



# *Treswell and Cottam Neighbourhood Plan*

***Referendum Version***



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

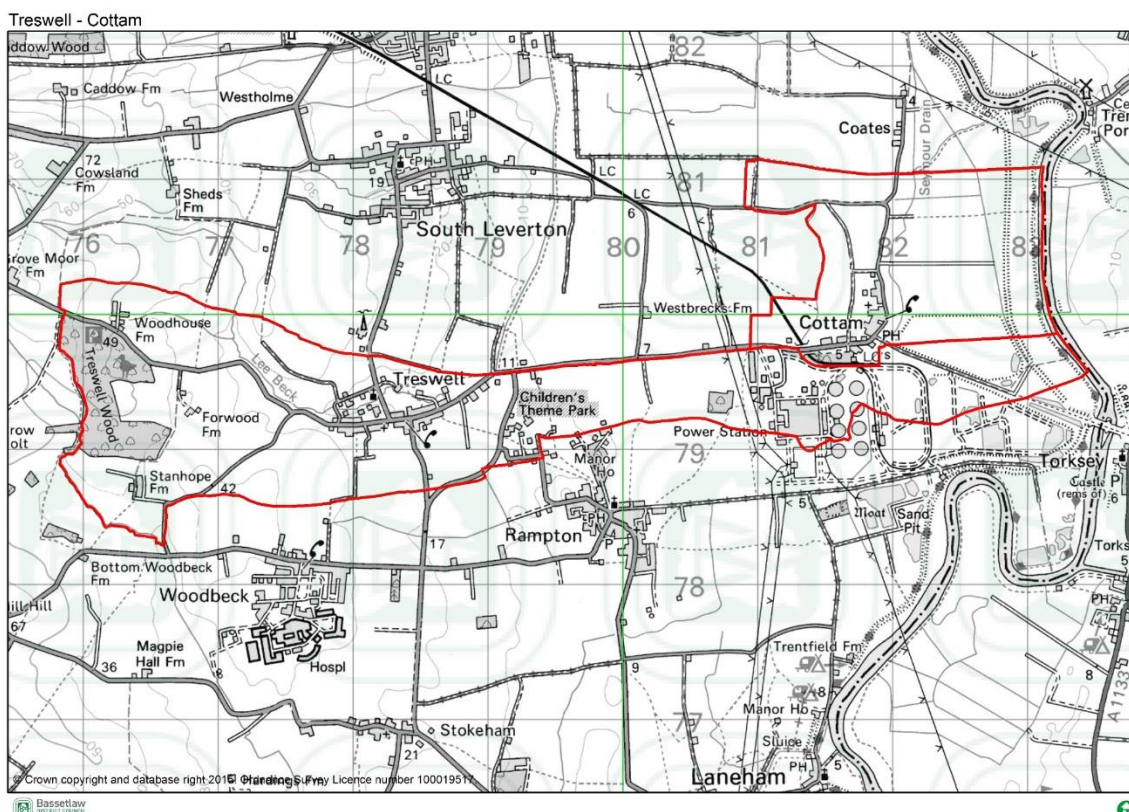
## 1 The Scope of the Neighbourhood Plan

- 1.1 Neighbourhood Plans are a new type of statutory plan brought into force through the Localism Act (2012). Not only are they intended to be produced by local people for their own areas, they also must be approved by a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or local planning policy, which is approved by the local authority, a Neighbourhood Plan can only be brought into force following a successful independent examination and a majority vote by residents of the Neighbourhood Area.
- 1.2 Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications, the policies and proposals in the Neighbourhood Plan must be considered by the local planning authority - Bassetlaw District Council. The Neighbourhood Plan process enables communities to inform future planning applications and better shape their environment to determine where development takes place. It can also help to influence the type and quality of that development and to ensure that the change brings with it local benefit.
- 1.3 This Plan has been prepared by Treswell and Cottam Neighbourhood Plan group on behalf of the Treswell and Cottam Parish Council. It covers the Treswell and Cottam parish area and sets out planning policies for this area for 15 years and covers the period 2018 - 2033. The Parish Council intends to monitor the progress of development over this period and review the Neighbourhood Plan against actual developments to ensure the Neighbourhood Plan is delivering what is intended.
- 1.4 Whilst the purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas, each Neighbourhood Plan must be in line with and not contradict higher level planning policy, such as the National Planning Policy Framework (NPPF) and the Bassetlaw Core Strategy & Development Management Policies DPD (2011).
- 1.5 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must:
  1. Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
  2. Contribute to the achievement of sustainable development;
  3. Be in general conformity with the strategic policies in the local plan for the area; and
  4. Be compatible with EU obligations, including human rights requirements.
- 1.6 The main aim of this Neighbourhood Plan is to provide more detail on localised issues that relate to development and the environment.

Neighbourhood Plans should not repeat existing planning policy.

- 1.7 The Parish area shown in **Figure 1** was designated as a Neighbourhood Plan area and Treswell and Cottam Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan for the area. The area was designated by Bassetlaw District Council on the 18<sup>th</sup> December 2015.

**Figure 1: Approved Neighbourhood Plan Area**



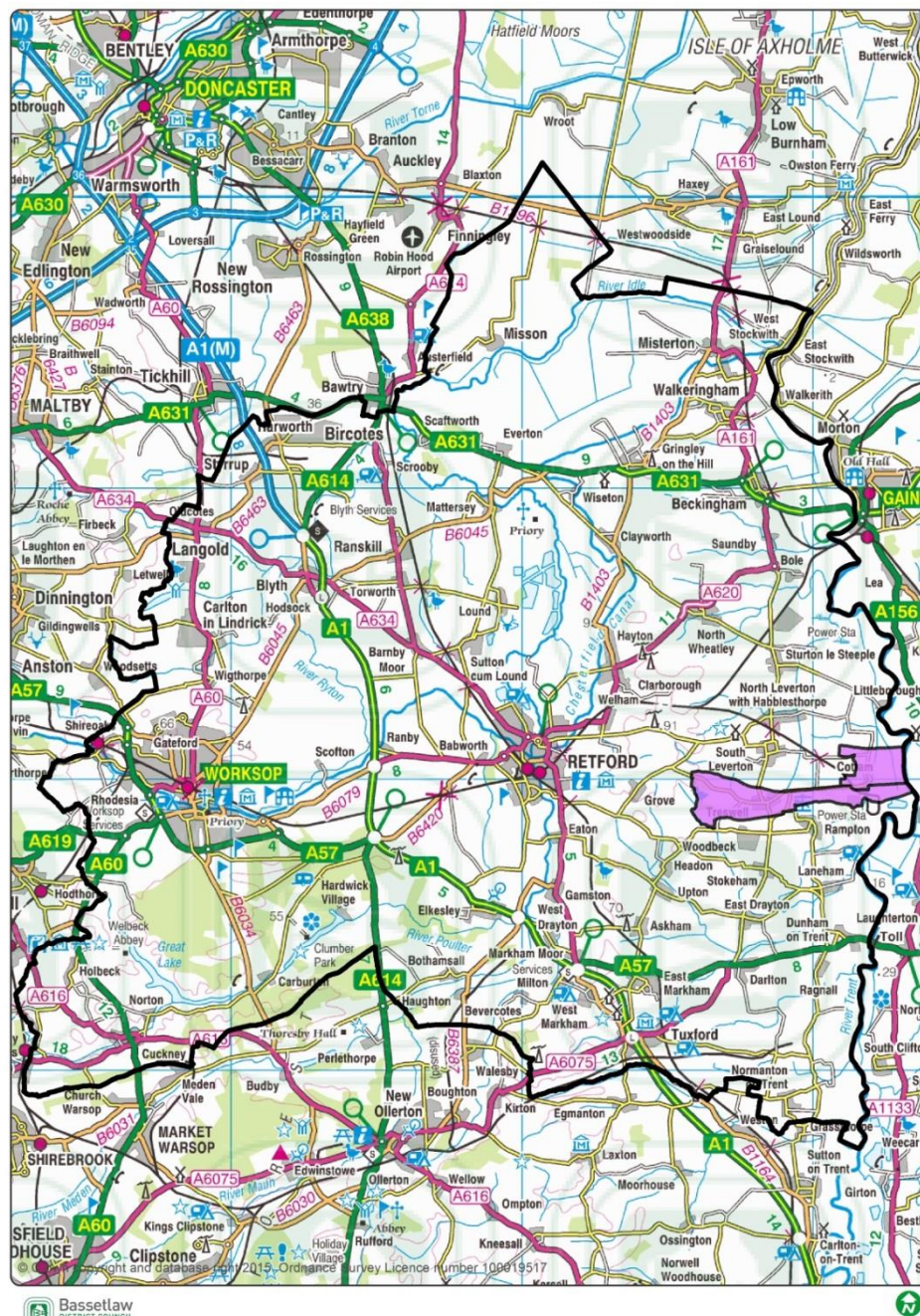


## About Treswell and Cottam

### Location

- 1.8 Treswell and Cottam are two separate villages in north Nottinghamshire in England. The villages are under the administration of Bassetlaw District Council and Treswell and Cottam Parish Council. According to the 2001 census the villages had a population of 231 and 87 falling to 211 and 80 respectively through the 2011 census.

**Figure 2: District Map**



## **Treswell and Cottam**

- 1.9 Treswell has a population of 260 living in 83 dwellings. Treswell has one post box, an old fashioned red telephone booth, a bus stop, old petrol and service garage and an active village hall.
- 1.10 The parish church of St John the Baptist is built in the Perpendicular style. The main structure dates from the thirteenth, fourteenth and fifteenth centuries, although it was restored in 1855.
- 1.11 Cottam has a population of (according to the 2011 Census) 108 residents. The village church of Holy Trinity is Norman in origin, restored in 1869 and again in 1890 with the addition of a bell turret and is now privately owned. To the south of the village is Cottam Power Station with 8 cooling towers, built between 1964 and 1968. The power station is due to close in 2019 with demolition of the site commencing in 2020. There are no current plans for any redevelopment of the Power Station site once it has been demolished.

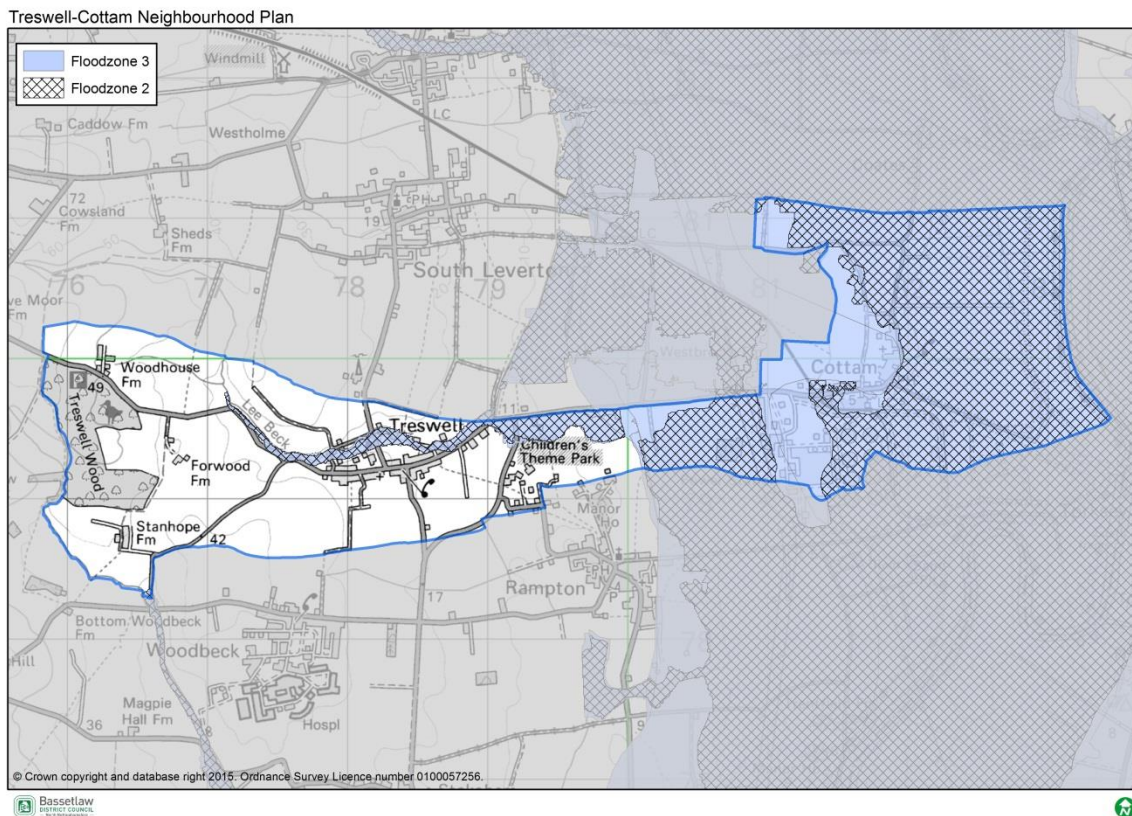
## **Social and Economic Issues in Treswell and Cottam**

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

## Flood Risk

- 1.17 The Parish of Treswell and Cottam is situated adjacent to the River Trent. This brings the risk of flooding to some of the Parish and this is highlighted on figure 3. Cottam sits entirely within flood zones 2 or 3 and therefore restricts the scope for any significant development. The NPPF and existing local planning policy within the Bassetlaw Core Strategy sufficiently covers this flood risk and drainage issues for the Parish.

**Figure 3: Environment Agency Flood Zones in Treswell and Cottam**





## 2 Public Consultation and Involvement

- 2.1 The development of the Neighbourhood Plan involved an inclusive consultation process. The issues that the community expressed concerns over at the consultation events and through the community questionnaire have formed the vision and objectives for the plan area. From the Vision and Objectives, the necessary policies have been developed to achieve these.
- 2.2 The events and publicity received a good turn out from residents and many were interested in either being part of the process or just to be 'kept-up-to-date' with progress. Figure 2 identifies the activities and events that were arranged throughout the process.





**Figure 4: List of Public Consultation Events**

<b>Event</b>	<b>Date</b>	<b>Attendance</b>
Introduction to Neighbourhood Planning	September 2015	39
Public Event in the Village Hall	November 2015	24
Neighbourhood Plan Survey	March/ April 2016	152
Feedback Event from the Survey	26 <sup>th</sup> July 2016	22
Draft Plan Presentation	7 <sup>th</sup> December 2016	27
Revised Draft Plan and character work Event	1 <sup>st</sup> March 2017	46
Regulation 14 Public Consultation Event	9 <sup>th</sup> September 2017	43
Final Neighbourhood Plan and Character Assessment Consultation	3 <sup>rd</sup> May 2018	34

### **Why are we doing a Neighbourhood Plan?**

- 2.3 The settlements of Treswell and Cottam are classified as ‘other settlements’ in the Bassetlaw Core Strategy. Policy CS9 only supports very limited development in settlements like Treswell and Cottam – with only conversions and replacement dwellings being supported.
- 2.4 Consultation for this Neighbourhood Plan has revealed the following key community issues for the Neighbourhood Plan to address:
1. The design of new housing and how it is sensitively built in the Parish;
  2. The protection and enhancement of the Parishes environmental assets;
  3. Protect the wider countryside and open spaces;
  4. Support local business and rural enterprise expansion;
  5. Protect and encourage new community facilities.

### 3 Community Vision and Objectives

#### ***Our Community Vision***

*In 20 years' time, Treswell and Cottam will be a thriving rural community in which people enjoy living, working and visiting. The community will be more sustainable than today, and it will have preserved and enhanced the important built and natural assets, whilst welcoming sensitive and appropriate development to meet local need.*

#### **Community Objectives**

- 1. New Developments - Manage and influence new developments, including local business and rural enterprise, in a way that the community feel will benefit the area over the plan period.*
- 2. Environment - Protecting, and where possible, enhancing our historic and natural environmental assets, such as Lee Beck and our built character and our valued community facilities.*
- 3. Public Spaces – To protect our important open spaces such as Cottam Playing Field.*
- 4. Identity - Preserve the rural and built character of the villages and the wider Neighbourhood Area.*



#### 4 Consulting the Community: Statement in Intent

- 4.1 This Plan reflects the community's need to have a greater involvement and influence in the future growth of the plan areas. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 4.2 The local community want their extensive local knowledge about this area to help inform the preparation of future planning applications. Furthermore, these proposals must consider the issues and concerns of the community across the Parish and recommends consultation on minor proposals.
- 4.3 Ensuring the community are involved at an early stage in the process will be of benefit to all parties as issues can be discussed and resolved early in the development of a scheme.
- 4.4 The requirements necessary to constitute, community consultation' are set out in the Statement of Intent below.

##### **Statement of Intent**

Those submitting proposals for development are encouraged to actively engage in consultation with local people and other stakeholders. Engagement with the Parish Council will be welcomed.

In consulting with the community, it will be considered best practice for the applicant to follow the guidelines set out in Appendix 1.



## 5 Development in Treswell and Cottam

### ***Justification***

- 5.1 The Government's overarching objective of achieving sustainable development, is clearly defined within the National Planning Policy Framework with the role for Neighbourhood Development Plans as a key delivery vehicle being clearly identified. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 5.2 The Government has defined, through the NPPF, what sustainable development means in practice. This confirms that there are three dimensions to sustainable development; social, economic and environmental, that should not be undertaken in isolation, because they are mutually dependent.
- 5.3 There is also a desire to see the villages develop in a balanced manner to meet the wider employment, recreational and social needs of the community.
- 5.4 Due to its size and lack of community services and facilities, Treswell and Cottam are considered "other settlements" within the Bassetlaw Core Strategy (Policy DM9) - where there will be limited development other than small scale proposals such as replacement dwellings and/ or conversions of existing buildings in line with Core Strategy policies DM2 and DM3, or those that meet a local un-met need for affordable housing. More information on the strategic policy approach can be found at:
- <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/core-strategy/the-core-strategy.aspx>
- 5.5 Treswell and Cottam have a variety of existing housing types, styles and tenures which support a viable and cohesive community. However, an aging population and rising house prices pose a threat to the community by not providing enough suitable or affordable accommodation for elderly residents or attracting young people and families to the villages in the future. These are the threats identified by the community due to its limited development opportunities:
- Higher house prices than some surrounding areas;
  - Limited smaller houses to accommodate both elderly residents and younger people; and
  - Down-sizing opportunities for existing residents.
- 5.6 Although the community recognises that both villages are unsustainable to receive any significant growth, they do believe that the current policy position is further exacerbating the issues raised above. In addition, there are some significant local employers, including Rampton Hospital, Sundown Adventure Land and Cottam Power Station where employees are always seeking accommodation within the area.

### **Policy 1: Development in Treswell and Cottam**

1. Proposals for the extension or conversion of existing buildings will be supported where they are well -designed and contribute positively to the character of the area.
2. Proposals for rural enterprise will be supported where they can demonstrate that such development would support the economic sustainability of Treswell or Cottam.
3. Developments shall be located within areas at least risk of flooding. Proposals that are located within either flood zones 2 or 3 should undertake a sequential assessment to identify whether there are areas at a lower risk of flooding than the one proposed.
4. Where there is an identified local need for affordable housing, over the plan period, an exception may be made for the development of affordable housing schemes that help meet the identified local need and are within or are adjacent to the built-up areas of Treswell or Cottam.
5. All development will be designed having regard to the policies and supporting evidence set out in this Neighbourhood Plan and will be located to ensure that the development does not significantly and adversely affect the:
  - a) amenity of nearby residents;
  - b) character and appearance of the area in which it is located;
  - c) social, built, historic cultural and natural assets of the parish.



## 6 Local Design Principles

### ***Justification***

- 6.1 All new development in the Plan area should seek to promote local character and identity, because through doing so it is possible to protect and enhance what is already there for existing residents and provide community and social cohesion for those new to the area. A criticism often levelled at new development is that it ‘lacks character’, with many new developments looking generic despite the wide range of building types and materials used. Often this is due to overly standardised approaches to streets and spaces, where very little room is given for the types of innovation that allow one place to be different from another. Also, too wide a range of materials and styles can confuse the identity of new development, with the lack of a coherent approach weakening the overall visual quality and diluting the overall character.
- 6.2 To maintain local distinctiveness, new development should be reflective of local aspects such as:
- the local landform and the way development sits upon it; and
  - the local pattern of streets, blocks and the dimension of plots; and
  - development style and vernacular; and
  - Settlement built form, massing and materials.
- 6.3 Developments should demonstrate how they have embedded local character in their Design and Access Statement

### **Local Character – Treswell**

- 6.4 Treswell has a particularly narrow, linear layout, with the majority of built forms being arranged along Town Street which runs in an east-west direction and forms the central spine of the village. Backland development and self-contained residential cul-de-sacs are not a feature of the village, and their absence has been crucial in retaining Treswell’s historic linear layout.
- 6.5 Given the incremental, piecemeal manner in which Treswell has evolved and grown as a settlement, it is not surprising that building lines, building positioning and orientation, plots sizes and shapes vary from property to property. This is particularly true of those properties that line the edges of Town Street, where each dwelling has a differing relationship with the central route, with some homes being positioned close to the road and others in more detached, setback locations.
- 6.6 The orientation of buildings is mixed, but the majority of properties face towards the Branching off from Town Street and forming the remainder of the village’s core road network

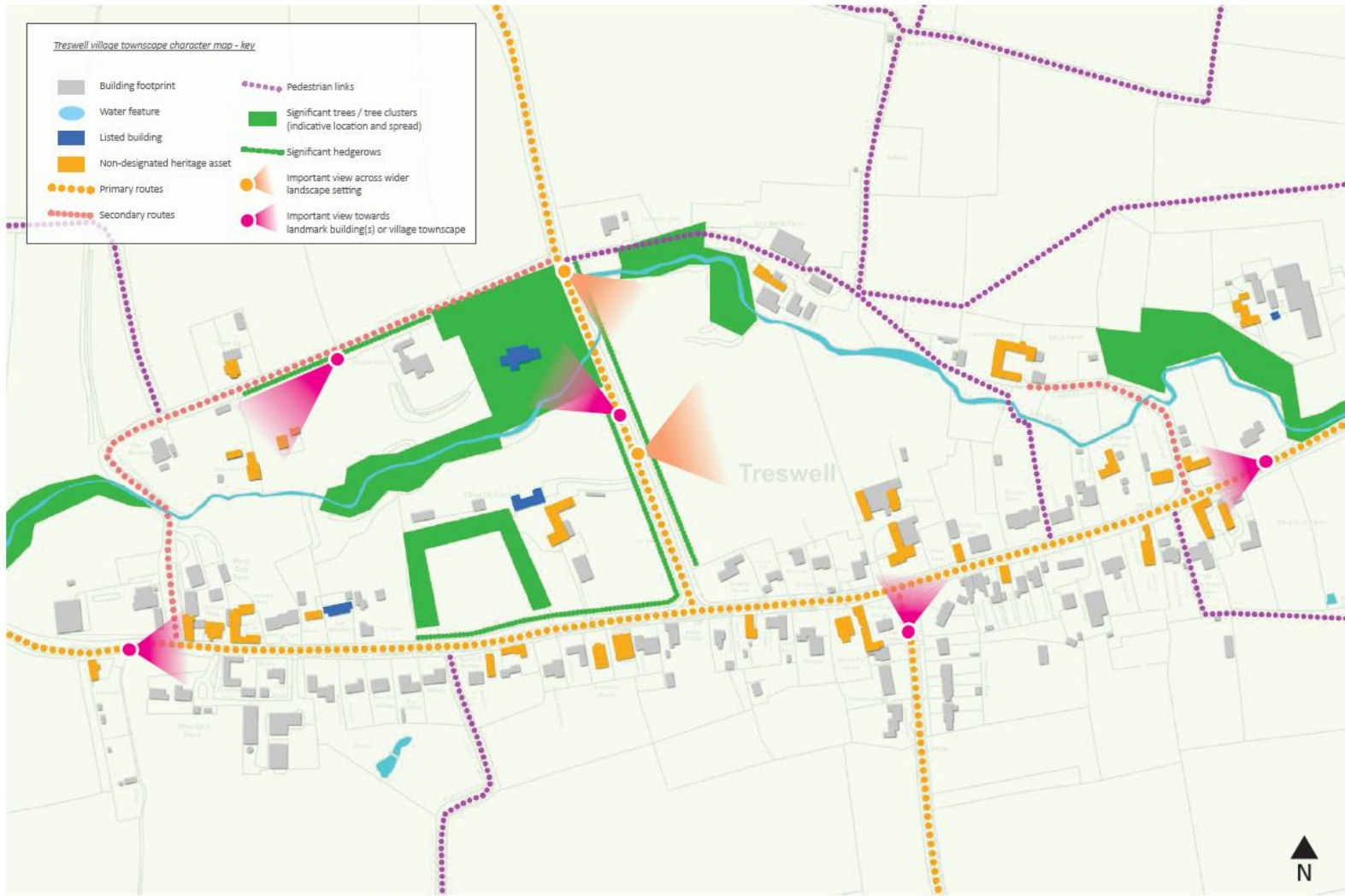
are Leverton Road and Cocking Lane, each of which leaves Town Street at a 90° angle and facilitates north-south movement into and out of the settlement.

- 6.7 Leverton Road enters Treswell from the north. This particular route cuts through Treswell's historic core, an area which lies to the immediate north of Town Street and once hosted the original medieval village, and today still accommodates several key historic buildings such as the Old Rectory and the village church. East-west movement across this historic area is facilitated by Townside Lane and Rectory Road. Today this area accommodates some low density, mostly historic development, comprised of large building arranged in small clusters and set within a heavily planted and generally undeveloped rural environment. This historic quarter is bisected by Lee Beck.
- 6.8 Leading southwards from Town Street is Cocking Lane, which is largely undeveloped along its edges aside from some limited ribbon development that is positioned to the immediate south of the junction with Town Street, and which comprises a mix of large, semi-detached, inter-war dwellings and smaller bungalow dwellings of 1960s construction.

***Land use***

- 6.9 Treswell is formed predominantly of residential properties, the majority of which are located along the edges of Town Street. The village and the immediate rural landscape that encloses it also accommodates several farms, which are typically fronted by the main residence, behind which are positioned clusters of agricultural buildings. The positioning of these agricultural buildings, which can often sizeable and bulky, in well-screened, backland locations away from the roadside, has helped to minimise their visual impact upon the village the townscape.
- 6.10 Aside from residential and agricultural uses, the only other land use of note is the ecclesiastical site of St John the Baptist Church. This dominance of residential land uses, coupled with a lack of community, retail and leisure facilities, leaves Treswell without an identifiable village core or centre.

Figure 5: Character features of Treswell





### ***Treswell - Village Character Areas***

- 6.11 Treswell can be broadly divided into four distinct character areas, as shown on figure 6. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Treswell.

#### ***Character Area 1: Historic Core***

- 6.12 This area is dominated by the Old Rectory, the Church and Church Farm. These buildings are situated within large grounds and the area is heavily wooded. The area has Rectory Lane – which has several small, narrow and winding “green lanes” dominated by thick hedgerows and lined with mature trees.
- 6.13 This Character Area, along with Character Area 2, have a very rural feel and have been unspoilt by any new or recent developments.
- 6.14 The area’s buildings are characterised using traditional building materials such as red-brick structures and either slate or pantile roofing materials. Some of the agricultural outbuildings are also building using these materials. The older buildings such as the Rectory and the Church are building in a mixture stone and slate and red-brick and pantile materials.
- 6.15 The area has very little street furniture or amenity space other than a few benches, signs, street-lights and the churchyard as open space.

#### ***Character Area 2: Green Space and Farmsteads***

- 6.16 This Character Area is dominated by large, green open spaces and individual farmsteads. The area has distinct hedgerows that separate the fields and roads. Mature trees line Lee Beck that meanders through the area towards the eastern part of the village.
- 6.17 The area has some important historic and cultural heritage with the archaeological remains (not visible) of a medieval village. Public rights of way are also present and general follow the Beck. There is little development within this character area.

#### ***Character Area 3: West Gateway***

- 6.18 The Western Gateway Character Area is dominated by red-brick agricultural or former agricultural buildings. Some of these have large farm yards and outbuildings.
- 6.19 Although small, this area is quite distinctive on the eastern approach into the village. There are some, more modern developments in the area, but these so not detract from its agricultural feel.
- 6.20 There are trees and hedgerows along the approaches into the village and within some of the front gardens of the properties.

#### ***Character Area 4: Main Village Core – Linear***

- 6.21 This Character Area covers the main part of Treswell. The structure of the area is in a linear form and generally follows Town Street on both sides. There are gaps within the built form,

especially along the north side of Town Street and adjacent to the historic core of the village in character areas 1 and 2.

- 6.22 There are a mix of building types and styles within this character area including that of older buildings and new ones reflecting the post war period of the 20th century. Despite this, the character area does retain its "rural atmosphere" and the density of developments is generally low.
- 6.23 There is also a mix of building materials that reflect the various periods through recent history. However, most of buildings are of red-brick and pantile roofing. Some of the older buildings do have slate roofs.
- 6.24 The orientation of buildings is also mixed, although most of buildings face Town Street and are slightly set back from the road, some of the village's oldest properties do directly but the street.

**Figure 6: Treswell Character Areas**

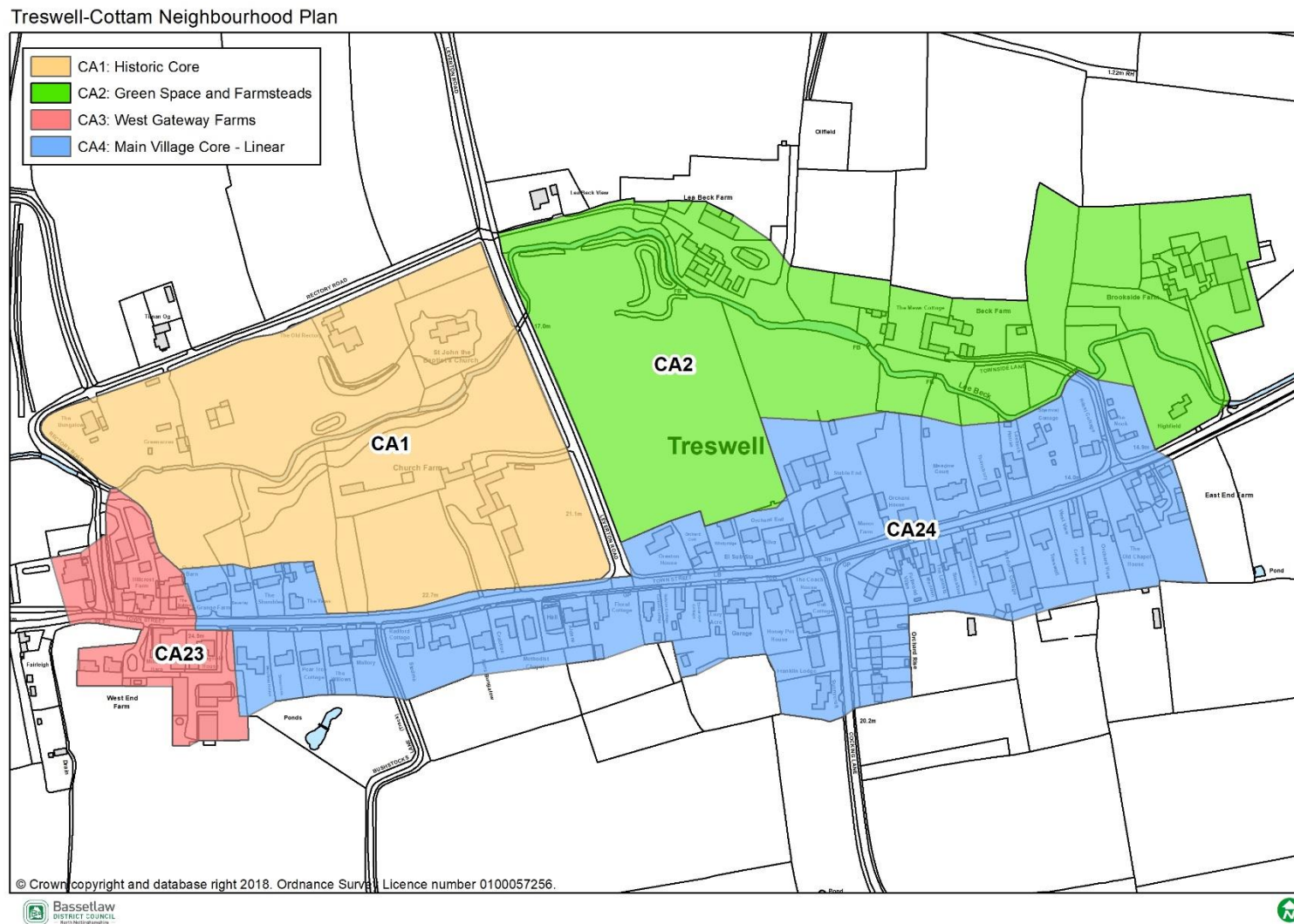
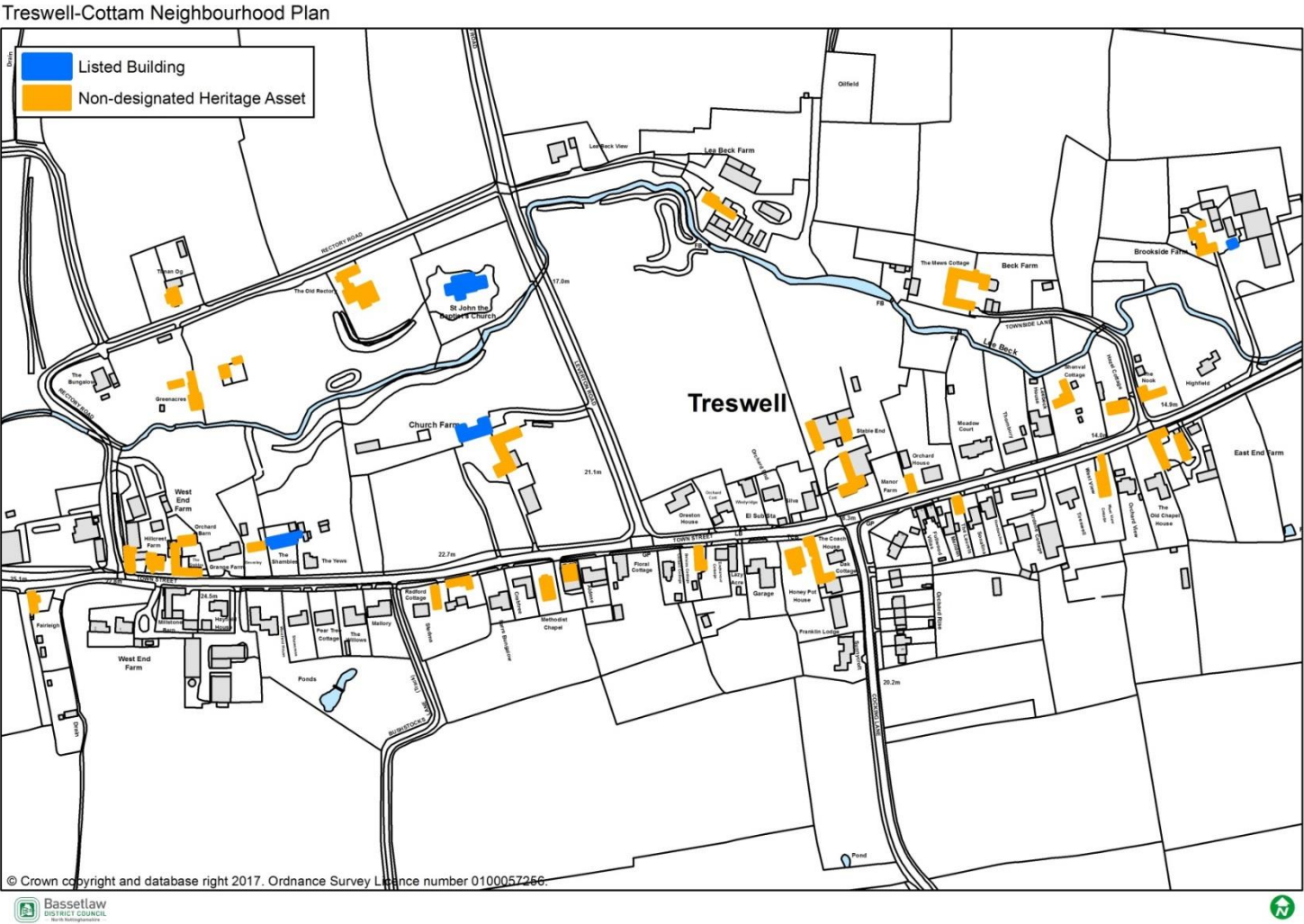


Figure 7: Heritage Assets in Treswell and Cottam



## **Summary of Treswell's Character and distinctiveness**

- 6.25 Much of Treswell's built environment is constructed of red brick walling and pantile roofing. This is particularly true of the village's older 19th and early 20th century buildings. This consistency of approach to building materials is one of the village's defining characteristics, giving the townscape a generally uniform and coordinated appearance and well-defined character. The rich red hues seen across the townscape roofing and brickworks contrast pleasingly with the wider village greenery of hedgerows, verges and trees. In some cases, brickwork been painted or rendered white or shades of cream, which in moderation, works well and complements the wider red and green tones that characterise Treswell.
- 6.26 Though red brick is the predominant construction material throughout the village, pantile roofing is only present at a proportion of properties, with a greater variety of different roofing materials, including grey slate and dark brown concrete tiles, seen across many of Treswell's more modern buildings.
- 6.27 Typically, roofs are pitched, and many incorporate red brick chimney stacks either along the ridge or at their gable ends. Though less prevalent, there are a number of properties that display hipped roofs, with some of the most notable instances being at Shenval cottage and the distinct grouping of semi-detached dwellings on Cocking Lane.
- 6.28 Most buildings along Town Street, both single and two-storey, progress simple linear or L-shaped profiles, which along with their generally uncomplicated roof forms and restrained approach to decorative detailing, give them a pleasingly clean and uncluttered appearance.
- 6.29 Modernisation and personalisation works at many of the village's older properties has seen original windows and doors replaced with PVC equivalents, and in many cases, this has eroded the aesthetic quality of the host building.

### ***Boundary treatments***

- 6.30 Boundary treatments form a significant part of Treswell's character. The street scene is dominated by long Hawthorn hedgerows, which add to the rural character of the village, and contrast pleasingly with the reddish hues of the brickwork that dominates the local built environment. The greatest concentrations of these hedgerows are along parts of Town Street, Rectory Road and Cocking Lane.
- 6.31 After hedgerows, the second most prevalent form of boundary treatment found in Treswell is red brick walling, which can be seen across numerous properties, within the village, both old and new alike. Ironmongery features at many of the village's older properties, where it is typically used for gates or in conjunction with brick walling as a means of enclosure. Many vehicular entrances to properties are gated by traditional wooden field gates, which enhances and contributes positively to the village's traditional rural aesthetic.



- 6.32 Less sympathetic to the village character, however, are several instances where off-the-shelf timber fencing has been used to enclose gardens. The progression of such generic, out-of-character boundary treatments has in a number of cases interrupted the village townscape's otherwise consistent approach to boundary treatments, deviating from the locally distinct hedgerows and red brick walling that are seen across the majority of dwellings in Treswell.

### ***Green and natural features***

- 6.33 The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street. The local environment surrounding the beck particularly picturesque and distinct, being lined with mature and mixed tree species, bracken and hawthorn hedgerows.
- 6.34 The deciduous specimens can be found in and around the grounds of St John the Baptist Church. These trees form a key component of both the setting of the Grade I listed church, and also of the northern gateway into Treswell.
- 6.35 A key characteristic of Treswell is its green, verdant lanes, such as Rectory Lane and Townside Lane. These have soft grass verges to either side, beyond which lie bands of hedgerow and tree planting backed at the plot boundary by either low walls or hedges. Some of these verges are narrow - around 1m - but others extend for several meters and add generosity and spaciousness to these intimate, rural routes.
- 6.36 Approaches roads leading into Treswell from the east and west accommodate consistent bands of mature trees planting and hedgerows, which help create a gradual and pleasing transition from countryside to village setting.

### ***Vehicular and pedestrian routes***

- 6.37 Town Street is a standard two-way vehicular route, which for much of its way through Treswell is edged on both sides by raised kerbs and pedestrian footpaths. However, more distinct and characterful are the rural lanes, such as Rectory Lane and Townside Lane. The informal, rustic nature of these lanes is one of their key qualities, with no roadside kerbs, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.
- 6.38 Branching out from Treswell in north, south and east directions are a series of pedestrian trails and public rights of way, which provide access into the wider rural landscape and beyond.

### ***Streetscape***

- 6.39 Notable and distinct features within Treswell's streetscape include the traditional finger post sign at the junction of Town Street and Cocking Lane (Fig 34) and an old red telephone booth (Fig 35) and inset postbox to the immediate west of this junction, as well as the crafted village sign at the entrance to the settlement.

### ***Views and vistas***

- 6.40 There are several key views and vistas in Treswell, which are identified on figure 5. These include landscape views such as that towards Beck Farm from New Road.

### ***Building orientation***



### ***Building orientation***



### ***Typical materials***



*Local detailing*



*Boundary treatments*



## **Local Character – Cottam**

- 6.41 The Cottam village townscape character map, provides a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets. Whilst the principal characteristics of the settlement have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

### ***Village structure and layout***

- 6.42 Cottam is arranged along a single central route, which is comprised of Cottam Road and Town Street. Cottam Road enters the village at its south-western corner. Cottam Road then meets Town Street, at which point the road begins to bend northwards, cutting through the heart of the village before exiting the settlement further north.
- 6.43 There is a distinct contrast to the edges this central route. The northern and eastern sides of Cottam's central spine are largely developed, accommodating the bulk of the village's-built forms. However, the southern and western edges of this route remained almost entirely open and undeveloped.
- 6.44 There is a reasonable degree of consistency in terms of building positioning and orientation at Cottam's south-western gateway, where several semi-detached and detached dwellings face out towards the road and sit behind medium sized gardens. However, across the rest of the village there is little consistency in terms of how buildings are spaced, positioned and orientated.

### ***Land use***

- 6.45 The majority of buildings in Cottam are devoted to either residential or agricultural use. The souther-eastern corner of the village is primarily residential in character. However, the area north of Floss Lane accommodates several large farms, which contain concentrated clusters of large agricultural buildings and an associated farmhouse dwelling. Such farms include Willow Farm, Grange Farm, Chapel Farm and Manor Farm. Interspersed between these farms are several residential dwellings, which appear to have come forward as infill developments.

### ***Building forms and architecture***

- 6.46 The type and distribution of dwellings within Cottam is another key element to the character of the village. Most of the buildings within Cottam are detached and often feature outbuildings. Semi-detached dwellings typify development from around the 1950's and are focused at the at the village's southern gateway, whilst there are only a very small number of terraces present within the village, which tend to be modest in length - usually around three or four homes. Most recent development has been delivered through the erection of

replacement buildings in the village core subdividing plots to add more homes, or with linear development running to the north using this type.

- 6.47 The more common materials used within Cottam are that of red brick and pantile roofing particularly those older 19th and early 20th century buildings seen within the village townscape. Other buildings adopt red brick walling, respecting the local character, but also utilise some differing external finishes such as areas of painted or rendered brick work or slate roofing.
- 6.48 The remainder of the townscape comprises of buildings of differing character, including single-storey mid-20th century bungalows, and more unique properties such as the large Georgian-style dwelling at Manor Farm. The church is set in a detached location to the west of Town Street, from which it is largely screened from view.



Figure 8: Character features in Cottam



### ***Cottam - Village Character Areas***

- 6.49 Cottam can be broadly divided into two distinct character areas, as shown on figure 9. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Cottam.

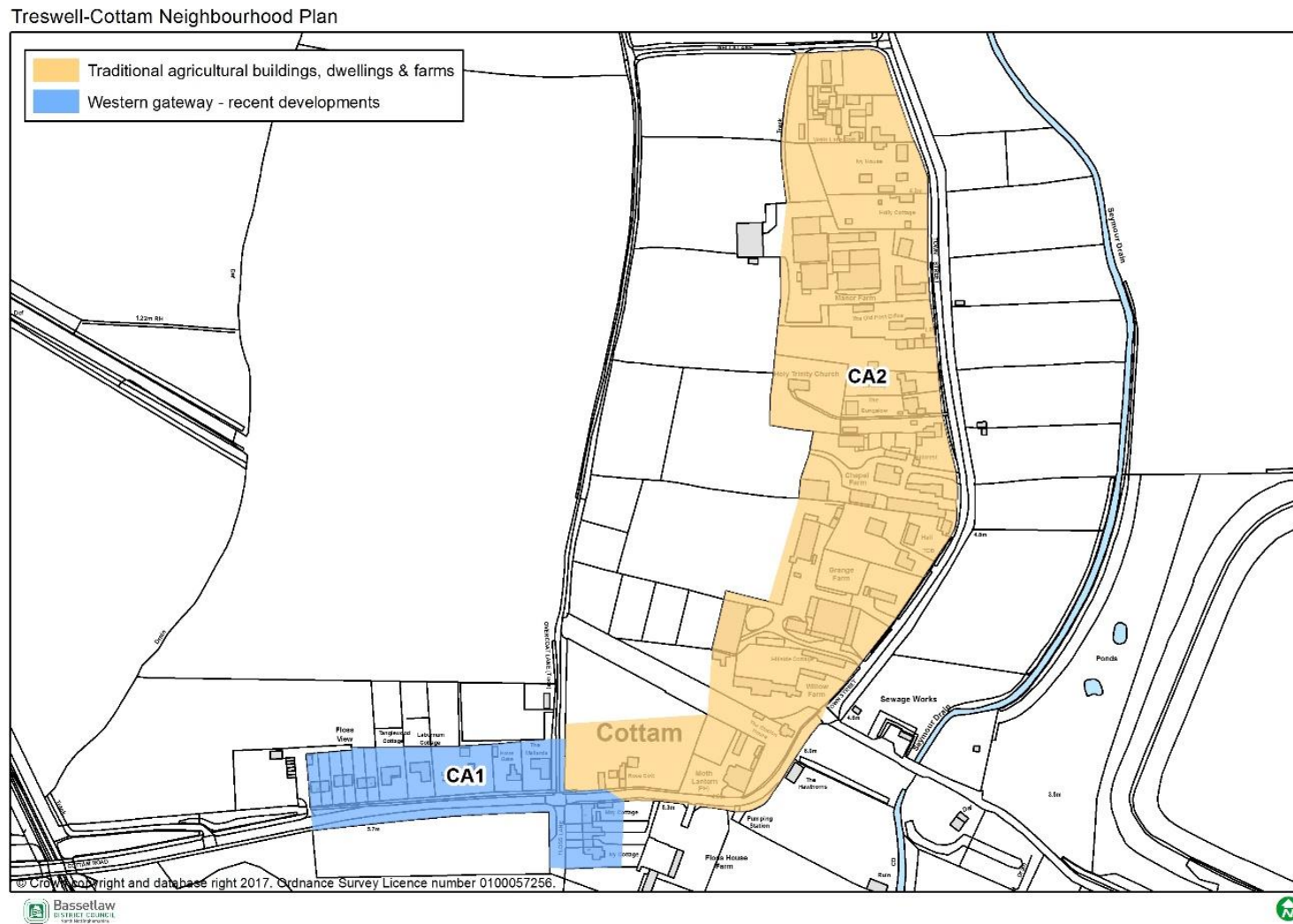
#### ***Character Area 1: Western Gateway***

- 6.50 The approach into Cottam from Treswell is dominated by Cottam Power Station to the South. However, once you are in the village, it is clearly defined by a green open space to the South and a mix of terraced, semi-detached and detached houses to the North.
- 6.51 This area has a range of housing types, styles and materials. There is no dominating building material. A mix of older and newer infill developments have their own identity.
- 6.52 When driving along Cottam Road you are greeted by the attractive and locally distinct terraced houses along Floss Lane. The area is very green and is tree-lined to the South with a mix of species that help screen the Power Station Cooling Towers and enhance the overall visual quality of the area. There are also some mature trees and hedgerows within some of the front gardens of properties along Cottam Road and Overcoat Lane, which make a positive contribution to the village's rural aesthetic.

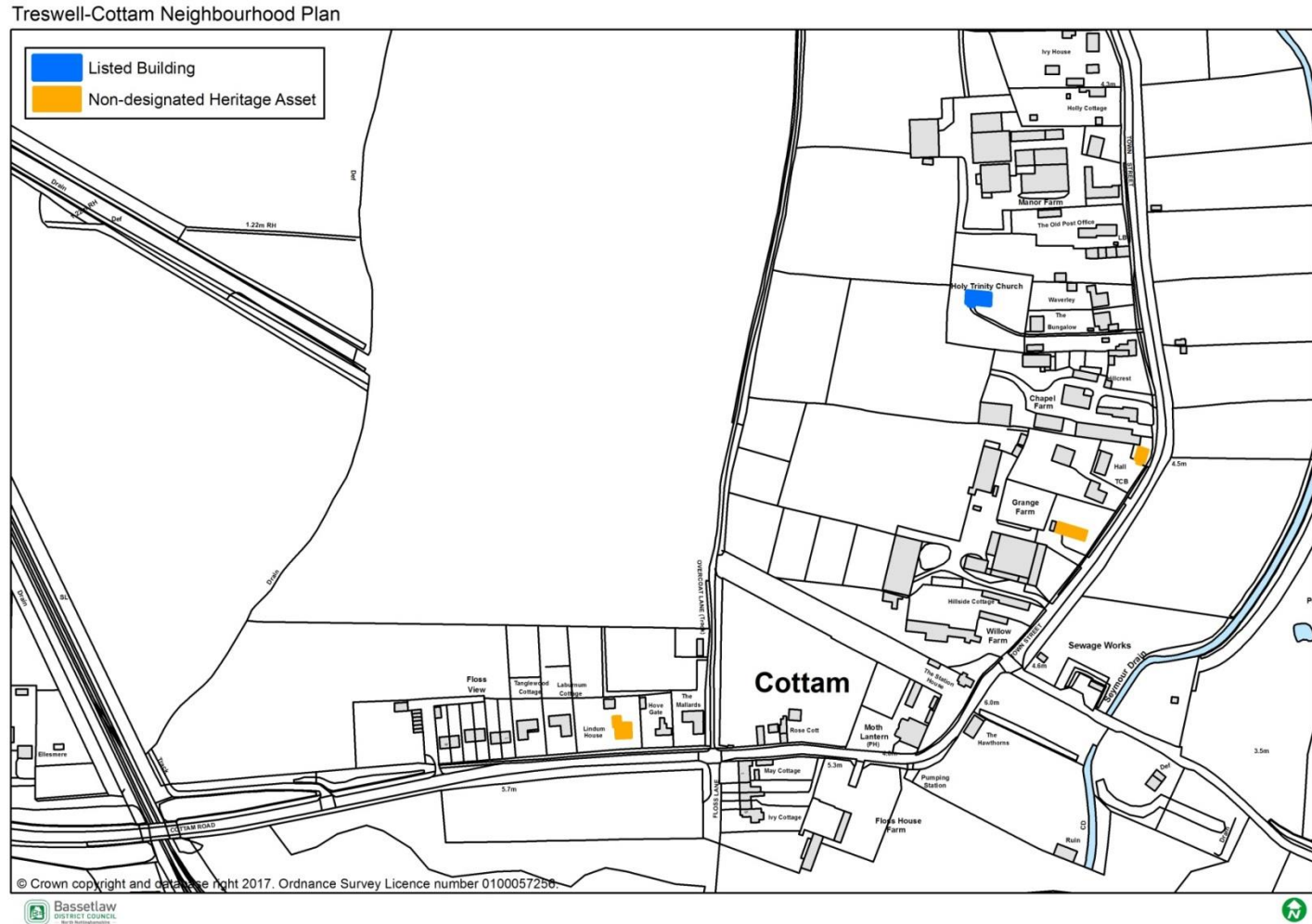
#### ***Character Area 2: Traditional Agricultural buildings and Farms***

- 6.53 As you go past the former Moth and Lantern public house onto Town Street. The character of the village changes to a more traditional feel. The buildings become more agricultural and they appear older and more historic.
- 6.54 There is a defined approach to development in this character area, with the land east of Town Street generally undeveloped, agricultural or grazing land, and the land to the west generally developed. There is a mix of properties in this area, but it still has its rural charm and character. Some of the newer buildings are replacement dwellings and infill developments that have occurred over the years.
- 6.55 There is also an old village hall site that is now disused, but there are local aspirations to regenerate this into a new community space. It is noted that the old station, which is now a house, is still present along the old railway line that runs through to the River Trent and across to Torksey. Similarly, former Wesleyan Methodist Church is also now utilised as a private dwelling, but still retains its original form and aesthetic and forms a local landmark along Town Street.

**Figure 9: Character Areas in Cottam**



**Figure 10: Designated and on-designated heritage assets in Cottam**



### ***Boundary treatments***

- 6.56 Boundary treatments make a significant contribution to Cottam's character. The street scene is dominated by red brick walling and dense hedgerows, which edge the roadside and enclose property boundaries. This consistency of approach to boundary treatments have helped give Cottam a singular roadside character, even where dwellings of differing construction eras, materials and architectural styles to sit along each other. This degree of coordination across properties to boundary treatment is commendable and is one of Cottam's most pleasing and defining characteristics.

### ***Green and natural features***

- 6.57 Cottam is a particularly green and verdant settlement. Its southern entrance accommodates a gently sloping and particularly picturesque green backed by mature trees, which is one of the defining characteristics of this end of the village.
- 6.58 Elsewhere across the village, planting in the form of trees and hedgerows is a near constant feature of the roadside environment, and almost of the entirety of the eastern side of the central route is edged by grass verges. These green and leafy features in the townscape contrast with and complement Cottam's built forms, and together they combine to form a village with a distinctly rural feel and character.

### ***Vehicular and pedestrian routes***

- 6.59 Significant stretches of Town Street are without road markings, helping to give the central route a more informal appearance that reinforces Cottam's rural village character. Whilst the eastern edge of Town Street is hugged by grass verges, the western side accommodates a pedestrian footpath, which allows for safe pedestrian movement along this main central route. Importantly, however, much of this footpath is set within a near continuous stretch of roadside grass, which softens the appearance of the hard-surfaced pedestrian pathway and helps give a degree of visual balance with the verdant and undeveloped eastern side of this route.
- 6.60 Overcoat Lane is a rural trail that runs north-south from the junction of Cottam Road and Town Street and provides pedestrian access to Cottam's immediate western landscape setting. Opposite Willow Farm another public right of way exits the village, this one cutting through the village's western landscape setting and providing access to the banks of the River Trent.



### *Building Orientation*



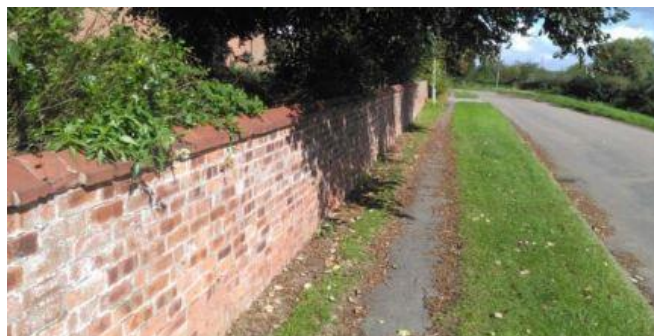
### *Typical materials*



### *Local detailing*



### *Boundary treatments*



## **Policy 2: Design Principles**

1. Developments should create places or character based upon an appreciation of the site and surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the most recent Treswell and Cottam Character Assessment (Appendix 1). To achieve this, development proposals will where appropriate consider the following principles:
  - a) Developments shall take inspiration from the identified character area concerned, as identified within the most up-to-date Treswell and Cottam Character Assessment;
  - b) Development shall be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) are those identified on figures 8 and 5, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;
  - c) Development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;
  - d) Developments shall respect the predominant materials used in the immediate area which include red-brick and clay pantile;
  - e) Architectural design shall reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
  - f) The height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
  - g) Existing green spaces shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;
  - h) Developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village. These consist of low brick walls, low wooden fences or hawthorn hedging;

j) The plan areas listed buildings and non-designated heritage assets are shown on figures 7 and 10. Proposals affecting the listed buildings and/ or its setting will be expected to preserve and, if possible, enhance the listed building and its setting proposals affecting non-designated heritage assets will be judged against the scale of harm or loss to the significance of the asset.

k) Proposals should maximise opportunities for solar gain through an appropriate orientation of the dwelling(s). Any incorporation of renewable energy materials shall consider their impact on both the character of the building and the wider area.

2. Proposals that do not have regard to the key features of the character area concerned and would create demonstrable harm to its key features and attributes, will not be supported.

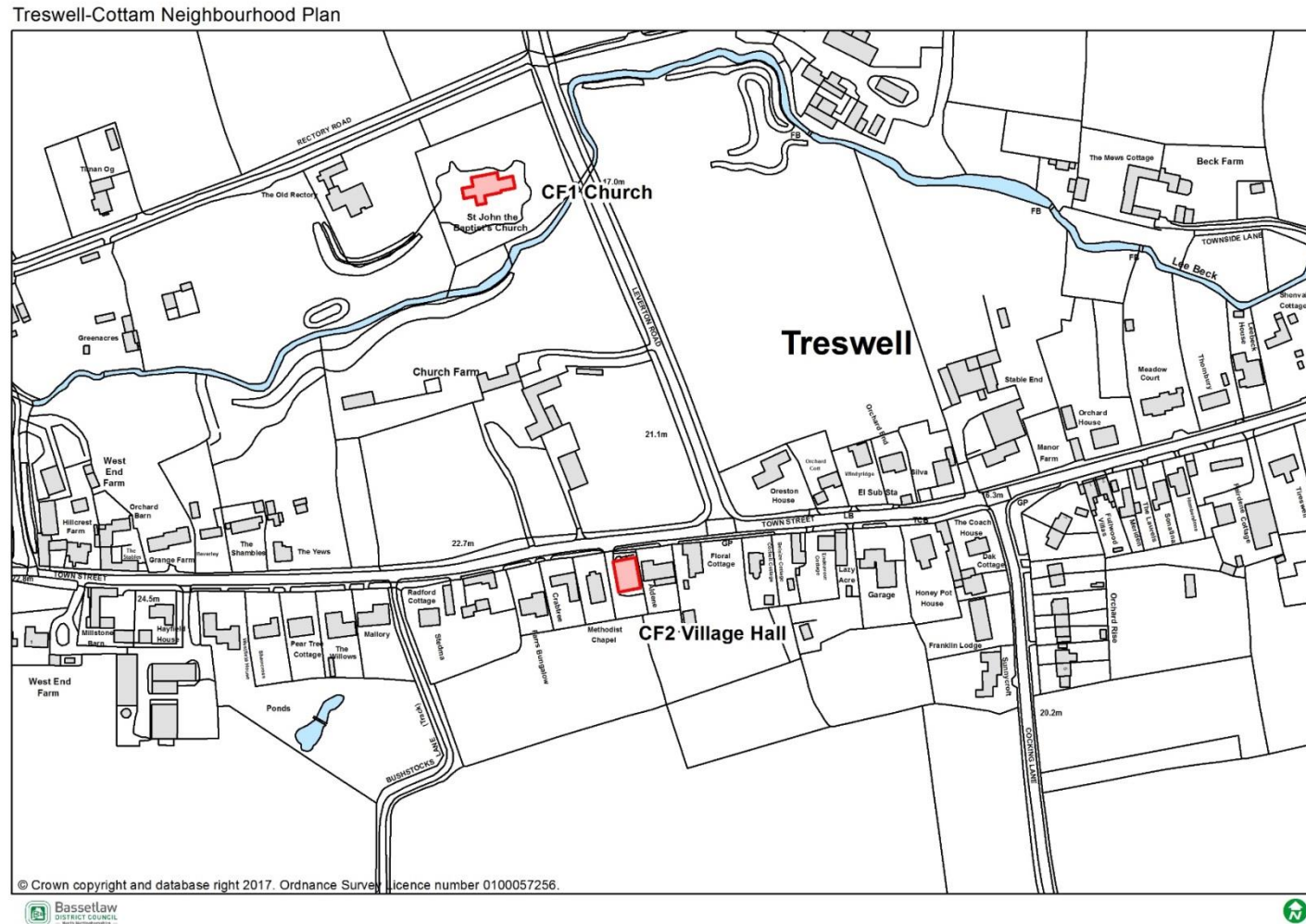
## 7 Community Facilities

### ***Justification***

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



**Figure 11: Community facilities in Treswell**





### **Policy 3: Protecting Existing Community Facilities**

1 Proposals to redevelop, or change the use, of an existing community facility within either Treswell or Cottam, as identified on figure 11, will only be permitted where:

- a) it can be satisfactorily demonstrated, to the Local Planning Authority, that the facility is no longer fit for purpose or economically viable for a new or other community use; or
- b) the alternative use would have significant community benefit for the local community.

2 Proposals for new community services and facilities in Treswell and Cottam will be supported if the facility is within, or directly adjoining the existing settlement footprint of either Treswell or Cottam.

## 8 Local Green Space

### ***Justification***

- 8.1 The National Planning Policy Framework gives Neighbourhood Plans powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The criteria require a Local Green Space to:
- Be in reasonable proximity to the community it serves;
  - Be demonstrably special to the local community and holds local significance;
  - Be local in character and is not an extensive tract of land;
  - Not have previous planning permission(s) within which the Local Green Space could not be accommodated; and
  - Not to be allocated for development within the District Council's Local Plan.
- 8.2 It has been suggested, through public consultation and discussions within the group, that the playing field in Cottam and the old village hall site should be designated as Local Green Spaces as these spaces are valued for their visual and recreational amenity. The playing field is the only outdoor recreational space within the whole parish and is used regularly by local children and families for informal sports and recreation. The old village hall site has opportunities to be improved as a functional open amenity space for local people to use.

### **Local Green Space 1 (LGS1)**

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

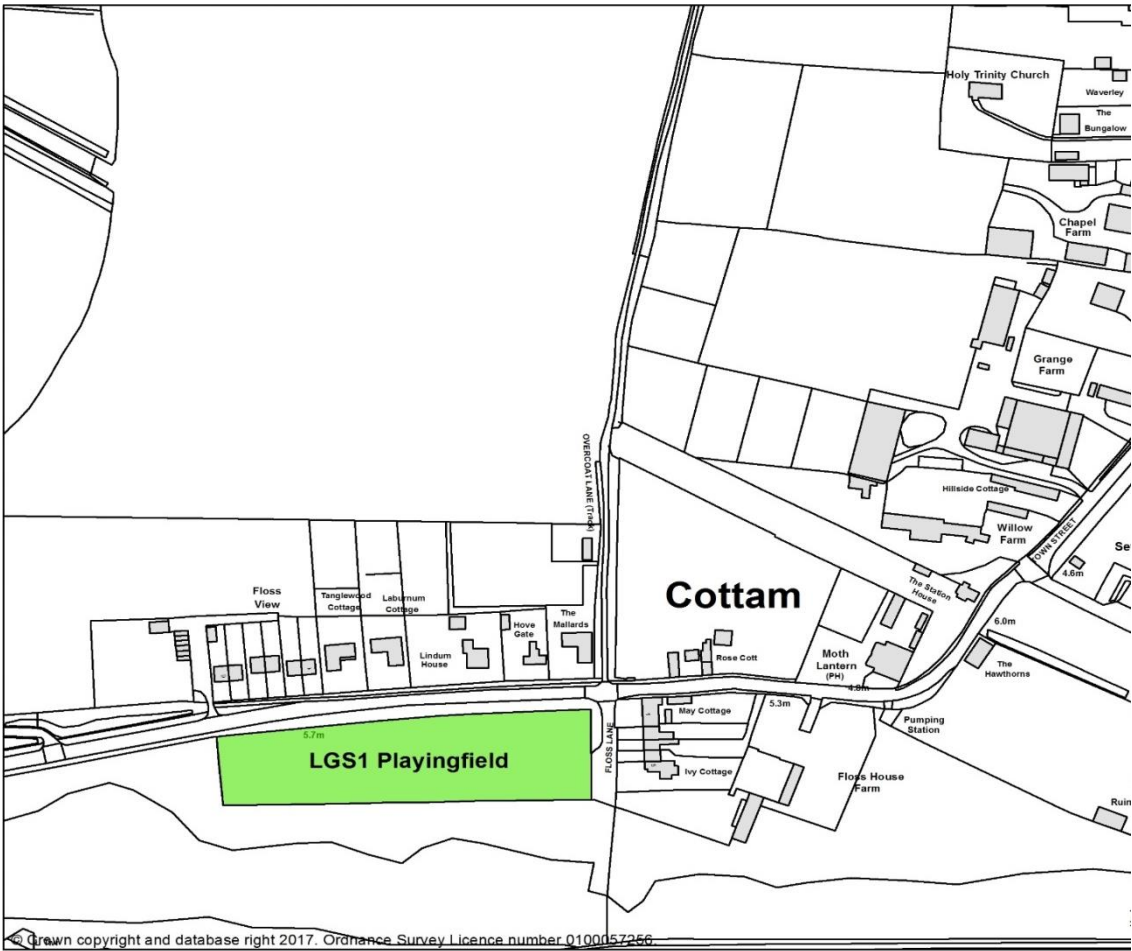
### ***Cottam Playing Field***



**Figure 12: Local Green Space**

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

Figure 13: Local Green Spaces



#### **Policy 4: Local Green Space**

1 The following space is designated as a "Local Green Space" in accordance with the NPPF's Local Green Space criteria:

a) LGS1: The Playing Field

2 proposals for development will not be supported, except in very special circumstances, unless the development proposes the erection of ancillary buildings or structures required to enhance the public usage of the space.



## 9 Lee Beck – Green Corridor

### ***Justification***

- 9.1 The Plan area includes part of the Trent Washlands and according to the Bassetlaw Landscape Character Assessment 2009 'The historical pattern of land use and settlement is closely linked to the physical character of the valleys, with settlements along the Trent situated on the margins of the valley...the free draining soils, water supplies and ease of communication have attracted people and settlement to the region at all dates... settlement is characterised by a nucleated pattern of villages and isolated farmsteads. These have retained their distinctive vernacular character being of red brick and pantile roof construction.'
- 9.2 The western part of Treswell and Cottam is identified within the 'Mid-Notts Farmlands Policy Zone 06: Treswell' (abbreviated to MN PZ06) and is predominantly characterised by its agricultural working landscape. The Landscape Character Assessment is clear that there are environmental and landscape assets that should be conserved.
- 9.3 In 1958 the construction of Cottam Power Station which is immediately to the South of Cottam has dramatically changed the landscape of the Plan area. Power stations dominate the skyline as there is also West Burton Power Station outside the Plan area to the North. The impact of these power stations is not just in their over-bearing scale and dominance, but also in the impact of the web of pylons and power lines that take electricity to the rest of the country.
- 9.4 The Plan area has a rich biodiversity due to the variety of habitats as evidenced in the Local Biodiversity Action Plan which identifies otters and water voles, great crested newts, grass snakes, as well as barn owls, field and harvest mice and bats.
- 9.5 Policy DM9 of the Core Strategy requires that new development proposals in and adjoining that countryside should be designed to be sensitive to their landscape setting.
- 9.6 Bassetlaw's Green Infrastructure Study May 2010 describes the assets in the Plan area, identifying components of the existing green infrastructure network for the district. Assets are divided into nodes (for discrete features, e.g. parks) and corridors (for linear features, e.g. watercourses). Nodes and corridors can be major or minor.
- 9.7 Minor nodes and corridors 'represent features which have high potential to deliver great value through increases in their accessibility to all users, facilities provision or habitat value.'
- 9.8 Treswell Wood and Lee Beck are listed as minor nodes. The impact and value of the River Trent as a corridor for both wildlife and walkers is also noted as a significant asset.
- 9.9 The policies in this Neighbourhood Plan take every opportunity to implement the recommendations in the Landscape Character Appraisal Study and to maximise the opportunities highlighted in the Green Infrastructure Study. The protection of Landscape

Character and the support for development proposals that make a positive gain to the areas green infrastructure as cited in BDCs Policy DM9 is also expected to apply.

- 9.10 Residents recognised the importance of the countryside and the wider environment, including local assets. In response to the survey, many residents identified the River Trent, Treswell Wood, Lee Beck and the rural nature of the parish as important factors.
- 9.11 Lee Beck corridor is a small watercourse that meanders through Treswell. The Beck provides a rich and attractive area of local wildlife, including small fish, birds and bats. The local environment surrounding the beck is noticeable and is lined with mixed tree species, bracken and hawthorn hedgerows. The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street.
- 9.12 The community raised concern that new developments, in the past, have had negative impacts on both the amenity value and biodiversity of the beck. Most respondents did through consultation did not want to see this reoccur.
- 9.13 There are some significant trees along the Beck and public access is achievable along parts of the beck corridor.

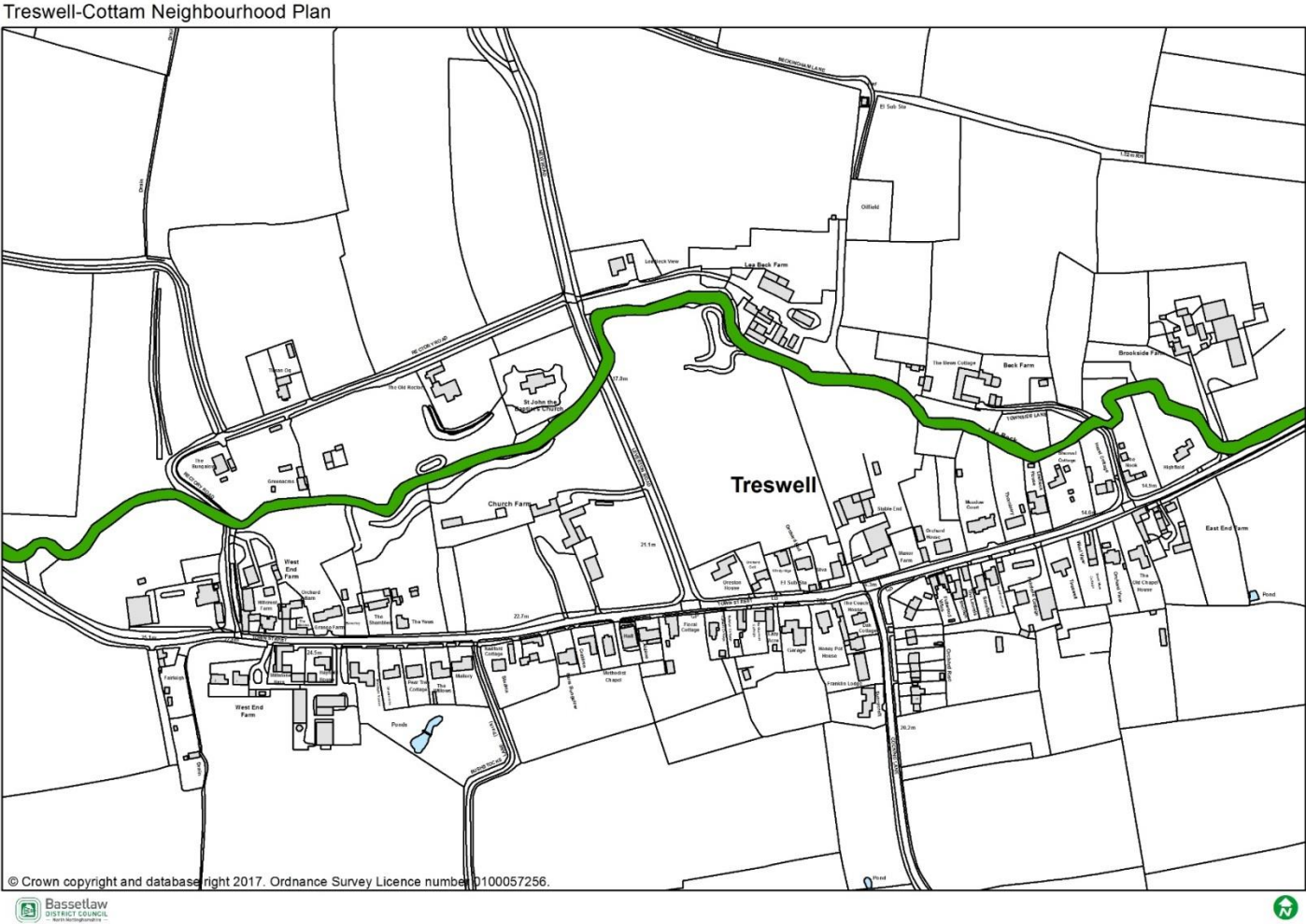
*Views looking towards Lee Beck from Retford Road*



*Public Rights of way in Treswell and Cottam*



Figure 14: Lee Beck Green Corridor



### **Policy 5: Lee Beck Green Corridor**

1 Development proposals, which enhance the setting of Lee Beck, as identified in figure 14, and its associated amenity value and biodiversity, will be supported. Where appropriate, development proposals adjacent to Lee Beck, must:

- a) seek to retain and enhance, where possible, public access and extend access through the formation of waterside walkways;
- b) must not increase any increased risk of flooding or surface water runoff to nearby properties;
- c) preserve and enhance its amenity, biodiversity, identified important trees and hedgerows and recreational value.

## 10 Supporting Local Employment Opportunities

### ***Justification***

- 10.1 A key part of the approach adopted in this Plan is to secure the long-term sustainability of the parish. The community are now looking to the future and recognise that the national and local economies are changing.
- 10.2 Although there are employment opportunities and a low unemployment rate, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and issues with people leaving the area to find higher paid employment and a lack of new businesses coming to the area.
- 10.3 This section of the Plan sets out to provide a positive context within which businesses can establish and grow within the parish.
- 10.4 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourage the diversification of the local skill base and where possible seek to improve this through training programs and working with the local education authority and nearby education establishments.
- 10.5 The Parish has two distinct areas of employment; Cottam Power Station and Sundown Adventure Land Theme Park. In addition, the villages have other smaller employers that are key contributors to the local economy.
- 10.6 There is also an element of small businesses such as local cottage industries and home working which is something this neighbourhood plan seeks to encourage.
- 10.7 These businesses provide both employment and a wider community and social function. This section includes a positive policy to support the development of new businesses in the Plan area. In accordance with the approach set out in the NPPF, support will be given to the following enterprises and projects:
  - business proposals that support the sustainability of the Plan area and involve the sensitive conversion of existing buildings and the development of well-designed new buildings.
  - proposals that promote the development and diversification of agriculture and other land based rural businesses.
- 10.8 The business community recognises the importance of high speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.
- 10.9 The business community also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels

of commuting to nearby larger towns and cities. In some cases, businesses operating from the owner's home do not need planning permission.



*Sundown Adventure Land Children's Theme Park*

#### **Policy 6: Supporting Local Employment Opportunities**

1 Proposals for new, or the expansion of existing businesses and enterprises, within the Neighbourhood Plan Area, will only be supported, where:

- a) it can be demonstrated, to the Local Planning Authority, that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;
- b) it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height;
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development;
- d) it is supporting local employment opportunities;
- e) It is diversifying or supplementing an established existing business to support its continued economic viability.

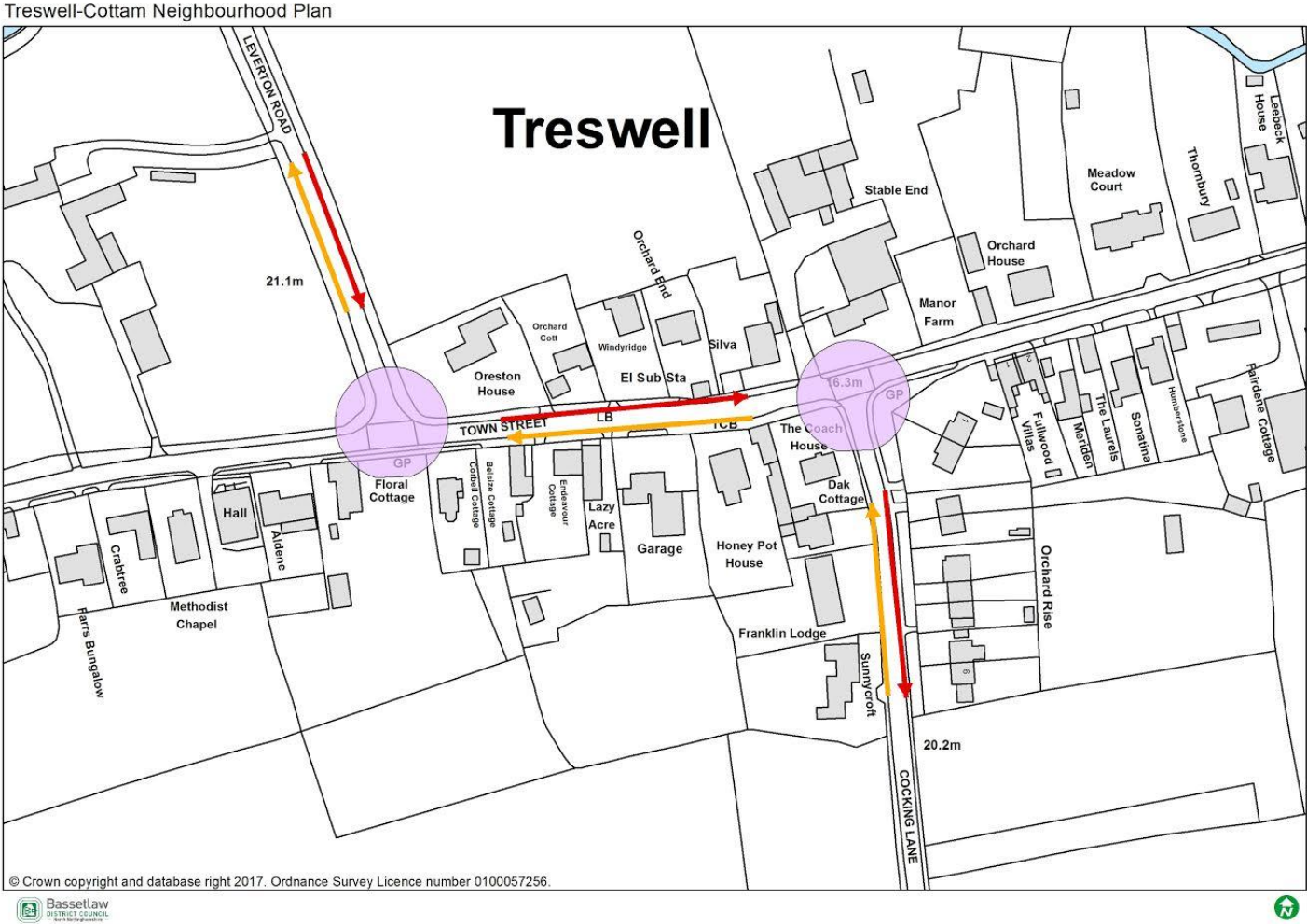


## 11 Aspiration 1: Road Safety and Traffic

### ***Justification***

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

Figure 15: Community Aspiration 1



## 12 Monitoring Framework

- 12.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Whilst Bassetlaw District Council will be responsible for development management, Treswell and Cottam Parish Council will use the Neighbourhood Plan to frame its representations on any future planning applications submitted in the Parish.
- 12.2 The use of section 106 agreements, Community Infrastructure Levy and other planning conditions required by Bassetlaw District Council will be expected to assist in delivering the objectives of this Plan.
- 12.3 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other Government initiatives as they become available.
- 12.4 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County Council objectives.
- 12.5 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed accordingly.
- 12.6 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.
- 12.7 In 2017, the Neighbourhood Planning Act requires all MADE plans to be reviewed every 5 years. Therefore, this Neighbourhood Plan will be reviewed within 5 years following the making of the plan by Bassetlaw District Council.

### 13 Appendix 1: Consulting the Community

13.1 An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. Many of our policies expressly call for community involvement designed to understand local views about development proposals before planning applications are submitted.

13.2 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 relevant 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.

