should seek to consider the needs of specific house-hold groups.

The community consultation revealed a concern about the lack of suitable market houses for older people to downsize, as well as a need for smaller market dwellings to provide the opportunity for young people to move into or stay in the Parish.²⁵

National, district wide and local evidence supports the Neighbourhood Plan Policy 4: Housing Type as follows:

1. Generation Stuck: Report 2016²⁶, based on a Yougov Poll 33% of home owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
2. Government policy states that *‘Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over’*.²⁷
3. SHMA 2014 covering Bassetlaw’s Housing Market Area: 25% of households is headed by someone over 65. Across the district this will increase by 13% by 2033.
4. Clarborough and Welham Parish has a much older population at 25% over 65 compared to the District 19%.

²⁵ Public Consultation September 2014

²⁶ Generation Stuck Report at <http://6c6ad24b91280faab9ef-a33e598b21c2445c4eca86a9b4f92e58.r96.cf3.rackcdn.com/ILC-downsizing-report.pdf>

²⁷ Laying the Foundations: Government Strategy 2011 at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf

5. 62% of all dwellings are detached compared to 36% across the district (although analysis of house size based on bedroom numbers suggests they are not all large homes).
6. 26% of households in Clarborough and Welham have no children compared to 22% in the District.
7. Average selling price in 2015-2016 was £304,000 in Welham, £199,000 in Clarborough²⁸ and £149,000²⁹ in Bassetlaw.
8. Clarborough and Welham Parish is within the Clayworth Ward. The SHMA 2014 includes this area within Rural East. The SHMA calculated a housing size requirement between 2013 and 2031 as follows

Table 70: Market Housing Size Requirements (2013-31)

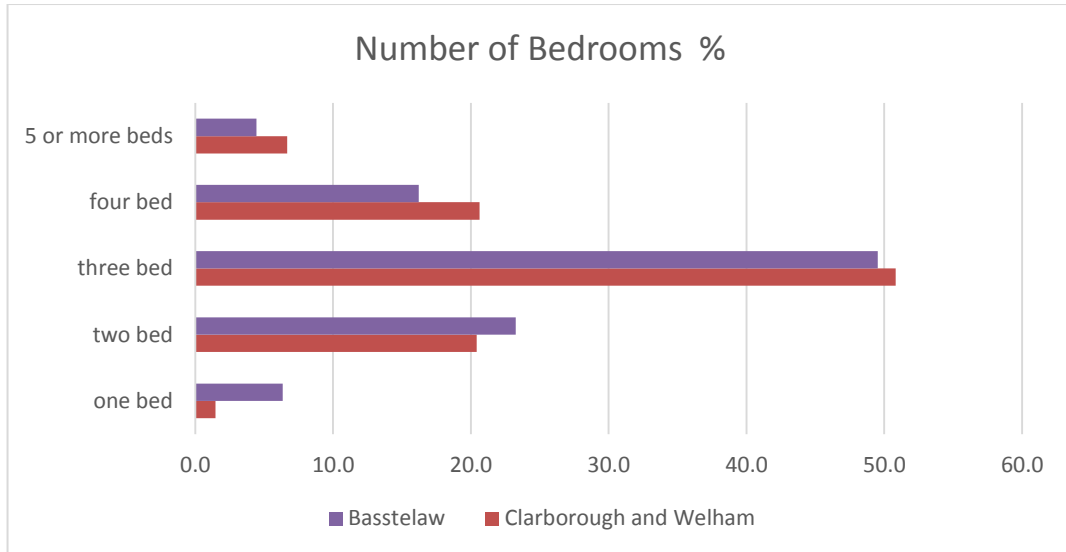
Sub-Market	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Worksop	4%	40%	47%	9%	100%
Retford	7%	50%	20%	23%	100%
Rural North West	1%	29%	53%	17%	100%
Rural South West	3%	38%	50%	10%	100%
Rural East	2%	28%	40%	30%	100%
DISTRICT	4%	39%	41%	17%	100%

Source: Housing Market Model

9. The 2011 Census provides an analysis of the number of bedrooms in houses in the Plan Area. The % split of different house sizes (based on bedroom numbers) is shown below and compared to the District average. Currently 20% of the housing stock in the Parish has 2 bedrooms. There is a requirement for more 2 bedroom houses to align with District and Parish need. In addition there is a need for some family housing (currently 27% of the housing stock has 4 or more bedrooms). 51% of dwellings in the Plan area are 3 bed which exceeds the 40% requirement.

²⁸ Zoopla on 17.3.16

²⁹ Proviso Property Web site 17.3.16



10. In coming to its final assessment of market housing mix the SHMA analysis overlaid the demographic modelling, the market analysis and consideration of current housing stock and concluded:

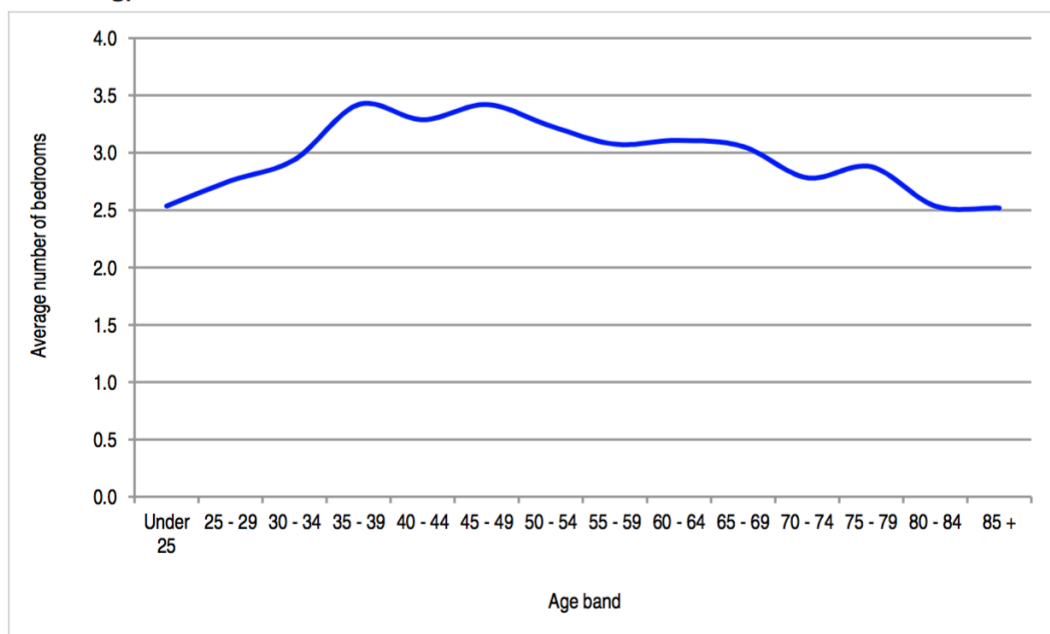
'we consider that the provision of market housing should balance provision of smaller family housing for younger households to enable access to home ownership and to facilitate downsizing; as well as appropriate provision where the opportunity exists to deliver larger homes with 4+ bedrooms to support economic regeneration and reduce in-commuting of those with higher earnings.'

11. The house prices show that the Plan area can attract higher prices than the district average and some larger dwellings would be justified although the SHMA concluded:

'that there was not a strong demand for aspiration housing from current residents but [the analysis] does suggest a potential demand from people moving into the area. However, this demand is largely being met through the second hand market rather than through a need for new build homes'.

12. The SHMA analysis linked age of household reference person with size of dwelling. People on average live in the largest houses between the ages of 35 and 49 (see table below).

Figure 56: Average Bedrooms by Age of Survey Respondent (household living in market housing)



Source: Household Survey

13. The SHMA concluded that the following table represented the appropriate housing mix for the Housing Market Area.

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	35-40%	40-45%	15-20%

Key findings and Policy Implications for Clarborough and Welham Neighbourhood Plan

Compared to the District average the Plan area has a higher proportion of detached dwellings and a higher proportion of people over 65.

There is evidence from the local consultation to show that the demand for smaller market dwellings is increasing. There is also local concern about the need to continue to attract families and younger people to the Parish to maintain the existing facilities like the school and the shop.

The SHMA analysis shows that 35-40% of the market dwellings provided should be 2 bed. Currently only 20% are 2 bed; reflecting the location of the Parish in Rural East. This should increase to 28% and development on the Broad Gores site should provide a mix of house types but particularly address the current shortfall in 2 bedroom properties.